



**City of North Port, Florida**

# **UTILITY RATE ANALYSIS**

**June 14, 2022**



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Honorable Chairman and  
Members of the City Commission  
City of North Port  
4970 City Hall Boulevard  
North Port, Florida 34286-4100

**Subject: Utility Rate Analysis**

GovRates, Inc. ("GovRates") has completed our review of the water and wastewater utility rates for the City of North Port (the "City") and has prepared this report which summarizes our analyses, findings, and recommendations. This utility rate analysis involved preparing a financial forecast through the Fiscal Year 2032.

Developing a financial and rate plan for the City's water and wastewater system (the "System") involved multiple considerations:

- The financial and rate plan should consider utility best management practices and should promote financial sustainability and creditworthiness.
- The proposed monthly user rates should be considered equitable, affordable, and competitive.
- The proposed rate plan should not cause "rate shock" to customers. From a best financial management practices standpoint, smaller incremental increases over time can help avoid future rate shock and large "catch up" rate increases.
- The proposed rates should enable the utility to perform the necessary capital improvements and operational enhancements to remain compliant with the regulatory requirements of the Florida Department of Environmental Protection, the Florida Department of Health, and the Environmental Protection Agency. The rates should also provide sufficient margins for capital reinvestment in the aging System.
- The proposed user rates should provide the System with an adequate level of revenue stability given the seasonality and cyclicity of water sales and corresponding billable wastewater flow.
- The water user rate structure should encourage conservation of water resources consistent with the requirements of the utility's water consumptive use permit from the Southwest Florida Water Management District.

## GovRates

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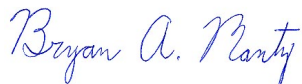
- The utility's capacity fees, which are a significant funding source for System capital needs, should be calculated based on industry standards and the requirements of statutory and case law.
- The utility's miscellaneous service charges, which reduce the level of expenditures (revenue requirements) that must be recovered from monthly user rates, should be cost-based and competitive with those of other jurisdictions.

GovRates believes that the financial and rate plan presented in this report reflects a reasonable balance of the aforementioned considerations. Following this letter is an executive summary that provides an overview of our analyses and conclusions. The other sections of the report provide additional details regarding the financial forecast and rate development.

We greatly appreciate the opportunity to be of service to the City and would like to thank the management and staff for their tremendous assistance and cooperation during the course of the utility rate analysis.

Yours in government service,

**GovRates, Inc.**



Bryan A. Mantz, CMC, CGFM  
President



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# **EXECUTIVE SUMMARY AND RECOMMENDATIONS**

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# EXECUTIVE SUMMARY AND RECOMMENDATIONS

## ES-1: General

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The City of North Port (the "City") owns a water and wastewater system (the "System" or the "Utility") that provides an essential service on a continual basis and that operates in a highly-regulated environment. Regulatory agencies for the Utility include the Florida Department of Environmental Protection (the "FDEP"), the Southwest Florida Water Management District (the "SWFWMD"), and the Florida Department of Health. The System currently provides service to approximately 24,400 retail water accounts, one (1) wholesale or bulk water customer, and 19,100 wastewater customers.

The System is established as a utility enterprise fund and is essentially the City's largest "business." According to the Governmental Accounting Standards Board, "Enterprise Funds should be used to account for operations that are financed and operated in a manner similar to private business enterprises – where the intent of the governing body is that costs of providing services to the general public on a continuing basis should be financed or recovered primarily through user charges."

The installed cost of System assets under City management was over \$255 million as of September 30, 2021. Based on the age of the assets and historical changes in the *Engineering News-Record* (ENR) Construction Cost Index, a high-level replacement cost new of the assets is estimated to be \$362 million.

The System should have revenues equal to the costs of the services provided by the Utility, and the City should establish rates sufficient to cover the cost of operating, maintaining, repairing and financing the System. There are also rate covenants associated with the System's outstanding debt that require the City to establish the Utility's rates at certain levels to meet the debt obligations. To assist the City in reviewing the sufficiency of its rates, GovRates, Inc. ("GovRates") was retained to perform a utility rate analysis.

## ES-2: Summary of Recommendations

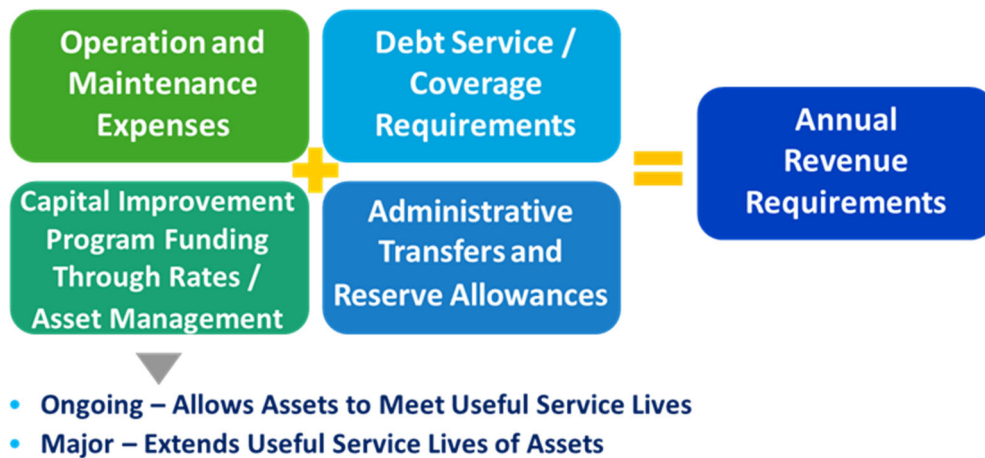
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### ES-2.1: Monthly Water and Wastewater User Rates – Retail

Although the City annually reviews the financial position of the System, the last formal rate analysis was performed in 2019. The City's current water and wastewater user rates have been in effect since October 1, 2021. As part of the current utility rate analysis, financial projections were prepared for the System for the Fiscal Year 2022 through the Fiscal Year 2032 (the "Forecast Period").

The costs associated with operating and maintaining a utility system, as well as the costs of financing the renewals and replacements of existing facilities and the capital improvements for upgrades and expansions, are generally considered to be the revenue requirements of public utilities such as the City's. With respect to identifying revenue requirements for the Utility, the following Exhibit ES-1 shows the elements considered:

**Exhibit ES-1: Revenue Requirement Components**



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

Based on the assumptions relied upon in the development of the System revenue requirements, GovRates has identified the need for rate adjustments for both the water system and wastewater system. The primary reasons for the identified rate adjustments are:

1. **The need to fund the Utility’s multi-year capital improvement program (the "CIP").** Utility infrastructure is often "out of sight, out of mind." The Utility has identified capital needs of approximately \$221.2 million through the Fiscal Year 2032. These costs could be substantially higher than estimated due to the current contractor’s market. Some utilities have received bids on projects that are twice the planning estimates.

**Sample Pictures of North Port Utility System Renewal and Replacement Needs:**



The major capital projects that must be funded by the Utility include:

- a. Upgrades to treatment and transmission utility infrastructure to continue providing reliable water and wastewater service.
  - b. Replacements or rehabilitations of utility assets reaching the end of their service lives (e.g., water and wastewater mains), including projects to reduce inflow and infiltration.
  - c. Vehicles, equipment, and other departmental capital.
- 2. The need to fund the costs of future operations.** There are many factors that affect the costs of operations over which the Utility has limited or no control. Factors such as cost increases from electric power providers, changes in fuel and oil prices resulting from global market changes, and competition for scarce resources such as concrete and building materials often result in cost increases that are greater than change in the consumer price index (general inflation). The COVID-19 pandemic and the global unrest (e.g., the Russia-Ukraine conflict) have caused the supply costs of steel, PVC pipes, and other materials to increase substantially. Utility costs also typically increase at a higher rate than general inflation due to regulatory requirements. Moreover, the Utility has taken over the operations of developer-contributed treatment facilities.

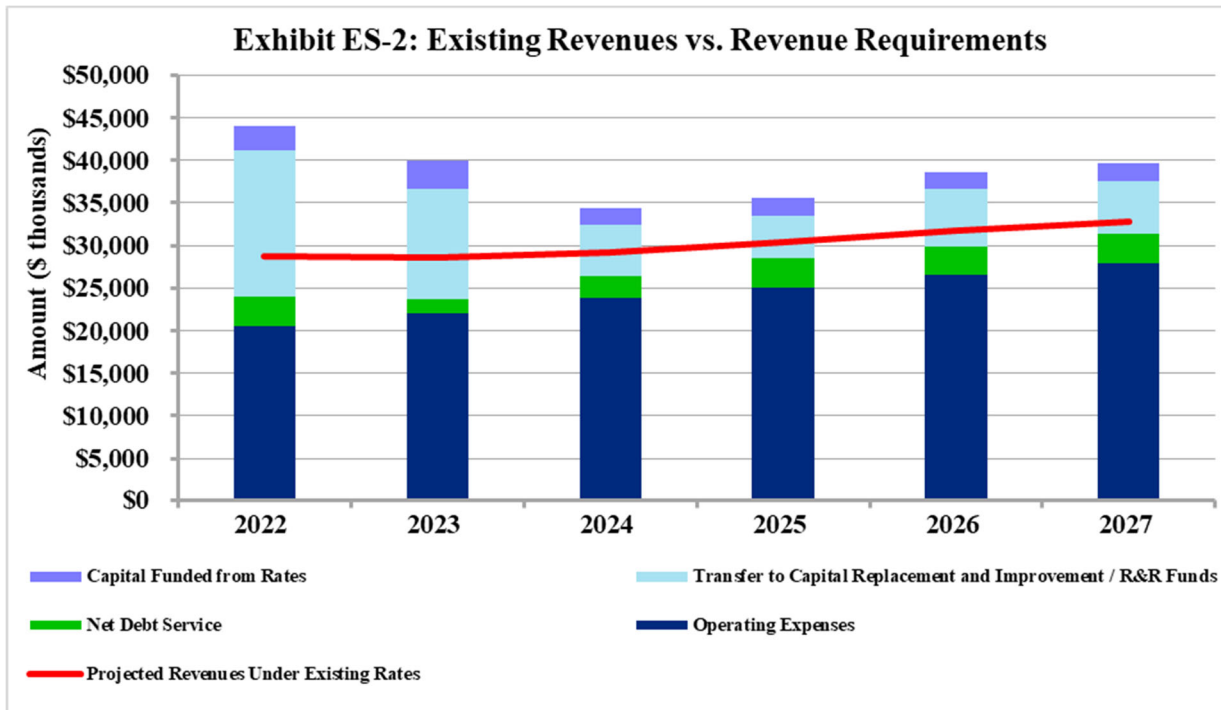
The Utility will also have increases in salaries due to the recent pay study and union agreements. There are nationwide issues with filling positions and keeping employees. The Utility also requires additional personnel to maintain the System's existing level of service and help address capital needs more efficiently.

It is important to recognize that these increased costs are usually permanent increases in the costs of operations and, as such, must ultimately be passed through to customers through rates.

- 3. The need to maintain appropriate debt service coverage ratios and adequate operating margins and reserves to fund ongoing capital needs and maintain the financial condition of the System.** Over the long-term, a target all-in net revenues debt service coverage ratio of 200% is recommended, and it is proposed that the Utility target one year days cash on hand (essentially one year of operating expenses excluding non-cash expenses such as depreciation and amortization) for unrestricted cash balances. These financial metrics have historically been used by rating agencies to determine whether a utility is a strong credit. A stronger credit rating can position the Utility to secure lower interest rates when debt financing high-priority capital improvements for the betterment of the System.
- 4. The need to provide annual funding for ongoing or routine renewal, replacement, and improvement needs.** As previously mentioned, a high-level replacement cost new of the System indicated that the City is managing assets that may cost up to \$362 million in today's dollars. Assuming an average asset service life of 30 years, the Utility should consider funding at least 3.33% (1/30) of the asset

replacement cost each year. \$362 million / 30 years = annual funding from user rates of over \$12 million.

The City’s existing user rates for water and wastewater service are not anticipated to fully recover the City’s projected utility revenue requirements during the Forecast Period. The following Exhibit ES-2 shows how the revenue requirements for the Utility (the bars) compare against projected System revenues (the red line) over the next five years. In the years in which the total revenue requirements exceed the revenues, available cash reserves must be utilized to make up the difference.



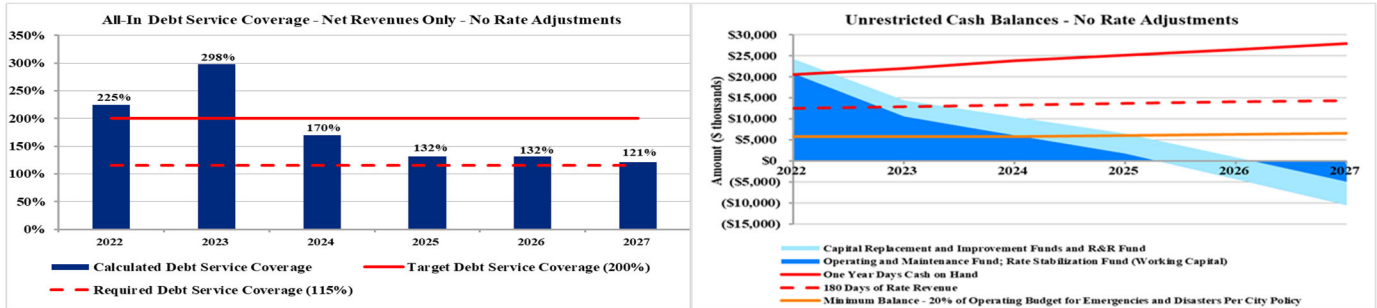
If the user rates are not adjusted, possible financial risks to the System include:

- The City may not be able to secure debt financing for its capital program. Lenders / bondholders expect the System to have a financial and rate plan in place to support existing and new debt. When evaluating the ability to repay debt, the State Revolving Fund loan program administered by the FDEP will not recognize annual adjustments above 2% that have not been adopted.
- Debt service coverage requirements may not be met. The System’s existing debt has rate covenants which are formalized agreements between the City and the lenders / bondholders. The additional debt assumed during the Forecast Period will presumably have the same rate covenants.
- User rates will be higher in the future. The capital needs for the System will not go away but will be more expensive to address in the future. Inflation and the costs of construction continue to affect System costs and, as previously mentioned, permanent cost increases must ultimately be passed

through to customers. Due to the time value of money, the City may lose the ability to gradually phase-in the rates over time to the levels needed to fund all revenue requirements.

The following Exhibit ES-3 further communicates that, without rate adjustments, the System will not remain financially and operationally sustainable.

**Exhibit ES-3: Financial Risks of Not Adjusting Rates**



The Utility’s existing rate resolution has a provision for automatic user rate increases based on the January-to-January changes in the ENR Construction Cost Index. The January 2021 to January 2022 change in the ENR Construction Cost Index was 8%, which is lower than the recent 10.2% increase in the Tampa-St. Petersburg-Clearwater Consumer Price Index (CPI) from March 2021 to March 2022. GovRates recommends that the City proceed with implementing the 8% adjustment that has already been adopted pursuant to the existing automatic rate indexing provision. Due to current economic uncertainty (e.g., due to the effects of the pandemic and global unrest), we recommend that the City continue monitoring economic conditions to determine user rate recommendations for Fiscal Year 2024 and beyond. When the City is ready to secure additional debt financing in a few years as is forecasted, the City should adopt the necessary rate adjustments (possibly a multi-year schedule) to repay the debt.

The United States Environmental Protection Agency has historically used a 4.5% of median household income (MHI) metric to measure affordability of water and wastewater rates. As shown in the following Exhibit ES-4, the monthly bill for the average single family residential customer with the 8% adjustment is well below 4.5% of MHI. As such, the City’s rates with the Fiscal Year 2023 adjustments would remain very affordable by national utility industry standards.

**Exhibit ES-4: Summary of Proposed User Rate Revenue Adjustments**

Fiscal Year	Effective Date	Index Adj. Already Adopted	Add'l Adj.	Total Adj.	Bill for Average SFR Customer Using 3,000 Gallons	Increase in SFR Monthly Bill [1]	Total Cost Per Gallon of Water and Sewer Service [1]	% of Median Household Income (< 4.5% Considered Affordable By EPA) [2]
<b>Water and Sewer Service:</b>								
					Existing	\$ 85.34		1.6%
2023	10/1/2022	8.0%	0.0%	8.0%	92.16	\$6.82	3.1¢	1.7%
<b>Water-Only Service:</b>								
					Existing	\$ 34.61		0.6%
2023	10/1/2022	8.0%	0.0%	8.0%	37.38	\$2.77	1.2¢	0.7%

[1] Based on proposed rates applied to single family residential ("SFR") customer with 3,000 gallons of monthly usage.

[2] EPA = United States Environmental Protection Agency.

The costs per gallon of water and wastewater service (a few cents) compared with the costs per gallon of other commodities communicate the value of the service.

With the Fiscal Year 2023 adjustment, the estimated amounts from annual revenue collections that are available to reinvest in the System are shown in the following Exhibit ES-5.

**Exhibit ES-5:  
Amounts Available for Capital Reinvestment**

Description	Fiscal Year 2023
Gross Revenues with Adjustments	\$ 30,751,700
Operating Expenses	21,985,925
Net Revenues	\$8,765,775
Annual Debt Service	2,242,244
Amounts Available for Capital Reinvestment	\$6,523,531
Estimated Replacement Cost of Utility System Assets	\$362,000,000
Percent of Replacement Cost	<u>1.8%</u>

The 1.8% of replacement cost shown in the preceding Exhibit ES-5 is lower than the target 3.33% assuming a weighted average asset life of 30 years. There is a long-term goal to improve the Utility’s financial metrics while keeping rates affordable and competitive.

A summary of the existing and proposed monthly water user rates is shown in Table ES-1 at the end of this executive summary, while Table ES-2 indicates the proposed monthly wastewater rates.

The proposed rates produce bills that are competitive with those of 26 surveyed neighboring utilities. At a usage level of 3,000 gallons, the average monthly usage level of a single-family residential customer as discussed previously, the combined water and wastewater bill under the proposed Fiscal Year 2023 rates would be lower than those of the City of Venice, the City of Marco Island, DeSoto County, Charlotte County, and the Gasparilla Island Water Association. The proposed Fiscal Year 2023 rates for the City are lower than the existing rates of two of the three other current Peace River customers receiving service. As further discussed in Section 2 of this report, bill comparisons should not be considered a "report card" on how well a utility is performing because there are many reasons why rates differ among utilities. The majority of the surveyed utilities are planning to implement a rate adjustment within the next 12 months or are currently involved in a rate study.

GovRates recommends that, in the absence of a formal rate analysis recommendation, the City should continue its current practice of automatically increasing monthly rates for water and wastewater service – without a formal rate hearing or analysis – for inflationary effects on the costs of operations. Rate indexing is allowed by the Florida Public Service Commission in its regulation of private utilities in the state. As shown in the following Exhibit ES-6, many public utilities in Florida have rate indexing provisions. Smaller, incremental adjustments over time are considered a utility best management practice, and automatic rate indexing is looked upon favorably by credit rating agencies. A higher credit rating can translate to lower interest rates and issuance costs when debt financing.

### Exhibit ES-6: Florida Public Utilities with Rate Indexing Provisions

(not a comprehensive list)

City of Apopka	City of Boca Raton	Charlotte County
City of Chipley	Citrus County	City of Clearwater
City of Coconut Creek	City of Cooper City	Town of Davie
City of Daytona Beach	City of DeLand	City of Deltona
City of Dunedin	City of Eustis	City of Fellsmere
Florida Governmental Utility Authority	Florida Keys Aqueduct Authority	City of Fort Lauderdale
City of Fort Myers	Town of Fort Myers Beach	City of Fruitland Park
Hillsborough County	City of Homestead	City of Jacksonville Beach
Town of Jupiter	Town of Jupiter Island	City of Lake City
Town of Lantana	City of Maitland	Town of Mangonia Park
City of Marco Island	City of Margate	City of Miami
City of Miami Beach	City of Mount Dora	City of Naples
City of New Port Richey	City of North Port	City of Oakland
City of Oakland Park	City of Ocoee	City of Oldsmar
City of Orange City	City of Palatka	City of Palm Bay
City of Palmetto	City of Pembroke Pines	City of Plant City
City of Plantation	City of Port St. Lucie	City of St. Augustine
Seminole County	City of South Daytona	City of Stuart
City of Tallahassee	City of Tamarac	City of Tarpon Springs
Village of Tequesta	Volusia County	City of West Palm Beach
City of Winter Garden	City of Winter Haven	City of Winter Park

GovRates recommends that the Utility's annual index adjustment continue to link to the ENR Construction Cost Index.

### ES-2.2: Monthly Water User Rates – Wholesale / Bulk

Wholesale or bulk water rates recover costs up to the point of delivery to the wholesale water customer. The wholesale water customer then resells the water to the end user (i.e., retail customers). The City currently has one bulk water customer – Charlotte County.

Table ES-1 shows the existing and proposed bulk water rates. The inside-City bulk water rate of \$5.50 per 1,000 gallons is recommended to increase by \$0.50 per year over the next three years given a cost-justified rate of \$7.50 by Fiscal Year 2025. For customers located outside the City, a 15% surcharge is applied to the bulk water rate consistent with the outside-City surcharge applied to the Utility's retail customers located outside the City. Florida case law (e.g., *Mohme v. City of Cocoa* 328 So. 2d 422 1976) has supported the right of municipalities to charge up to a 25% outside-City surcharge to recognize the additional costs associated with providing service to customers outside City limits that can be difficult to quantify.

The proposed monthly wholesale / bulk user rates would apply unless alternative rates are established through a contract or agreement.

### ES-2.3: Monthly Reclaimed Water Rates

As shown in Exhibit ES-2, the existing reclaimed water rate of \$0.55 per 1,000 gallons is proposed to increase to \$0.68 per 1,000 gallons, while the bulk reclaimed water rate associated with the Southwest Water Reclamation Facility is proposed to increase from \$0.21 per 1,000 gallons to \$0.31 per 1,000 gallons. With respect to the bulk reclaimed water rate, the offsite reuse system is owned, operated, and maintained by the West Villages Improvement District, not the City. The City is responsible for the onsite system that includes the reclaimed / deep injection well pump, approximately 1,000 linear feet of reclaimed water main, and a meter installed at the property line. The bulk reclaimed water rate recovers the costs associated with the City's responsibilities.

The proposed reclaimed water rates are very competitive with those of other Florida utilities and should not discourage customers from connecting to the reclaimed water system.

### ES-2.4: Water and Wastewater Capacity Fees

Water and wastewater capacity or impact fees are charged to development to "buy-in" to a proportionate share of System capacity and support a policy of "growth paying for growth." Such fees reduce cost burdens on monthly user rates (help to reduce need for user rate increases). Based on our analysis, GovRates recommends that the capacity fees be increased to the amounts shown in the following Exhibit ES-7:



**Exhibit ES-7:  
Existing and Proposed Water and Wastewater Capacity Fees Per ERC**

Description	Existing	Proposed	Difference	Level of Service (gpd)	Calculated Cost per Gallon [*]
Water	\$1,872	\$2,319	\$447	170	\$13.64
Wastewater	2,213	2,255	42	155	14.55
Combined	<u>\$4,085</u>	<u>\$4,574</u>	<u>\$489</u>		

ERC = Equivalent Residential Connection

gpd = gallons per day

[\*] Proposed fee divided by assumed level of service assumption.

The City now has a higher cost per unit of capacity than what was previously calculated due to inflation, new treatment technology, increased government regulations, and changing capital needs. As discussed in Section 3 of this report, the proposed capacity fees are competitive with those of other utilities. Similar to user rates, the calculated capacity fees should not be considered a "report card" on how well a utility is performing, as there are many reasons why capacity fees differ among utilities. The costs per gallon of capacity shown in the preceding Exhibit ES-7 are consistent with those of other Florida utilities.

**ES-2.5: Line Extension Charges**

Line extension charges have been discussed in two workshops with the City Commission. The benefits of the line extension program include elimination of septic tanks with the City and improving water quality via expanding the customer base. The proposed line extension charges of \$7,500 per water equivalent residential connection (ERC) and \$15,000 per wastewater ERC would only be charged to new development, but not where the developer installed infrastructure or to assessment areas. Like capacity fees and miscellaneous service charges, the line extension charges help to reduce the need for user rate increases. The proposed line extension charges are cost-based and were derived by the City’s consulting engineers. These charges are competitive with the line extension charges of other utilities (e.g., other former General Development Corporation utilities such as the City of Cape Coral’s).

**ES-2.6: Other / Miscellaneous Water and Wastewater Rates, Fees, and Charges**

Our recommendations with respect to the other / miscellaneous rates, fees, and charges of the Utility are shown in Table ES-3 at the end of this executive summary. The proposed charges are based on the estimated costs of providing service, City policy, and charges for similar service that are currently imposed by other Florida utilities. Table ES-3 also contains an explanation or reason for each new or adjusted fee.

**ES-3: Projected Financial Position**

Tables ES-4 and ES-5 following this executive summary provide a financial overview of forecasted System operations through the Fiscal Year 2032 assuming 4% annual adjustments for the Fiscal Years 2024 through 2029 followed by 3% annual adjustments in Fiscal Years 2030 through 2032. Our analysis shows

debt service coverage above 200% in all fiscal years, but an unrestricted cash position below the optimal 365 (one year) days cash on hand until the end of the Forecast Period. As previously mentioned, the Utility has a long-term goal to improve the financial metrics while keeping rates affordable and competitive.

#### **ES-4: Financial Models Provided to City**

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Copies of the financial models for this utility rate analysis have been provided to the City for internal use. Detail on the analysis that may not be specifically mentioned in this report can be found by reviewing the financial models.

**Table ES-1**

**City of North Port, Florida  
Utility Rate Analysis  
Water System**

**Summary of Existing and Proposed Monthly Water User Rates**

Line No.	Discription	Existing		Proposed	
		Effective October 1, 2021		Effective October 1, 2022	
		Inside-City	Outside-City [1]	Inside-City	Outside-City [1]
<b>WATER SERVICE</b>					
<b><u>Retail - All Customers</u></b>					
	Base Facility Charge				
1	5/8" x 3/4" Meter	\$ 21.11	\$ 24.28	\$ 22.80	\$ 26.22
2	1" Meter	49.18	56.56	53.11	61.08
3	1-1/2" Meter	95.94	110.33	103.62	119.16
4	2" Meter	152.09	174.91	164.26	188.90
5	3" Meter	301.74	347.00	325.88	374.76
6	4" Meter	470.12	540.63	507.73	583.89
7	6" Meter	937.83	1,078.51	1,012.86	1,164.79
8	8" Meter	1,499.08	1,723.95	1,619.01	1,861.86
9	10" Meter	2,153.83	2,476.91	2,326.14	2,675.06
10	12" Meter	4,024.69	4,628.40	4,346.67	4,998.67
	Usage / Volume Charge [2]				
11	Block 1 Per 1,000 Gallons	\$ 4.50	\$ 5.17	\$ 4.86	\$ 5.59
12	Block 2 Per 1,000 Gallons	6.75	7.77	7.29	8.38
13	Block 3 Per 1,000 Gallons	9.48	10.91	10.24	11.78
14	Block 4 Per 1,000 Gallons	12.65	14.54	13.66	15.71
15	Block 5 Per 1,000 Gallons	16.23	18.67	17.53	20.16
16	Block 6 Per 1,000 Gallons	22.56	25.95	24.36	28.01
	<b><u>Wholesale / Bulk Water Rate</u></b>				
17	All Consumption Per 1,000 Gallons [1]	\$ 5.50	\$ 6.33	\$ 6.00	\$ 6.90

Footnotes on following page.

**Table ES-1**

**City of North Port, Florida  
Utility Rate Analysis  
Water System**

**Summary of Existing and Proposed Monthly Water User Rates**

Footnotes:

- [1] A 15% surcharge is applied to customers located outside City limits. A surcharge of up to 50% is allowed by Chapter 180.191 (1) of the Florida Statutes and is applied by many municipalities throughout Florida that provide water and wastewater service outside the municipal boundaries.
- [2] The price blocks for both the existing and the proposed rates are defined as follows:

<u>Meter Size</u>	<u>Consumption Block - Up To Or Next</u>					
	<u>Block 1</u>	<u>Block 2</u>	<u>Block 3</u>	<u>Block 4</u>	<u>Block 5</u>	<u>Block 6</u>
5/8" x 3/4"	4,000	8,000	12,000	16,000	20,000	Over 20,000
1"	10,000	20,000	30,000	40,000	50,000	Over 50,000
1-1/2"	20,000	40,000	60,000	80,000	100,000	Over 100,000
2"	32,000	64,000	96,000	128,000	160,000	Over 160,000
3"	64,000	128,000	192,000	256,000	320,000	Over 320,000
4"	100,000	200,000	300,000	400,000	500,000	Over 500,000
6"	200,000	400,000	600,000	800,000	1,000,000	Over 1,000,000
8"	320,000	640,000	960,000	1,280,000	1,600,000	Over 1,600,000
10"	460,000	920,000	1,380,000	1,840,000	2,300,000	Over 2,300,000
12"	860,000	1,720,000	2,580,000	3,440,000	4,300,000	Over 4,300,000

**Table ES-2**

**City of North Port, Florida  
Utility Rate Analysis  
Wastewater System**

**Summary of Existing and Proposed Monthly Wastewater and Reclaimed Water User Rates**

Line No.		Existing		Proposed	
		Effective October 1, 2021		Effective October 1, 2022	
		Inside-City	Outside-City [1]	Inside-City	Outside-City [1]
<b>WASTEWATER SERVICE</b>					
<b><u>Residential Customers</u></b>					
Base Facility Charge					
1	All Meters	\$ 30.69	\$ 35.30	\$ 33.15	\$ 38.12
2	Flat Rate for Unmetered Service [2]	50.73	58.34	54.78	62.99
<b><u>Commercial and Master-Metered Customers</u></b>					
Base Facility Charge					
3	3/4" Meter or Smaller	\$ 30.69	\$ 35.30	\$ 33.15	\$ 38.12
4	1" Meter	76.78	88.29	82.92	95.36
5	1-1/2" Meter	153.52	176.54	165.80	190.67
6	2" Meter	245.66	282.51	265.31	305.11
7	3" Meter	491.30	565.00	530.60	610.19
8	4" Meter	767.67	882.82	829.08	953.44
9	6" Meter	1,535.33	1,765.64	1,658.16	1,906.88
10	8" Meter	2,456.53	2,825.01	2,653.05	3,051.01
11	10" Meter	3,531.27	4,060.97	3,813.77	4,385.84
12	12" Meter	6,602.92	7,592.21	7,131.15	8,200.82
Usage / Volume Charge [3]					
13	All Consumption Per 1,000 Gallons	\$ 6.68	\$ 7.68	\$ 7.21	\$ 8.29
<b>RECLAIMED WATER SERVICE</b>					
14	Reclaimed Water Rate	\$ 0.55	\$ 0.63	\$ 0.68	\$ 0.78
15	Bulk Reclaimed Water Rate	0.21	0.24	0.31	0.36

**Footnotes:**

- [1] A 15% surcharge is applied to customers located outside City limits. A surcharge of up to 50% is allowed by Chapter 180.191 (1) of the Florida Statutes and is applied by many municipalities throughout Florida that provide water and wastewater service outside the municipal boundaries.
- [2] Flat rate derived from base facility charge plus 3,000 gallons of use.
- [3] Monthly individually metered residential usage charges are capped at 12,000 gallons.

**Table ES-3**  
**City of North Port, Florida**  
**Utility Rate Analysis**

**Summary of Existing and Proposed Other Charges**

Line No.	Description	Current Fees (Adopted per Ordinance 2019-18)	Proposed Fees	Increase/ (Decrease)	Reason/Explanation for Change
<b><i>Account Fees</i></b>					
1	Delinquency Processing Fee (charged when customer becomes eligible for shutoff 14 days after invoice due date)	\$20	\$20	\$0	
2	Delinquency Service Fee - Normal Hours - (Charge includes both turn off and turn on services when a customer is physically shut off for non-payment)	\$35	\$35	\$0	
3	Delinquency Service Fee - After Hours - (Charged in addition to the Delinquency Service Fee - Normal Hours, if a customer requests a turn on after hours if turned off due to non-payment)	\$100	\$100	\$0	
4	Initiation of Service (Activation)	\$45	\$50	\$5	Based on City's average costs to provide service; reviewed per utility rate analysis
5	Reinstatement of Existing Seasonal Service – Normal Hours (charge includes both turn off and turn on services)	\$35	\$40	\$5	
6	Reinstatement of Existing Service – After Hours (charged in lieu of the Reinstatement of Existing Seasonal Service - Normal Hours, if a customer requests a turn on after hours for a customer-requested turn off; charge includes both turn off and turn on services)	\$100	\$100	\$0	
7	Customer Request Meter Reread Fee	\$40 if meter accurate within accepted standards	\$45 if meter accurate within accepted standards	\$5	Based on City's average costs to provide service; reviewed per utility rate analysis
8	Service Availability Fee, per property request (Charged per property for written confirmation of water/wastewater availability prior to building permit being issued)	\$5	\$5	\$0	
9	Premise visit - no water call	\$30	\$30	\$0	
10	Paper Bill Fee	N/A	\$1.00 per paper bill effective October 1, 2022	\$1	Charged to customers electing to receive paper bills instead of electronic bills. Supports City's green initiatives. \$3 per month is a common paper bill fee charged by major banks and encourages customers to sign up for paperless billing.
11			\$2.00 per paper bill effective October 1, 2023	\$1	
12			\$3.00 per paper bill effective October 1, 2024	\$1	

**Table ES-3**  
**City of North Port, Florida**  
**Utility Rate Analysis**

**Summary of Existing and Proposed Other Charges**

Line No.	Description	Current Fees (Adopted per Ordinance 2019-18)	Proposed Fees	Increase/ (Decrease)	Reason/Explanation for Change
<b><i>Meter Installation Fees</i></b>					
13	3/4" Meter Installation, no tap	\$280	\$315	\$35	Based on City's average costs to provide service; reviewed per utility rate analysis. Increase is primarily due to higher costs of meters and parts.
14	3/4" Meter Installation with tap	\$945	\$1,030	\$85	Based on City's average costs to provide service; reviewed per utility rate analysis; consolidated short and long taps into average rate so that customers pay the same rate regardless of which side of the road they are located. increase is primarily due to higher costs of meters and parts.
15	1" Meter Installation, no tap	\$365	\$555	\$190	Based on City's average costs to provide service; reviewed per utility rate analysis. Increase is primarily due to higher costs of meters and parts.
16	1" Meter Installation with tap	\$1,000	\$1,145	\$145	Based on City's average costs to provide service; reviewed per utility rate analysis; consolidated short and long taps into average rate so that customers pay the same rate regardless of which side of the road they are located. Increase is primarily due to higher costs of meters and parts.
17	1 1/2" Meter Installation, no tap	\$520	\$995	\$475	Based on City's average costs to provide service; reviewed per utility rate analysis. Increase is primarily due to higher costs of meters and parts.
18	1 1/2" Meter Installation with tap	\$1,370	\$1,860	\$490	Based on City's average costs to provide service; reviewed per utility rate analysis; consolidated short and long taps into average rate so that customers pay the same rate regardless of which side of the road they are located. Increase is primarily due to higher costs of meters and parts.
19	2" Meter Installation, no tap	\$665	\$1,160	\$495	Based on City's average costs to provide service; reviewed per utility rate analysis. Increase is primarily due to higher costs of meters and parts. Increase is primarily due to higher costs of meters and parts.
20	2" Meter Installation with tap	\$1,550	\$2,220	\$670	Based on City's average costs to provide service; reviewed per utility rate analysis; consolidated short and long taps into average rate so that customers pay the same rate regardless of which side of the road they are located. Increase is primarily due to higher costs of meters and parts.
21	3" or larger Meter Installation	Actual cost	Actual cost	\$0	
22	Meter Removal Fee	\$77	\$77	\$0	

**Table ES-3**  
**City of North Port, Florida**  
**Utility Rate Analysis**

**Summary of Existing and Proposed Other Charges**

Line No.	Description	Current Fees (Adopted per Ordinance 2019-18)	Proposed Fees	Increase/ (Decrease)	Reason/Explanation for Change
<b>Test Fees</b>					
23	Meter Test Fee Deposit	\$50	\$50	\$0	
24	Fire Flow Test, per test	\$130	\$140	\$10	Based on City's average costs to provide service; reviewed per utility rate analysis
25	Force Main Pressure Test Fee, per test	\$115	\$125	\$10	Based on City's average costs to provide service; reviewed per utility rate analysis
<b>Inspection Fees</b>					
26	Utility Inspection Fee	6.5% of utility construction cost for project costs of \$0 to \$2 million, + 2.5 % of utility construction costs > \$2 million, \$250 minimum actual cost/1 hour minimum overtime	6.5% of utility construction cost for project costs of \$0 to \$2 million, + 2.5 % of utility construction costs > \$2 million, \$250 minimum actual cost/1 hour minimum overtime	\$0	
27	Construction/Re-inspection Fee (Due to a failed first inspection)	actual cost/1 hour minimum overtime	actual cost/1 hour minimum overtime	\$0	
28	Overtime Inspection Fee (For inspections that must be completed after regular business hours)	\$110/hour	\$110/hour	\$0	
29	Certificate of Occupancy Inspection Fee - residential	\$30	\$30	\$0	
30	Certificate of Occupancy Inspection Fee - commercial	\$50	\$50	\$0	
<b>Backflow Fees</b>					
31	Certification	Actual charges + \$12 administrative fee	Actual charges + \$12 administrative fee	\$0	
32	Repairs	Actual charges up to \$150 + \$25 administrative fee	Actual charges up to \$150 + \$25 administrative fee	\$0	
33	Replacement	Actual charges + \$25 administrative fee	Actual charges + \$30 administrative fee	\$5	Based on City's average costs to provide service; reviewed per utility rate analysis
34	Shut-off Non-Compliance Fee-Normal Hours	\$45 minimum	\$45 minimum	\$0	
35	Non-Compliance Fee - Residential	\$30	\$30	\$0	
36					
37	Non-Compliance Fee - Commercial	\$100	\$100	\$0	
38	New construction turn on after backflow installed	\$40	\$40	\$0	



**Table ES-3**  
**City of North Port, Florida**  
**Utility Rate Analysis**

**Summary of Existing and Proposed Other Charges**

Line No.	Description	Current Fees (Adopted per Ordinance 2019-18)	Proposed Fees	Increase/ (Decrease)	Reason/Explanation for Change
39	Installation for homes based on degree of hazard - One Time Payment	Actual charges + \$30 administrative fee	Actual charges + \$35 administrative fee	\$5	Based on City's average costs to provide service; reviewed per utility rate analysis
40	Installation for homes based on degree of hazard - Installment Payment Plan	Actual charges + \$30 administrative fee + \$50 installment payment plan fee	Actual charges + \$35 administrative fee + \$50 installment payment plan fee	\$5	Based on City's average costs to provide service; reviewed per utility rate analysis
41		**Administrative fee intended to recover actual costs of city staff	**Administrative fee intended to recover actual costs of city staff		
<b>Miscellaneous Fees</b>					
42	Reimbursement for Extra Expenses	Per FEMA schedule of equipment rates & actual recovery of actual cost of city staff & outside professional services	Per FEMA schedule of equipment rates & actual recovery of actual cost of city staff & outside professional services	\$0	
43	Construction Meter Verification Penalty	\$50 penalty	\$50 penalty	\$0	
44	Unauthorized Connection Fee	\$300 penalty + recovery of actual costs & revenue as determined by Utility staff	\$300 penalty + recovery of actual costs & revenue as determined by Utility staff	\$0	
45	Late Payment Fee	1% of unpaid balance, but not amounting to less than \$5	1% of unpaid balance, but not amounting to less than \$5	\$0	
46	Duplicate Bill Fee	\$3.50 per duplicate bill	\$3.50 per duplicate bill	\$0	
47	Duplicate Notice Fee	\$3.50 per duplicate notice	\$3.50 per duplicate notice	\$0	
48	Developer Agreement Fee Up to 500 ERCs	\$200 + legal fees	\$200 + legal fees	\$0	
49	501-999 ERCs	\$500 + legal fees	\$500 + legal fees	\$0	
50	1,000-2,000 ERCs	\$1,000 + legal fees	\$1,000 + legal fees	\$0	
51	> 2,000 ERCs	\$2,000 + legal fees	\$2,000 + legal fees	\$0	
52	Amendments	\$100 + legal fees	\$100 + legal fees	\$0	
53	Grease Trap Operating Fee, per year	\$50	\$50	\$0	
54	Vac Con Truck	\$250/hour	\$250/hour	\$0	
55	TV Truck	\$100/hour	\$100/hour	\$0	

**Table ES-3**  
**City of North Port, Florida**  
**Utility Rate Analysis**

**Summary of Existing and Proposed Other Charges**

Line No.	Description	Current Fees (Adopted per Ordinance 2019-18)	Proposed Fees	Increase/ (Decrease)	Reason/Explanation for Change
<b>Customer Deposits</b>					
<u>Customer Deposit - Water</u>					
Residential					
<u>Meter Size</u>					
56	5/8" or 3/4"	\$65.00	\$75.00	\$10	
57	1"	\$170.00	\$190.00	\$20	
58	1 1/2"	\$330.00	\$380.00	\$50	
59	2"	\$520.00	\$600.00	\$80	
Commercial and Multi-Family					
<u>Meter Size</u>					
60	5/8" or 3/4"	\$65.00	\$75.00	\$10	
61	1"	\$170.00	\$190.00	\$20	
62	1 1/2"	\$330.00	\$380.00	\$50	
63	2"	\$520.00	\$600.00	\$80	
64	Over 2"	Estimated 2 months billing	Estimated 2 months billing	\$0	
Construction Meters:					
65	Temporary Service in Ground	Actual Cost of Meter	Actual Cost of Meter	\$0	
66	Temporary Service to Hydrant	Actual Cost of Meter	Actual Cost of Meter	\$0	
<u>Customer Deposit - Wastewater</u>					
Residential					
<u>Meter Size</u>					
67	5/8" or 3/4"	\$100.00	\$110.00	\$10	Increased user rates
68	1"	\$100.00	\$110.00	\$10	Increased user rates
69	1 1/2"	\$100.00	\$110.00	\$10	Increased user rates
70	2"	\$100.00	\$110.00	\$10	Increased user rates
Commercial and Multi-Family					
<u>Meter Size</u>					
71	5/8" or 3/4"	\$100.00	\$110.00	\$10	Increased user rates
72	1"	\$250.00	\$280.00	\$30	Increased user rates
73	1 1/2"	\$500.00	\$550.00	\$50	Increased user rates
74	2"	\$800.00	\$880.00	\$80	Increased user rates
75	Over 2"	Estimated 2 months billing	Estimated 2 months billing	\$0	
<b>Annual Fire Protection Charges</b>					
76	All Meter Sizes or Size of Service Line	Annual charge equal to one month water base facility charge of applicable meter size or size of service line, rounded to nearest dollar	Annual charge equal to one month water base facility charge of applicable meter size or size of service line, rounded to nearest dollar	\$0	

**Table ES-3  
City of North Port, Florida  
Utility Rate Analysis**

**Summary of Existing and Proposed Other Charges**

Line No.	Description	Current Fees (Adopted per Ordinance 2019-18)	Proposed Fees	Increase/ (Decrease)	Reason/Explanation for Change
<b><i>Guaranteed Revenue Charges</i></b>					
77	Annual Water Guaranteed Revenue Charge Per Equivalent Residential Connection (ERC)	Monthly Water Base Facility Charge * 12 Months, Rounded to Nearest Dollar	Monthly Water Base Facility Charge * 12 Months, Rounded to Nearest Dollar	\$0	
78	Annual Wastewater Guaranteed Revenue Charge Per Equivalent Residential Connection (ERC)	Monthly Wastewater Base Facility Charge * 12 Months, Rounded to Nearest Dollar	Monthly Wastewater Base Facility Charge * 12 Months, Rounded to Nearest Dollar	\$0	



Table ES-4

City of North Port, Florida  
Utility Rate Analysis

Water and Wastewater System Financial Overview

High-Level Summary	Fiscal Year Ending September 30,											
	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
<b>Identified Revenue Adjustments</b>												
Water System	0.00%	8.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	3.00%	3.00%	3.00%	
Wastewater System	0.00%	8.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	3.00%	3.00%	3.00%	
Combined System	0.00%	8.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	3.00%	3.00%	3.00%	
Effective Months	12	12	12	12	12	12	12	12	12	12	12	
<b>Unrestricted Cash Balance (\$ 000's)</b>	\$ 24,327	\$ 16,551	\$ 15,818	\$ 16,504	\$ 16,972	\$ 18,982	\$ 21,793	\$ 22,719	\$ 25,059	\$ 29,672	\$ 36,436	
One Year Days Cash on Hand	20,507	21,986	23,878	25,121	26,508	27,919	29,494	30,922	32,422	33,994	35,615	
180 Days of Rate Revenue	12,544	13,946	14,919	15,946	17,032	18,180	19,392	20,672	21,812	23,001	24,242	
20% of Op Budget for Emerg. and Disast.	5,764	6,150	6,495	7,010	7,578	8,098	8,602	9,125	9,589	10,088	10,600	
<b>All-In Net Revenues Debt Coverage</b>	225%	391%	276%	248%	285%	314%	302%	305%	274%	363%	508%	
<b>Revenue Surplus / (Deficiency) (\$ 000's):</b>												
Water System	\$ (8,063)	\$ (3,230)	\$ (534)	\$ (511)	\$ (631)	\$ (32)	\$ (22)	\$ (1,004)	\$ (431)	\$ (298)	\$ (91)	
Wastewater System	(6,183)	(4,982)	(616)	796	731	1,709	2,521	1,638	2,509	4,662	6,635	
Combined System	(14,246)	(8,212)	(1,150)	285	101	1,677	2,498	634	2,078	4,364	6,544	
<b>Monthly Bill @ 3,000 Gallons</b>	\$ 85.34	\$ 92.16	\$ 95.84	\$ 99.67	\$ 103.65	\$ 107.79	\$ 112.12	\$ 116.61	\$ 120.09	\$ 123.69	\$ 127.42	
Increase		6.82	3.68	3.83	3.98	4.14	4.33	4.49	3.48	3.60	3.73	
Cost Per Gallon of Total Bill	\$ 0.028	\$ 0.031	\$ 0.032	\$ 0.033	\$ 0.035	\$ 0.036	\$ 0.037	\$ 0.039	\$ 0.040	\$ 0.041	\$ 0.042	
Percent of MHI (Target < 2%)	1.59%	1.68%	1.71%	1.75%	1.78%	1.82%	1.85%	1.89%	1.91%	1.92%	1.94%	

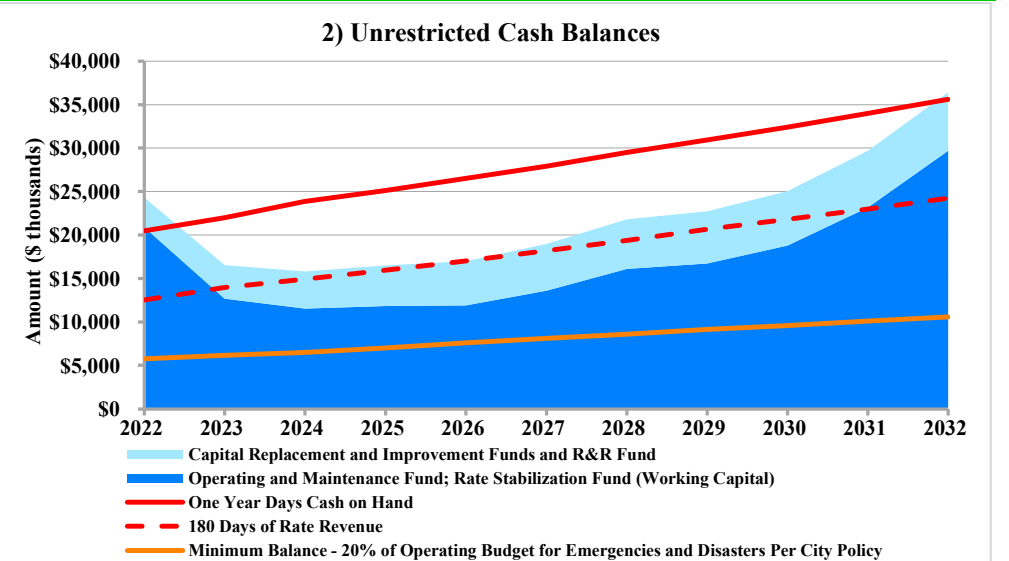
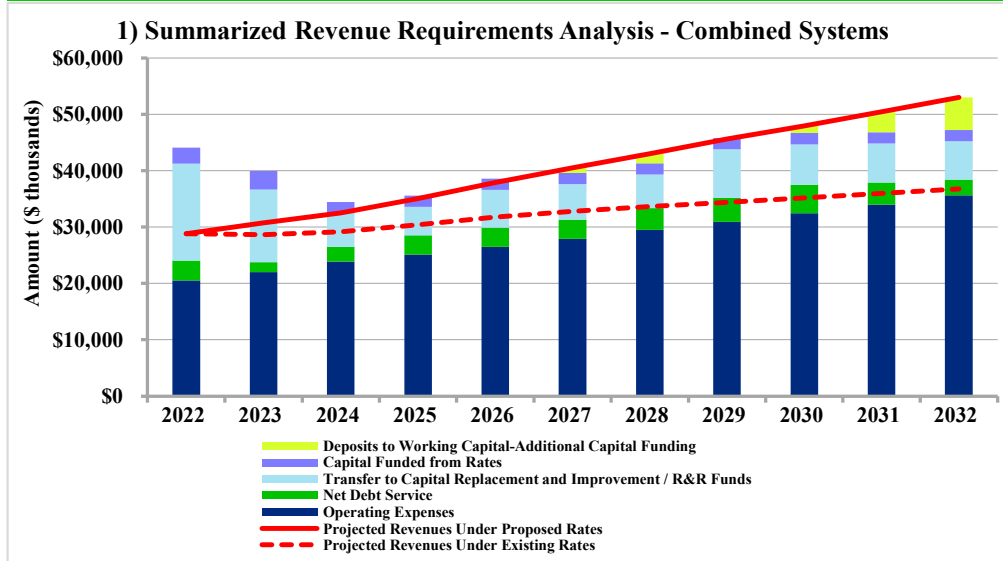




Table ES-4

City of North Port, Florida  
Utility Rate Analysis

Water and Wastewater System Financial Overview

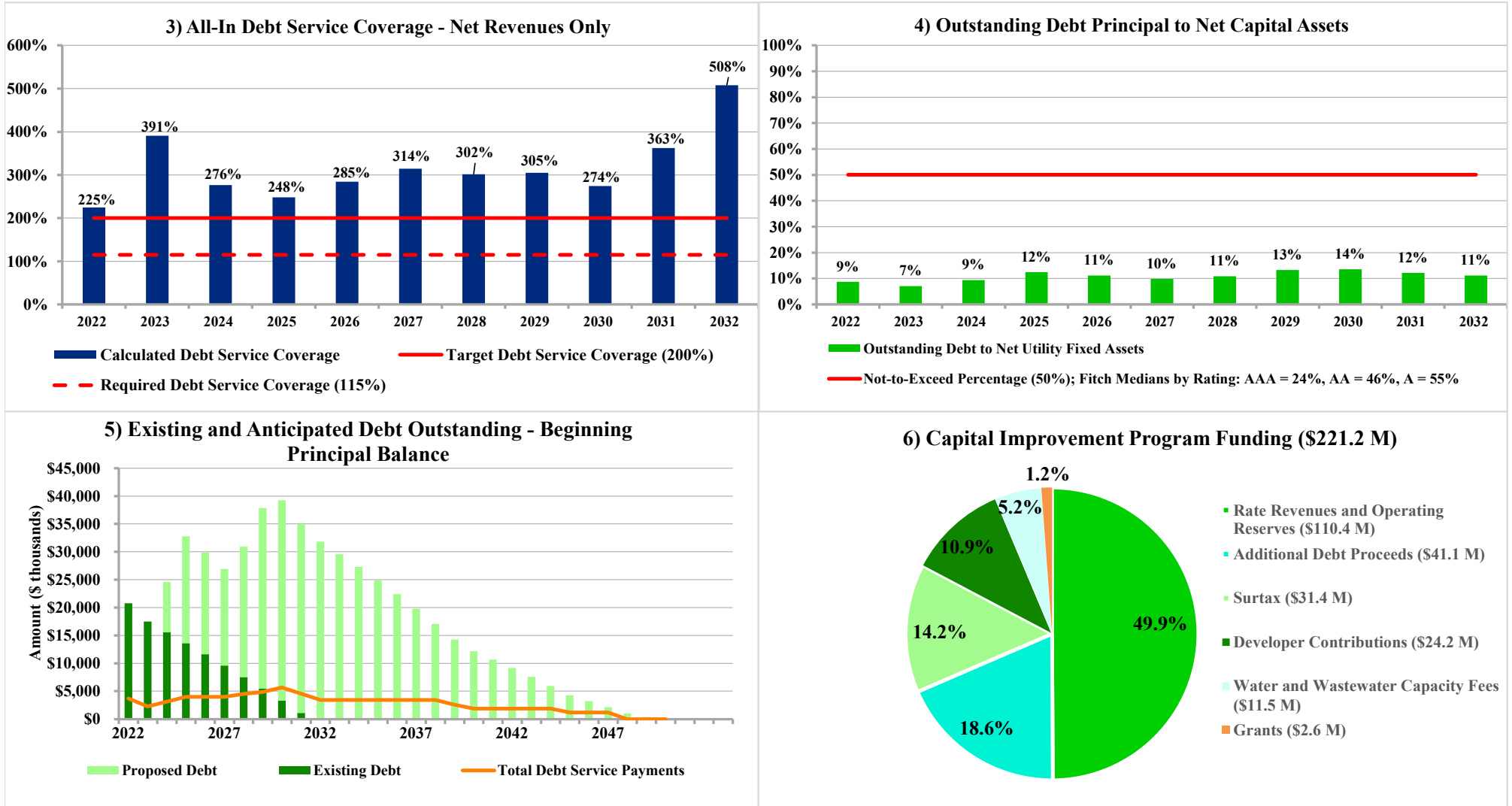


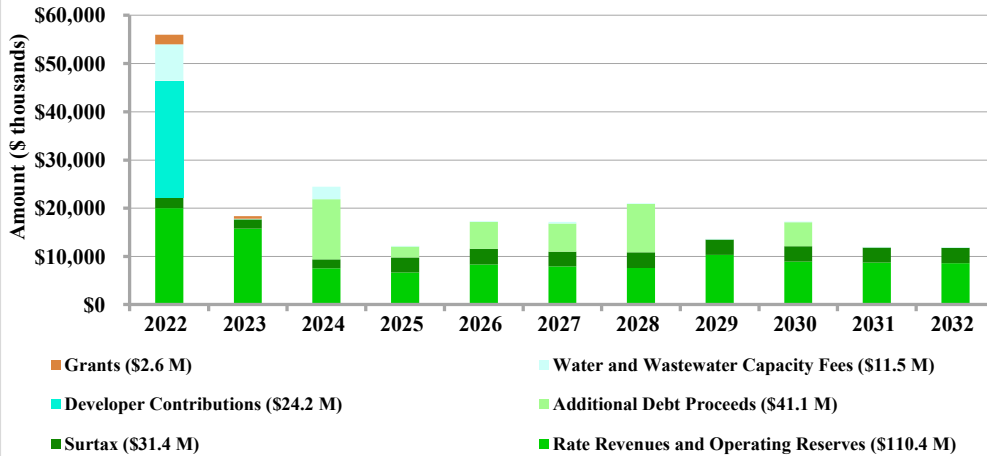


Table ES-4

City of North Port, Florida  
Utility Rate Analysis

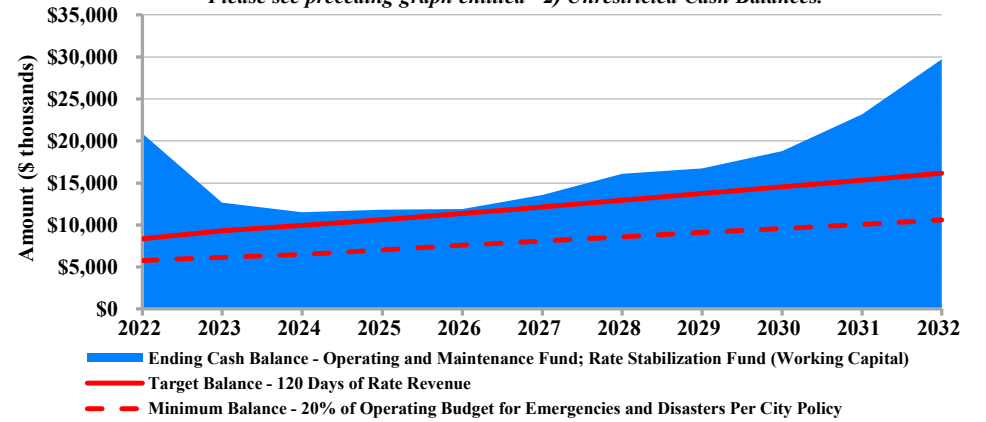
Water and Wastewater System Financial Overview

7) Funding of Capital Improvement Program by Fiscal Year (\$221.2 M)

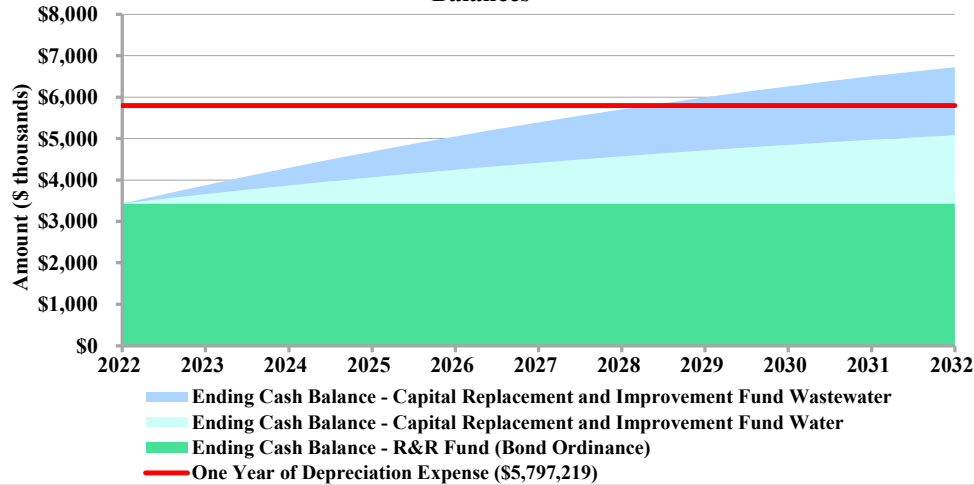


8) Available Year-End Working Capital Cash Balance

*Working capital is a component of overall unrestricted cash balances. Please see preceding graph entitled "2) Unrestricted Cash Balances."*



9) Available Year-End Capital Replacement and R&R Fund Cash Balances



10) Free Cash as a % of Depreciation

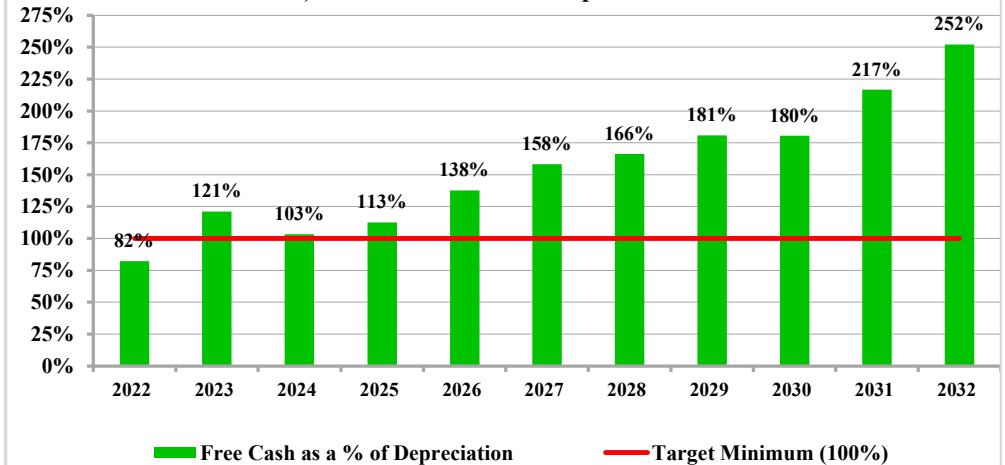




Table ES-4

City of North Port, Florida  
Utility Rate Analysis

Water and Wastewater System Financial Overview

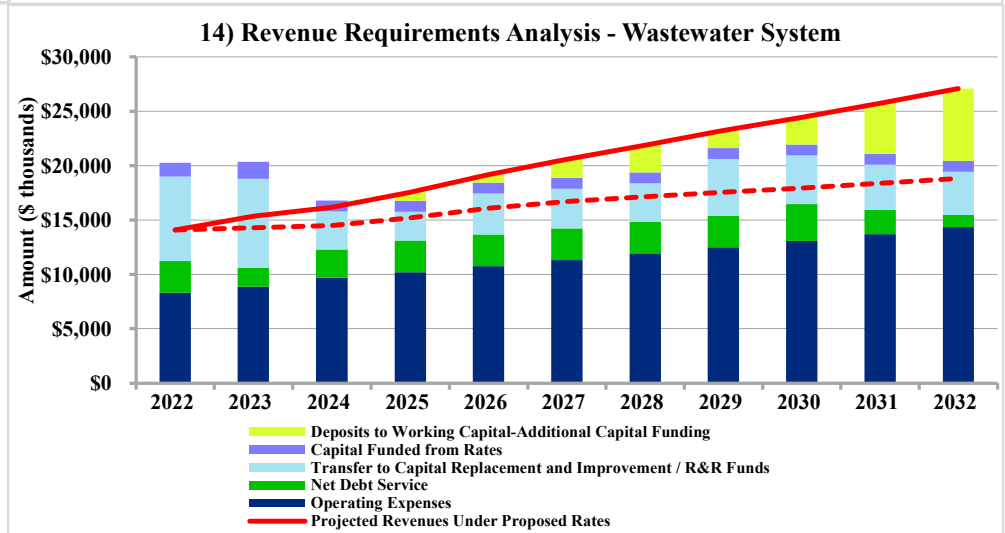
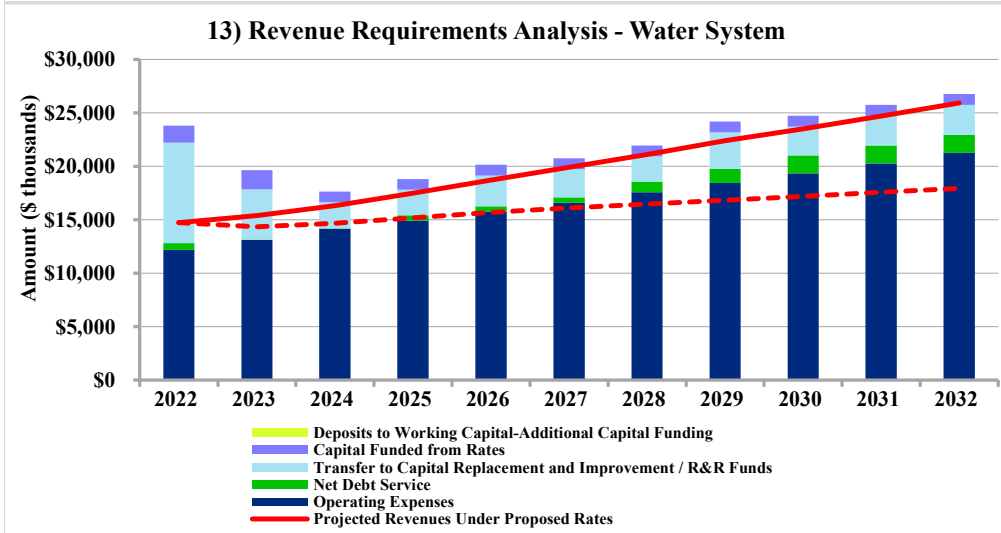
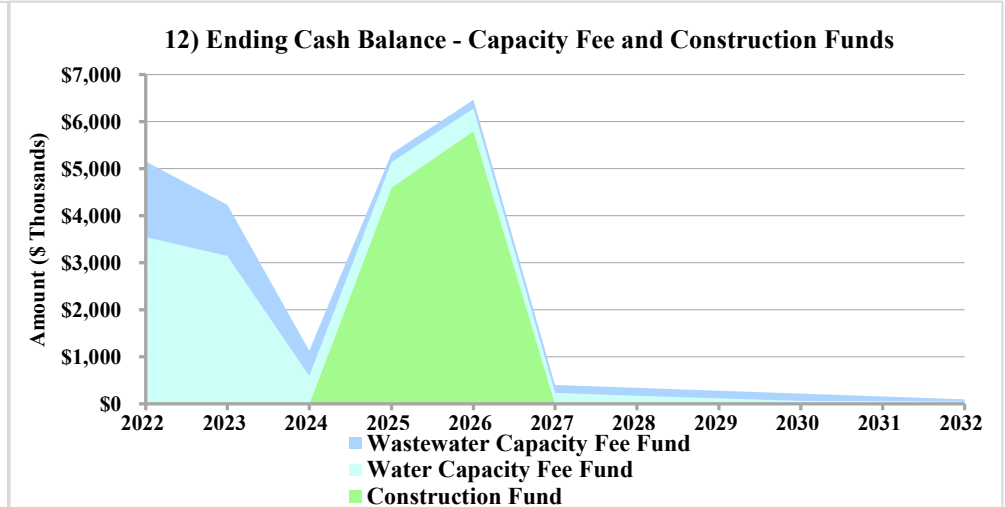
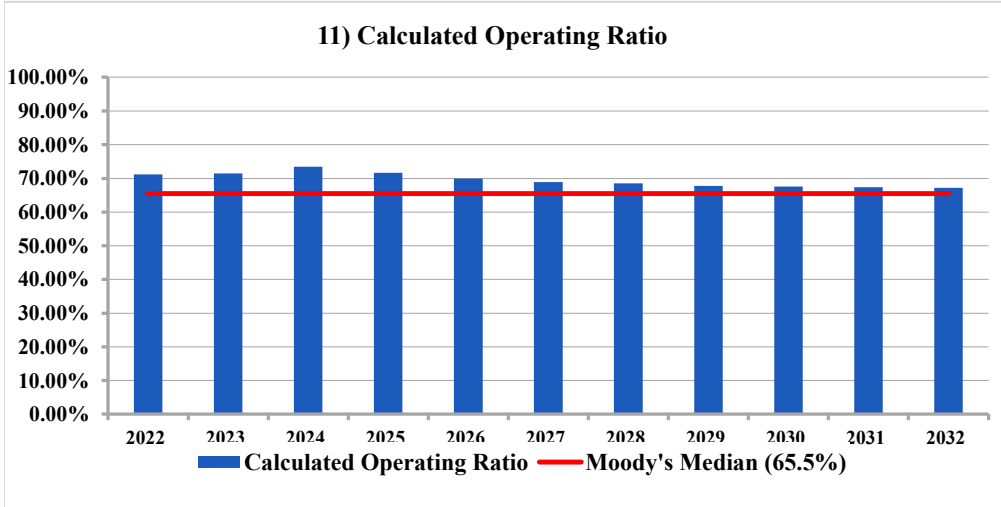




Table ES-4

City of North Port, Florida  
Utility Rate Analysis

Water and Wastewater System Financial Overview

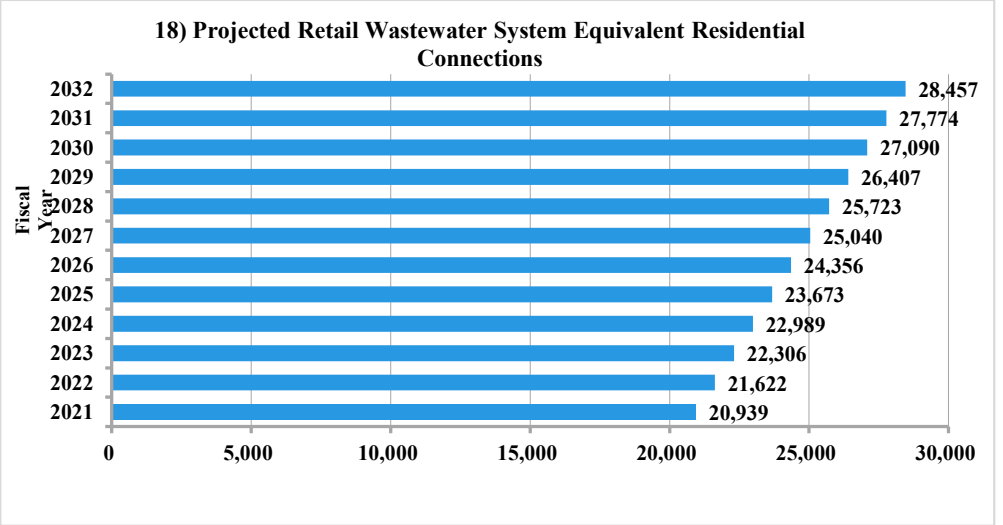
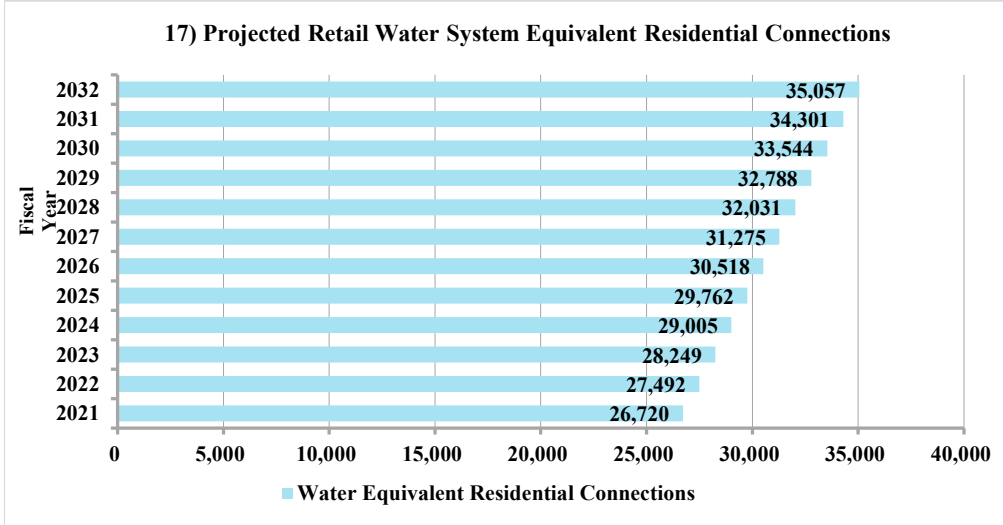
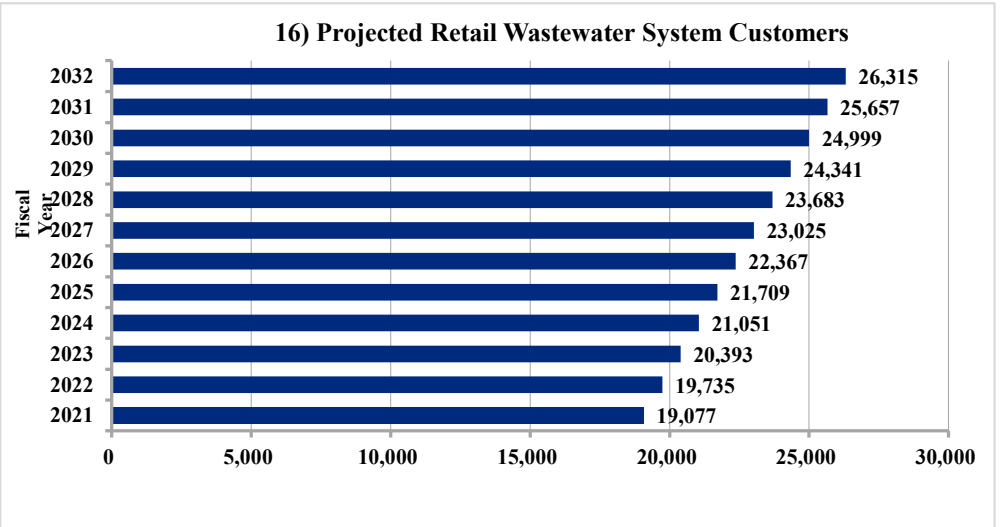
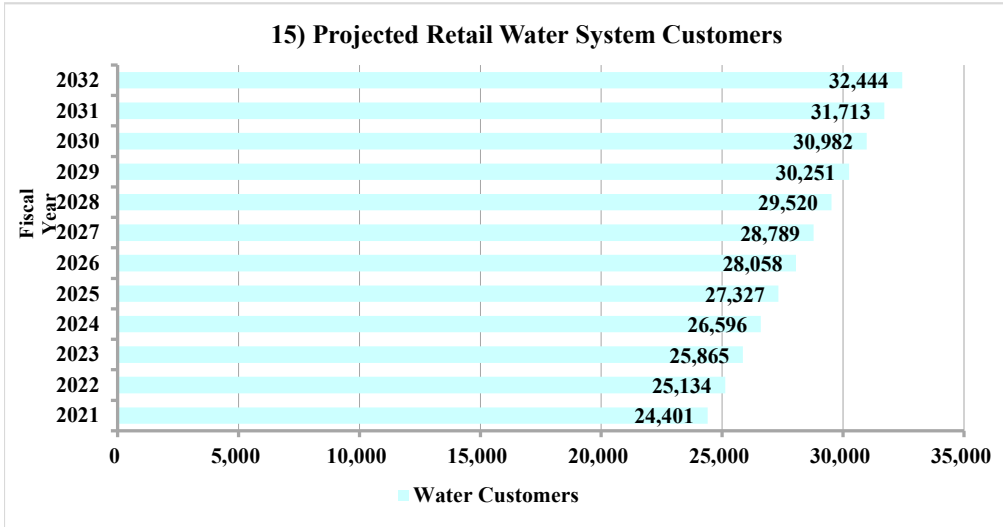






Table ES-4

City of North Port, Florida  
Utility Rate Analysis

Water and Wastewater System Financial Overview

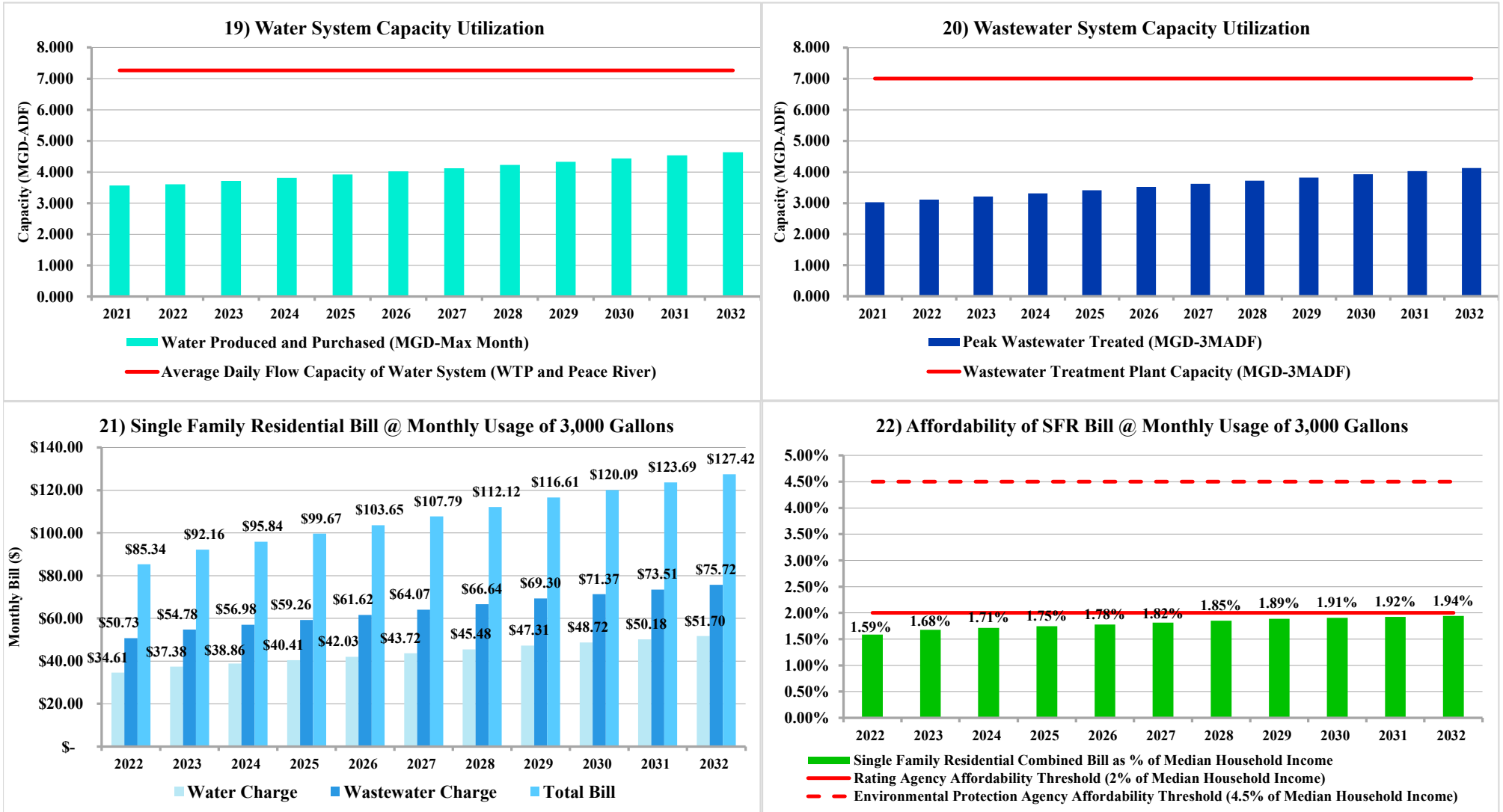


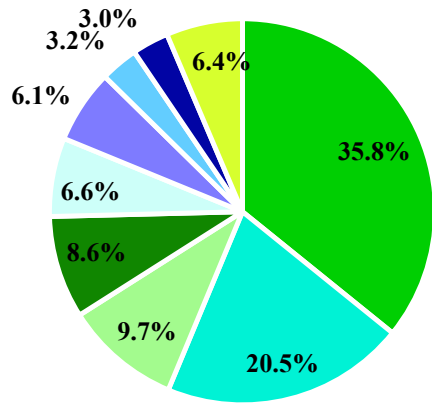


Table ES-4

City of North Port, Florida  
Utility Rate Analysis

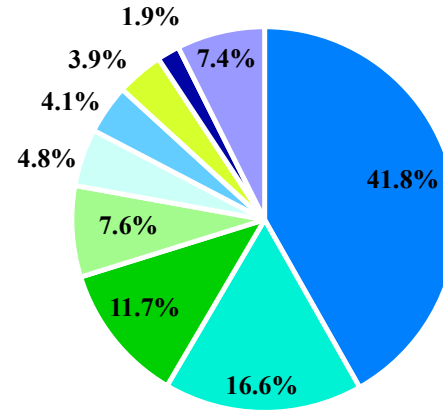
Water and Wastewater System Financial Overview

23) Water: 11-Year Summary of Projected Operating Expenses



- Salaries and Benefits (\$65.8 M)
- Peace River Costs (\$37.6 M)
- Payment to General Fund and Return on Investment (\$17.8 M)
- Chemicals, Gas, Oil, and Operating Supplies (\$15.8 M)
- Electricity (\$12.1 M)
- Repairs and Maintenance (\$11.3 M)
- Meters, Hydrants, New Installation, and Distribution Supplies (\$5.9 M)
- Professional and Contracted Services (\$5.6 M)
- Other Operating Expenses (\$11.8 M)

24) Wastewater: 11-Year Summary of Projected Operating Expenses



- Salaries and Benefits (\$52.2 M)
- Payment to General Fund and Return on Investment (\$20.8 M)
- Repairs and Maintenance (\$14.6 M)
- Electricity (\$9.5 M)
- Collection Supplies (\$6.0 M)
- Chemicals, Gas, Oil, and Operating Supplies (\$5.2 M)
- Liability Insurance (\$4.9 M)
- Sludge Hauling (\$2.4 M)
- Other Operating Expenses (\$9.2 M)



**Table ES-5**  
**City of North Port, Florida**  
**Water and Wastewater System**  
**Multi-Year Financial Projections**

High-Level Summary	Actual FY	Fiscal Year Ending September 30,										
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
<b>Operating Revenue</b>												
<b>User Rate Revenue - Retail</b>												
Water User Rate Revenue Before Current Year Adjustment			\$ 13,036,179	\$ 14,453,894	\$ 15,421,863	\$ 16,444,143	\$ 17,523,530	\$ 18,662,958	\$ 19,865,503	\$ 21,134,390	\$ 22,256,917	\$ 23,427,775
Additional User Rate Increase - Water			8.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	3.0%	3.0%	3.0%
Total Water User Rate Revenue	\$ 11,935,155	\$ 12,689,124	\$ 14,079,074	\$ 15,032,050	\$ 16,038,737	\$ 17,101,909	\$ 18,224,472	\$ 19,409,477	\$ 20,660,123	\$ 21,768,422	\$ 22,924,625	\$ 24,130,608
<b>Wastewater User Rate Revenue Before Current Year Adjustment</b>												
Wastewater User Rate Revenue Before Current Year Adjustment			\$ 13,148,957	\$ 14,634,152	\$ 15,670,127	\$ 16,765,566	\$ 17,923,568	\$ 19,147,385	\$ 20,440,430	\$ 21,806,282	\$ 23,025,153	\$ 24,297,531
Additional User Rate Increase - Wastewater			8.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	3.0%	3.0%	3.0%
Total Wastewater User Rate Revenue	\$ 12,105,525	\$ 12,747,773	\$ 14,200,873	\$ 15,219,518	\$ 16,296,932	\$ 17,436,189	\$ 18,640,511	\$ 19,913,280	\$ 21,258,047	\$ 22,460,471	\$ 23,715,908	\$ 25,026,457
<b>Total User Rate Revenue - Retail</b>	\$ 24,040,680	\$ 25,436,897	\$ 28,279,947	\$ 30,251,567	\$ 32,335,670	\$ 34,538,097	\$ 36,864,982	\$ 39,322,757	\$ 41,918,170	\$ 44,228,893	\$ 46,640,532	\$ 49,157,065
<b>Other Operating Revenue</b>	\$ 4,015,365	\$ 3,343,250	\$ 2,370,950	\$ 2,141,770	\$ 2,591,770	\$ 3,225,270	\$ 3,496,770	\$ 3,496,770	\$ 3,496,770	\$ 3,496,770	\$ 3,496,770	\$ 3,496,770
<b>Bulk Water</b>	46,399	38,039	38,039	38,039	38,039	38,039	38,039	38,039	38,039	38,039	38,039	38,039
<b>TOTAL OPERATING REVENUE</b>	\$ 28,102,443	\$ 28,818,185	\$ 30,688,936	\$ 32,431,376	\$ 34,965,478	\$ 37,801,406	\$ 40,399,791	\$ 42,857,566	\$ 45,452,979	\$ 47,763,701	\$ 50,175,341	\$ 52,691,873
<b>Operating Expenses</b>												
Water Operating Expenses		\$ 12,186,168	\$ 13,114,286	\$ 14,171,992	\$ 14,915,975	\$ 15,744,059	\$ 16,596,542	\$ 17,578,388	\$ 18,437,865	\$ 19,340,836	\$ 20,287,864	\$ 21,266,152
Wastewater Operating Expenses		8,321,174	8,871,639	9,705,699	10,205,466	10,763,525	11,322,650	11,915,761	12,484,039	13,080,748	13,706,100	14,349,244
<b>TOTAL OPERATING EXPENSES [1]</b>	\$ 16,780,548	\$ 20,507,342	\$ 21,985,925	\$ 23,877,691	\$ 25,121,440	\$ 26,507,584	\$ 27,919,192	\$ 29,494,150	\$ 30,921,904	\$ 32,421,584	\$ 33,993,964	\$ 35,615,395
Percent Change		22.2%	7.2%	8.6%	5.2%	5.5%	5.3%	5.6%	4.8%	4.8%	4.8%	4.8%
<b>Operating Revenues Less Operating Expenses</b>	\$ 11,321,895	\$ 8,310,843	\$ 8,703,011	\$ 8,553,685	\$ 9,844,038	\$ 11,293,822	\$ 12,480,599	\$ 13,363,416	\$ 14,531,074	\$ 15,342,118	\$ 16,181,377	\$ 17,076,478
<b>Non-Operating Revenue</b>												
Unrestricted Interest Income	\$ 226,751	\$ -	\$ 62,764	\$ 43,843	\$ 85,097	\$ 88,437	\$ 90,693	\$ 151,938	\$ 173,590	\$ 181,991	\$ 263,166	\$ 306,372
<b>Net Revenue Available for Debt Service</b>	\$ 11,548,646	\$ 8,310,843	\$ 8,765,775	\$ 8,597,528	\$ 9,929,134	\$ 11,382,258	\$ 12,571,292	\$ 13,515,354	\$ 14,704,664	\$ 15,524,108	\$ 16,444,543	\$ 17,382,850
<b>City Debt Service</b>												
Existing Debt Service - Principal and Interest		\$ 3,696,335	\$ 2,242,244	\$ 2,240,448	\$ 2,242,454	\$ 2,238,514	\$ 2,238,370	\$ 2,242,273	\$ 2,239,968	\$ 2,241,198	\$ 1,112,254	\$ -
New Debt Service - Principal and Interest		-	-	869,489	1,761,289	1,761,289	1,761,289	2,236,840	2,585,017	3,422,132	3,422,132	3,422,132
Less Capacity / Impact Fees Used for City Growth-Related Debt Service		150,000	500,000	500,000	600,000	600,000	600,000	600,000	600,000	600,000	650,000	650,000
<b>NET DEBT SERVICE</b>	\$ 3,546,335	\$ 1,742,244	\$ 2,609,937	\$ 3,403,743	\$ 3,399,803	\$ 3,399,659	\$ 3,879,113	\$ 4,224,985	\$ 5,063,330	\$ 3,884,386	\$ 2,772,132	\$ -
<b>Capacity / Impact Fees Used for Peace River Growth-Related Debt Service</b>												
	\$ 1,000,000	\$ 1,000,000	\$ 800,000	\$ 800,000	\$ 800,000	\$ 800,000	\$ 800,000	\$ 800,000	\$ 800,000	\$ 800,000	\$ 750,000	\$ 750,000
<b>Grant Reimbursements</b>												
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Peace River Project Savings (Transfer In)</b>												
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>Total Revenue Available for Capital Rehabilitations / Improvements</b>	\$ 5,764,508	\$ 8,023,531	\$ 6,787,592	\$ 7,325,391	\$ 8,782,456	\$ 9,971,633	\$ 10,436,241	\$ 11,279,679	\$ 11,260,779	\$ 13,310,157	\$ 15,360,718	\$ -
<b>Capital Expenditures</b>												
<b>Capital Program as Scheduled</b>												
Capital Projects - Water	\$ 42,265,490	\$ 5,795,969	\$ 6,023,394	\$ 6,127,181	\$ 8,752,702	\$ 10,328,941	\$ 14,265,636	\$ 5,253,347	\$ 4,556,255	\$ 4,649,218	\$ 4,706,794	\$ -
Capital Projects - Wastewater	10,919,785	9,230,281	16,456,938	4,071,107	6,525,338	4,815,035	4,721,307	6,403,768	10,667,538	5,351,240	5,192,507	\$ -
Departmental Capital - Water	1,579,613	1,782,654	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	\$ -
Departmental Capital - Wastewater	1,261,638	1,543,636	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	\$ -
<b>Total Capital Program as Scheduled</b>	\$ 56,026,526	\$ 18,352,540	\$ 24,480,332	\$ 12,198,288	\$ 17,278,040	\$ 17,143,976	\$ 20,986,943	\$ 13,657,115	\$ 17,223,793	\$ 12,000,459	\$ 11,899,301	\$ -



**Table ES-5**  
**City of North Port, Florida**  
**Water and Wastewater System**  
**Multi-Year Financial Projections**

High-Level Summary	Actual FY	Fiscal Year Ending September 30,											
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
<b>Adjustments</b>													
Capital Projects - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Projects - Wastewater	-	-	-	-	-	-	-	-	-	-	-	-	-
Departmental Capital - Water	-	-	-	-	-	-	-	-	-	-	-	-	-
Departmental Capital - Wastewater	-	-	-	-	-	-	-	-	-	-	-	-	-
<b>Total Adjustments</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>Capital Projects as Adjusted</b>													
Capital Projects - Water	\$ 42,265,490	\$ 5,795,969	\$ 6,023,394	\$ 6,127,181	\$ 8,752,702	\$ 10,328,941	\$ 14,265,636	\$ 5,253,347	\$ 4,556,255	\$ 4,649,218	\$ 4,706,794		
Capital Projects - Wastewater	10,919,785	9,230,281	16,456,938	4,071,107	6,525,338	4,815,035	4,721,307	6,403,768	10,667,538	5,351,240	5,192,507		
Departmental Capital - Water	1,579,613	1,782,654	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000		
Departmental Capital - Wastewater	1,261,638	1,543,636	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000		
<b>ADJUSTED CAPITAL EXPENDITURES</b>	<b>\$ 56,026,526</b>	<b>\$ 18,352,540</b>	<b>\$ 24,480,332</b>	<b>\$ 12,198,288</b>	<b>\$ 17,278,040</b>	<b>\$ 17,143,976</b>	<b>\$ 20,986,943</b>	<b>\$ 13,657,115</b>	<b>\$ 17,223,793</b>	<b>\$ 12,000,459</b>	<b>\$ 11,899,301</b>		
<b>Cash Surplus / (Deficiency)</b>													
Base Surplus / (Deficiency)	\$ (50,262,018)	\$ (10,329,009)	\$ (17,692,741)	\$ (4,872,897)	\$ (8,495,584)	\$ (7,172,343)	\$ (10,550,702)	\$ (2,377,436)	\$ (5,963,014)	\$ 1,309,698	\$ 3,461,417		
Less Projects to Be Funded Through Surtax	2,265,060	1,901,510	1,884,830	3,143,500	3,238,300	3,057,970	3,236,700	3,178,000	3,178,000	3,178,000	3,178,000		
Less Projects to Be Funded Through Grants	2,044,135	536,466	-	-	-	-	-	-	-	-	-		
Less Projects to Be Funded by Developers	24,195,504	-	-	-	-	-	-	-	-	-	-		
Less Projects to Be Funded Through Capacity / Impact Fees	7,511,212	115,000	2,625,000	125,000	125,000	325,000	125,000	125,000	125,000	125,000	125,000		
Less Projects to Be Funded Through Proceeds from Existing and Proposed Debt	-	-	12,450,000	2,290,000	5,600,000	5,800,000	10,000,000	-	5,000,000	-	-		
<b>INCREASE / DECREASE IN UNRESTRICTED FUND BALANCES</b>	<b>\$ (14,246,106)</b>	<b>\$ (7,776,033)</b>	<b>\$ (732,911)</b>	<b>\$ 685,603</b>	<b>\$ 467,716</b>	<b>\$ 2,010,627</b>	<b>\$ 2,810,998</b>	<b>\$ 925,564</b>	<b>\$ 2,339,986</b>	<b>\$ 4,612,698</b>	<b>\$ 6,764,417</b>		
<b>Debt Service Coverage</b>													
Net Revenue Available for Debt Service	\$ 8,310,843	\$ 8,765,775	\$ 8,597,528	\$ 9,929,134	\$ 11,382,258	\$ 12,571,292	\$ 13,515,354	\$ 14,704,664	\$ 15,524,108	\$ 16,444,543	\$ 17,382,850		
Total Debt Service	3,696,335	2,242,244	3,109,937	4,003,743	3,999,803	3,999,659	4,479,113	4,824,985	5,663,330	4,534,386	3,422,132		
<b>ALL-IN DEBT SERVICE COVERAGE - 2.00x MIN TARGET</b>		<b>2.25</b>	<b>3.91</b>	<b>2.76</b>	<b>2.48</b>	<b>2.85</b>	<b>3.14</b>	<b>3.02</b>	<b>3.05</b>	<b>2.74</b>	<b>3.63</b>	<b>5.08</b>	
<b>Cash Balances</b>													
Beginning of Year Cash Balances	\$ 51,349,834												
Less Construction / Loan Fund Balance	-												
Less Customer Deposits	(208,275)												
Less Debt Service Reserve Account	-												
Less Capacity / Impact Fees	(12,568,195)												
Less Carryforward Projects	-												
<b>Beginning of Year Fund Balance - Net Cash</b>	<b>\$ 38,573,364</b>	<b>\$ 24,327,258</b>	<b>\$ 16,551,224</b>	<b>\$ 15,818,313</b>	<b>\$ 16,503,916</b>	<b>\$ 16,971,632</b>	<b>\$ 18,982,258</b>	<b>\$ 21,793,256</b>	<b>\$ 22,718,820</b>	<b>\$ 25,058,806</b>	<b>\$ 29,671,504</b>		
Operating/Capital Reserve (Increase/Decrease)	(14,246,106)	(7,776,033)	(732,911)	685,603	467,716	2,010,627	2,810,998	925,564	2,339,986	4,612,698	6,764,417		
<b>ENDING CASH RESERVES - \$</b>	<b>\$ 24,327,258</b>	<b>\$ 16,551,224</b>	<b>\$ 15,818,313</b>	<b>\$ 16,503,916</b>	<b>\$ 16,971,632</b>	<b>\$ 18,982,258</b>	<b>\$ 21,793,256</b>	<b>\$ 22,718,820</b>	<b>\$ 25,058,806</b>	<b>\$ 29,671,504</b>	<b>\$ 36,435,920</b>		
Target Minimum Cash Reserves - One Year of Operating Expenses - \$ [2]	\$ 20,507,342	\$ 21,985,925	\$ 23,877,691	\$ 25,121,440	\$ 26,507,584	\$ 27,919,192	\$ 29,494,150	\$ 30,921,904	\$ 32,421,584	\$ 33,993,964	\$ 35,615,395		
Cash Reserves Balance - % of Operating Expenses [2]	119%	75%	66%	66%	64%	68%	74%	74%	77%	87%	102%		
Cash Reserves Balance - Days Cash on Hand [2]	433	275	242	240	234	248	270	268	282	319	373		



**Table ES-5**  
**City of North Port, Florida**  
**Water and Wastewater System**  
**Multi-Year Financial Projections**

High-Level Summary	Actual FY	Fiscal Year Ending September 30,										
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
<b>Monthly Bill and Rate Affordability</b>												
Average Monthly Residential Water Bill (3,000 Gallons)	\$ 34.61	\$ 37.38	\$ 38.86	\$ 40.41	\$ 42.03	\$ 43.72	\$ 45.48	\$ 47.31	\$ 48.72	\$ 50.18	\$ 51.70	
Average Monthly Residential Wastewater Bill (3,000 Gallons)	50.73	54.78	56.98	59.26	61.62	64.07	66.64	69.30	71.37	73.51	75.72	
Total Monthly Residential Bill (3,000 Gallons)	\$ 85.34	\$ 92.16	\$ 95.84	\$ 99.67	\$ 103.65	\$ 107.79	\$ 112.12	\$ 116.61	\$ 120.09	\$ 123.69	\$ 127.42	
Amount Increase		\$ 6.82	\$ 3.68	\$ 3.83	\$ 3.98	\$ 4.14	\$ 4.33	\$ 4.49	\$ 3.48	\$ 3.60	\$ 3.73	
Percent Increase		8.0%	4.0%	4.0%	4.0%	4.0%	4.0%	4.0%	3.0%	3.0%	3.0%	
Cumulative Increase - %		8.0%	12.3%	16.8%	21.5%	26.3%	31.4%	36.6%	40.7%	44.9%	49.3%	
Median Household Income in City of North Port (Monthly) [3]	\$ 5,379	\$ 5,486	\$ 5,596	\$ 5,708	\$ 5,822	\$ 5,938	\$ 6,057	\$ 6,178	\$ 6,302	\$ 6,428	\$ 6,556	
Percent of Median Household Income (Target < 2.0%)	<b>1.59%</b>	<b>1.68%</b>	<b>1.71%</b>	<b>1.75%</b>	<b>1.78%</b>	<b>1.82%</b>	<b>1.85%</b>	<b>1.89%</b>	<b>1.91%</b>	<b>1.92%</b>	<b>1.94%</b>	

**Footnotes:**

[1] Historical Operating Expenses excluding depreciation are shown as follows:

Expenses Summary	Fiscal Year Ended September 30,					Compound Annual Growth Rate
	2017	2018	2019	2020	2021	
Total Operating Expenses	\$ 12,686,632	\$ 14,276,724	\$ 14,748,909	\$ 15,507,071	\$ 16,780,548	
Percent Change		12.5%	3.3%	5.1%	8.2%	7.2%

[2] Fitch Ratings considers that utilities with the strongest financial profiles would have cash reserve balances equal to at least 100% of annual Operating Expenses.

[3] \$64,543 median household income per United States Census Bureau (www.census.gov) divided by 12 months. Assumed to increase by 2% per year after Fiscal Year 2022.

Additional Personnel	Fiscal Year Ending September 30,										
	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Additional Full Time Employees (FTE) per Year	1.00	0.00	5.00	0.00	1.00	1.00	2.00	0.00	0.00	0.00	0.00
Cumulative Additional FTE	1.00	1.00	6.00	6.00	7.00	8.00	10.00	10.00	10.00	10.00	10.00

# **SECTION 1**

## **Financial Forecast**

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## SECTION 1:

# FINANCIAL FORECAST

### 1-1: Introduction

---

The City of North Port (the "City") is located in southwest Florida in southern Sarasota County (the "County"), and occupies over 100 square miles. Based on information developed by the Bureau of Economic and Business Research of the University of Florida ("BEBR") and published on the website of the State of Florida Office of Economic and Demographic Research ("EDR"), the City's total population as of April 1, 2021 was 78,129. As reported by the EDR, the City was the largest municipality located in the County out of 3 municipalities (the City of North Port, the City of Sarasota, and the City of Venice).

In 1992, the City acquired the water and wastewater utility system of General Development Utilities, Inc. ("GDU") located within the City municipal borders. Since that time, the City's utilities department has operated, maintained and expanded the system to meet the overall service area requirements.

### 1-2: Existing Water and Wastewater Monthly User Rates

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The City's current water and wastewater user rates have been in effect since October 1, 2021. Resolution No. 2019-R-16 (the "Rate Resolution"), which was adopted by the North Port City Commission (the "Commission") on September 10, 2019, established a schedule of water and wastewater user rates through the Fiscal Year 2022 and had a provision to annually index the rates in subsequent years by changes in the ENR Construction Cost Index. With respect to the existing water and wastewater retail rates, such rates include i) a constant base facility or readiness-to-serve charge which varies by meter size for the water and wastewater system; ii) an inverted or inclining block water charge applied to metered water usage to encourage water conservation; iii) for the wastewater system, a volumetric flow charge based on metered water consumption; and iv) for the single family residential customers of the wastewater system, a maximum billing threshold of 12,000 gallons per month to recognize that all of the water use is associated with domestic (indoor) needs (e.g., it is assumed that any water treated over the billing threshold is for irrigation purposes and not returned to or treated by the wastewater system).

The City also provides wholesale or bulk water service to Charlotte County (the "County"), and the water is ultimately delivered to certain customers residing in the County. Based on an amended interlocal agreement (the "Interlocal Agreement") between the City and the County that was dated September 6, 1994, the City and the County may provide water service to each other on an ongoing basis. A bulk rate of \$1.90 per 1,000 gallons was established in the Interlocal Agreement, and this rate was to remain effective until January 1, 1995. After that date, the City and the County were free to set their respective

rates based on the actual costs of providing service. As of the date of this report, the City’s current bulk water rate to the County is \$6.33 per 1,000 gallons, which reflects a 15% outside-City surcharge.

Table ES-1 in the executive summary of this report shows the existing monthly water user rates charged to all customers located both inside and outside City boundaries, while Table ES-2 in the executive summary shows the existing monthly wastewater rates.

A copy of the existing Rate Resolution is contained in the Appendix at the end of this report.

### 1-3: Water System Customer Statistics

During the Fiscal Year 2021, it is estimated that the City’s utility service requirements included providing water service to an average of 24,402 retail water accounts and 26,770 water equivalent residential connections ("ERCs") based on meter equivalency factors as shown in Exhibit 1-1 of this section. An ERC represents the annual average use of an individually metered residential (single-family) customer. For the determination of the estimated number of ERCs served, such estimates were based on the use of meter equivalent factors applied to the meters in service. The meter equivalent factors were based on information published by the American Water Works Association (AWWA), which documents the capacities of the various meter sizes typically used by Florida utilities in the establishment of monthly base facility charges, including the Florida Public Service Commission (FPSC) and the City. The meter equivalent factors are based on the equivalent hydraulic throughput capacity of the meters and are shown in the following Exhibit 1-1 by meter size:

**Exhibit 1-1: Meter Equivalent Factors**

Meter Size (Inches)	Meter Equivalent (ERC Factor)
5/8" and 3/4"	1
1"	2.5
1-1/2"	5
2"	8
3"	16
4"	25
6"	50
8"	80
10"	115
12"	215

Based on discussions with the City staff, the following Exhibit 1-2 indicates the assumed customer growth for the water system during the forecast period that is further detailed in Table 1-1 at the end of this section:



**Exhibit 1-2: Historical and Projected Water System Customer Statistics [1]**

Fiscal Year Ending September 30,	Retail Customer Statistics						
	Water Customers			Water Sales			
	Accounts	Change in Accounts	Equivalent Residential Connections (ERCs)	Retail Water Sales (kgal)	Per Customer (gallons)	Retail Usage Per ERC (gallons)	Bulk Water Sales (kgal) [2]
2018 (historical)	21,669		23,694	844,154	3,246	2,969	4,418
2019 (historical)	22,560	891	24,655	875,620	3,234	2,960	8,430
2020 (historical)	23,537	977	25,653	953,133	3,375	3,096	6,014
2021 (historical)	24,401	864	26,720	982,540	3,356	3,064	7,627
2022	25,134	733	27,492	988,098	3,276	2,995	6,014
2023	25,865	731	28,249	1,016,402	3,275	2,998	6,014
2024	26,596	731	29,005	1,044,705	3,273	3,001	6,014
2025	27,327	731	29,762	1,073,009	3,272	3,004	6,014
2026	28,058	731	30,518	1,101,313	3,271	3,007	6,014
2027	28,789	731	31,275	1,129,616	3,270	3,010	6,014
2028	29,520	731	32,031	1,157,920	3,269	3,012	6,014
2029	30,251	731	32,788	1,186,223	3,268	3,015	6,014
2030	30,982	731	33,544	1,214,527	3,267	3,017	6,014
2031	31,713	731	34,301	1,242,830	3,266	3,019	6,014
2032	32,444	731	35,057	1,271,134	3,265	3,022	6,014
Annual Growth Rate:							
2018- 2021	4.04%		4.09%	5.19%			19.96%
2021- 2032	2.62%		2.50%	2.37%			-2.14%
2022 - 2032	<u>2.59%</u>		<u>2.46%</u>	<u>2.55%</u>			<u>0.00%</u>

[1] Amounts shown derived from Table 1-1.

[2] Includes sales to a small residential customer base located in the Charlotte County service territory which the City serves on a bulk or wholesale basis.

As can be seen in the preceding table, it has been assumed for the purposes of developing the financial projections that the City's water system retail customer base would increase by over 2.5% annually during the forecast period from the Fiscal Year 2022 to the end of Fiscal Year 2032.

### 1-4: Wastewater System Customer Statistics

During the Fiscal Year 2021, it is estimated that the City's utility service requirements included providing wastewater service to an average of 19,077 wastewater accounts and 20,939 wastewater ERCs based on meter equivalency factors as shown in Exhibit 1-1 in this section. With respect to projecting wastewater customer growth, it is anticipated by the City staff that such growth will closely match the growth of the water system. Table 1-1 at the end of this section shows the assumed customer growth for the wastewater system during the forecast period, which is based on discussions with the City staff. The wastewater system customer growth assumptions are summarized in the following Exhibit 1-3:

**Exhibit 1-3: Historical and Projected Wastewater System Customer Statistics [\*]**

Fiscal Year Ending September 30, (Projected)	Wastewater Customers			Wastewater Flow		
	Accounts [2]	Change in Accounts	Equivalent Residential Connections (ERCs)	Billed Wastewater Flow (kgal)	Wastewater Flow Per Customer (gallons)	Billed Wastewater Flow Per ERC (gallons)
2018 (historical)	16,700		18,372	576,217	2,875	2,614
2019 (historical)	17,541	841	20,330	604,250	2,871	2,477
2020 (historical)	18,372	831	20,149	654,247	2,968	2,706
2021 (historical)	19,077	705	20,939	677,669	2,960	2,697
2022	19,735	658	21,622	700,648	2,959	2,700
2023	20,393	658	22,306	723,626	2,957	2,703
2024	21,051	658	22,989	746,605	2,956	2,706
2025	21,709	658	23,673	769,583	2,954	2,709
2026	22,367	658	24,356	792,562	2,953	2,712
2027	23,025	658	25,040	815,541	2,952	2,714
2028	23,683	658	25,723	838,519	2,951	2,716
2029	24,341	658	26,407	861,498	2,949	2,719
2030	24,999	658	27,090	884,476	2,948	2,721
2031	25,657	658	27,774	907,455	2,947	2,723
2032	26,315	658	28,457	930,433	2,946	2,725
Annual Growth Rate:						
2018- 2021	4.54%		4.46%	5.55%		
2021- 2032	2.97%		2.83%	2.92%		
2022 - 2032	<u>2.92%</u>		<u>2.78%</u>	<u>2.88%</u>		

[\*] Amounts shown derived from Table 1-1.

As can be seen in the preceding table, it has been assumed for the purposes of developing the financial projections that the City's wastewater system customer base would increase by over 2.9% annually during the forecast period from the end of Fiscal Year 2022 to the end of Fiscal Year 2032. The growth percentages are higher for the wastewater system than the water system because most new customers will have both water and wastewater service but the wastewater system has a smaller customer base at this time.

### 1-5: Revenues Under Existing Monthly User Rates

The forecast of revenues from existing water and wastewater rates was based on i) the projection of System accounts and corresponding water and wastewater consumption as shown in Table 1-1; and ii) the existing rates for monthly water and wastewater service as currently adopted by the City. A summary of the estimated water and wastewater user rate revenues derived under existing rates is included in Table 1-2 at the end of this section. The projected water and wastewater user rate revenues by fiscal year based on the previously discussed sales forecast is summarized in the following Exhibit 1-4:

**Exhibit 1-4: Projected Rate Revenues Under Existing Monthly Water and Wastewater User Rates [1]**

Fiscal Year Ending September 30, (Projected)	Water System	Wastewater System	Combined System
2021 (actual)	\$ 12,027,953	\$ 12,105,525	\$ 24,133,477
2022 [2]	12,727,162	12,747,773	25,474,935
2023	13,074,218	13,148,957	26,223,175
2024	13,421,274	13,550,140	26,971,414
2025	13,768,330	13,951,324	27,719,654
2026	14,115,385	14,352,508	28,467,893
2027	14,462,441	14,753,691	29,216,132
2028	14,809,497	15,154,875	29,964,372
2029	15,156,553	15,556,059	30,712,611
2030	15,503,609	15,957,242	31,460,851
2031	15,850,664	16,358,426	32,209,090
2032	16,197,720	16,759,610	32,957,330
Growth Rate:			
2021 - 2032	2.74%	3.35%	3.24%
2022- 2032	<u>2.44%</u>	<u>2.97%</u>	<u>2.78%</u>

[1] Amounts shown derived from Table 1-2.

[2] Reflects user rate adjustments effective October 1, 2021.

As shown in the preceding table, revenues under existing rates are projected to increase at a rate consistent with the customer growth rate.

**1-6: Revenue Requirements – Principal Assumptions and Considerations**

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

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

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

The financial evaluation contained in this utility rate analysis covered projections for the 11 fiscal year period of October 1, 2021 through September 30, 2032 (previously defined as the "Forecast Period"). A forecast of System operations was prepared to i) assess the adequacy of utility rates in the near future; ii) recognize potential cost recovery strategies based on the phase-in of any required rate adjustments to meet the projected revenue requirements and finance identified capital expenditure requirements; and iii) examine the financial implications of alternatives to funding the System's multi-year capital improvement program.

The projected revenue requirements are shown in Tables 1-3 and 1-4 at the end of this section for the water system and wastewater system, respectively, while the combined System revenue requirements are shown in Table 1-5. In the preparation of the financial projections contained in this report and the conclusions that follow, GovRates has made certain assumptions with respect to conditions that may occur in the future. While we believe the assumptions are reasonable and based on the best available information for the purpose of this report, they are dependent upon future events, and actual conditions may differ from those assumed. We recommend that the City continue to compare actual results with the projections contained in this report to ensure that the utility's rates continue to be sufficient.

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

1. Projected revenues from current rates and charges for the City's water system and wastewater system have been based on the schedule of rates and charges currently in effect and as set forth in the Rate Resolution. Such rates were applied to the customer and sales usage forecast discussed previously.
2. The water and wastewater capacity fees to be collected by the City during the projection period were assumed to be utilized for funding growth-related capital projects or growth-related debt service, including the portion of Peace River growth-related debt service allocable to the City. The assumed capacity fee collections were based on a review of historical collections and discussions with City staff.

Within these projections, we have assumed the implementation of the proposed capacity fee increases discussed in this report. The assumptions are summarized in the following Exhibit 1-5:

**Exhibit 1-5: Projected Capacity Fee Collections**

Fiscal Year Ending September 30, (Projected)	Water System	Wastewater System	Combined System
2021 (actual)	\$ 1,711,008	\$ 751,314	\$ 2,462,322
2022	1,300,000	415,000	1,715,000
2023	640,000	656,240	1,296,240
2024	810,598	840,390	1,650,989
2025	810,598	840,390	1,650,989
2026	810,598	840,390	1,650,989
2027	810,598	840,390	1,650,989
2028	810,598	840,390	1,650,989
2029	810,598	840,390	1,650,989
2030	810,598	840,390	1,650,989
2031	810,598	840,390	1,650,989
2032	810,598	840,390	1,650,989

- The adopted Fiscal Years 2022 and proposed 2023 Operating and Capital Budgets as provided by the City served as the baseline for the expenditure projections for the remainder of the Forecast Period and the underlying assumptions contained in these budgets were considered reasonable and to reflect anticipated operations. The budgeted operating expenses were compared with actual historical results and trends in operating expenses.
- Table 1-6 at the end of this section summarizes i) the budgeted Fiscal Year 2022 and Fiscal Year 2023 operations and maintenance expenses for the System; ii) the adjustments made to the forecast for known operational and ratemaking considerations; and iii) the allocation of such expenses between the water and wastewater systems. These allocations of costs between the two utility systems served as the basis for the projection of respective utility system costs for the Forecast Period. The cost allocations were based on i) the functional nature of each cost center; ii) the purpose of such cost center and the specific costs reflected in such cost center; and iii) discussions with City staff. The following Exhibit 1-6 contains a summary of the operating expense allocations for the Fiscal Year 2023 as recognized in this analysis:

**Exhibit 1-6: Fiscal Year 2023 Operating Expense Allocation [\*]**

System	Amount	Percent
Water System	\$ 13,114,286	59.7%
Wastewater System	8,871,639	40.3%
Total	\$ 21,985,925	100.0%

[\*] Derived from Table 1-6.

The operation and maintenance expenses for the water and wastewater systems identified for the Fiscal Year 2023 were projected for the remaining nine (9) years of the Forecast Period (through Fiscal Year 2032). These projections are displayed on Tables 1-7 and 1-8 at the end of this section for the water and wastewater systems, respectively, while Table 1-9 shows the projected operation and maintenance expenses on a combined basis. Table 1-10 indicates the escalation factors utilized in the analysis that were based on the nature of the expense and information provided by the City staff. Major cost escalation factors assumed for the Fiscal Year 2024 and beyond were based on discussions with City staff and include:

- Salaries and Wages: 7.0% in Fiscal Year 2024, 5.0% in Fiscal Years 2025 and 2026, and 4% per year after Fiscal Year 2026
- Health Insurance: 8.0% per year
- Repair and Maintenance Expenses: 4.0% per year
- Property / General Insurance: 4.0% per year after Fiscal Year 2020
- Electricity Commodity Cost: 4.0% per year after Fiscal Year 2020
- Chemicals Commodity Cost: 4.0% per year after Fiscal Year 2020
- Fuel Commodity Cost: 5.0% per year
- Peace River Base Charge: 5.0% per year
- Peace River Volumetric Charge: 5.0% per year
- General Fund Administrative Charge: 6.0% per year after Fiscal Year 2020
- Return on Investment: 5.0% per year

5. Based on discussions with City staff, nine (9) additional personnel above Fiscal Year 2023 budgeted levels were assumed during the Forecast Period, and the salaries and benefits of the new hires was assumed to total approximately \$1.2 million by Fiscal Year 2032. The additional personnel include an Accreditation Administrator, a Staff Assistant, an Asset Manager, a Maintenance Mechanic, a Heavy Equipment Operator, a Collection and Distribution Technician III, a Fats, Oils, and Grease (FOG) Inspector, a Contracts Administrator, and an Inspector within the Utility’s Engineering division.
6. Monthly charges from Peace River consist of i) a base charge, which is a fixed rate per month and which is designed to recover Peace River’s non-variable operating and capital costs (including debt service for capital projects); ii) a variable charge per 1,000 gallons which is designed to recover the Authority’s variable costs (e.g., electricity, chemicals); iii) payments for additional capacity among Peace River customers; and iv) a customer planning assessment. The projected costs of purchases from Peace River were based on discussions with City staff and are summarized in the following Exhibit 1-7 and detailed in Table 1-11 at the end of this section:

**Exhibit 1-7:  
Projection of Wholesale Water Purchases from Peace River [\*]**

Fiscal Year Ending September 30, (Projected)	Total Water Purchases (MGD)	Total Water Purchases (kgal)	Total Peace River Costs
2022	2.249	820,974	\$3,081,323
2023	0.500	182,500	2,738,245
2024	0.500	182,500	2,884,703
2025	0.500	182,500	3,028,938
2026	0.500	182,500	3,180,385
2027	0.500	182,500	3,339,405
2028	0.500	182,500	3,506,375
2029	0.500	182,500	3,681,694
2030	0.500	182,500	3,865,778
2031	0.500	182,500	4,059,067
2032	0.500	182,500	4,262,021

MGD = million-gallons-per-day

kgal = 1,000 gallons

[\*] Derived from Table 1-11.

It was assumed for the purposes of this utility rate analysis that a portion of the water system capacity fees would be utilized to pay the expansion-related Peace River debt service that is allocable to the City.

7. The projection of variable costs for water and wastewater systems operations, which would include such expenses as chemicals and utility services (electricity), was based on the projected growth in water and wastewater flow, respectively, plus an allowance for inflationary cost increases.
8. In the projection of the estimated expenditure requirements, a contingency allowance has been included for Fiscal Years 2024 through 2032. The contingency allowance assumed for the development of the projected revenue requirements represents approximately 1.0% of the total combined water and wastewater operating expenses and for the Fiscal Year 2024 was estimated to be approximately \$236,400. This annual allowance has been included as an operating expense in order to have additional funds to meet unknown or unplanned expenses throughout the fiscal year and to recognize potential changes in revenues that may result due to weather, conservation, and other factors. To the extent the contingency allowance is not required to meet annual operating expenses or provide funds for ongoing System operations, such monies would accrue to the benefit of the System and could be used for other purposes such as funding renewals, replacements, and upgrades to the System over time.
9. An allowance for bad debt expenses has been made to recognize that a certain amount of revenues will be considered as uncollectible and written off throughout the year. This expenditure item reflects an incremental adjustment to each year’s operating expenses and was estimated at 0.25% of user rate revenue.

10. For the purposes of this analysis, amounts associated with depreciation and amortization expenses have not been recognized. These expenditures are non-cash in nature and are also not considered as operating expenses for ratemaking purposes under the flow of funds provision of the City's bond ordinance. Therefore, such amounts have not been recognized as a revenue requirement to be recovered from rates for the Forecast Period. It should be noted that an allowance for the funding of capital projects, renewals and replacements, and/or reserves has been recognized that essentially provides for the cash funding of these expenses.
  
11. The City's outstanding senior lien debt was issued pursuant to Ordinance 92-30, as amended and supplemented (collectively, the "Bond Ordinance"). As of October 1, 2021, the City had outstanding in the principal amount \$20,788,686 of senior lien debt that primarily financed i) the acquisition of the assets which comprised the water and wastewater system of General Development Utilities, Inc., a privately owned and operated utility which was franchised to operate a public water and wastewater system within the City limits; ii) certain capital improvements to the water and wastewater utility systems (e.g., wastewater treatment plant expansion), including improvements previously financed through the State Revolving Fund (SRF) loan program of the FDEP. This senior lien debt is summarized in the following Exhibit 1-8:

**Exhibit 1-8: Summary of Outstanding Senior Lien Obligations**

Description	Amount Outstanding as of October 1, 2021 [1]
Utility System Refunding Revenue Bonds, Series 2005 (Private Placement)	\$ 4,569,686
Utility System Refunding Revenue Bonds, Series 2014 (BB&T Refunding Note)	1,423,000
Utility System Revenue Bond, Series 2020 [2]	14,796,000
Total Senior Lien Debt Outstanding	\$ 20,788,686

[1] Derived from Table 1-12.

[2] Refunded System's then-outstanding SRF loans.

A summary of the amount of the debt service payments associated with the outstanding indebtedness can be found in Table 1-12 at the end of this section.

12. The projected capital expenditures through the Fiscal Year ending September 30, 2032 for the water and wastewater system were based on discussions with the City staff. Table 1-13 at the end of this section provides a detailed listing of the capital projects for the water and wastewater system as well as projected funding sources for such projects within the analysis period. The capital improvement program (CIP) funding plan is summarized in the following Exhibit 1-9:



**Exhibit 1-9: Assumed Capital Improvement Program Funding**

Funding Source	Water System		Wastewater System		Combined	
	Amount	Percent	Amount	Percent	Amount	Percent
Rate Revenues and Operating Reserves	\$49,371,478	39.5%	\$61,068,649	63.5%	\$ 110,440,127	49.9%
Additional Debt Proceeds	21,800,000	17.4%	19,340,000	20.1%	41,140,000	18.6%
Surtax	19,484,670	15.6%	11,955,200	12.4%	31,439,870	14.2%
Developer Contributions	24,195,504	19.3%	-	0.0%	24,195,504	10.9%
Capacity Fees	9,651,212	7.7%	1,800,000	1.9%	11,451,212	5.2%
Grants	584,331	0.5%	1,996,270	2.1%	2,580,601	1.2%
Total	<u>125,087,195</u>	<u>100.0%</u>	<u>96,160,119</u>	<u>100.0%</u>	<u>221,247,314</u>	<u>100.0%</u>

[\*] Derived from Table 1-13.

With respect to the additional debt, it is assumed that the City would secure either SRF loans or bank loans.

13. The Bond Ordinance which authorized the issuance of the outstanding Senior Lien Bonds requires that the City maintain in the Renewal and Replacement Fund (the "R&R Fund") an amount designated as the Renewal and Replacement Fund Requirement (the R&R Requirement), but in no event shall an amount of money on deposit in the R&R Fund be less than the total of 5.0% of the Gross Revenues received for the prior fiscal year of the water and wastewater system. Monies in the R&R Fund are intended to be used by the City to pay for i) the costs of major extensions, improvements or additions; and ii) the replacement, renewal or repair of System capital assets. GovRates assumed that the cash balance in the R&R Fund and any R&R Fund equivalent established by the City would be at least equal to one year of annual depreciation expense by the end of the Forecast Period.
  
14. Interest income has been recognized as an available revenue source to fund the expenditure needs of the System. For the Forecast Period, interest income was based on estimated balances in unrestricted funds as defined in the Bond Ordinance. Thus, for the determination of the revenue requirements from rates, no earnings have been reflected on balances in the capacity fee funds or in the Construction Fund established from proceeds derived from the issuance of senior lien obligations to fund capital projects. Although the restricted earnings are available for capital project funding, the earnings are not being considered as being available to fund utility operating expenses since such earnings are restricted to the account pursuant to the Bond Ordinance. As such, the earnings on the restricted funds are not included in the development of the revenue requirements of the City's utility system.

In the development of the estimated interest earnings, an average interest rate of 0.00% was assumed to be earned on the estimated average fund balances in Fiscal Year 2022, 0.25% was assumed for Fiscal Years 2023 and 2024, 0.50% was assumed for Fiscal Years 2025 to 2027, 0.75% was assumed for Fiscal Years 2028 to 2030, and 1.00% was assumed for Fiscal Years 2031 to 2032. This interest rate is based on recent earning performance results of the utility, discussions with the City, and a review of earnings performance of available investment vehicles to the City (e.g., State Board of Administration).

Table 1-14 at the end of this section contains the projection of fund balances and interest income.

15. The City receives other operating revenues from miscellaneous charges for specific customer service requests or needs which serve to reduce rate revenue requirements. Examples of such revenues include turn-on and turn-off charges, guaranteed revenue charges, initiation of service charges, meter installation and tap-in charges, late payment fees, returned payment charges, utility inspection fees, and line extension charges. Such amounts were projected through the Forecast Period based on a review of historical trends, the projected growth in customers to be served and rate revenues, and discussions with City staff. The offsetting costs of new meters and other parts utilized to perform meter installations are currently treated as operating expenses by the City instead of capital expenses.

Table 1-15 at the end of this section contains the projection of other operating revenues. Assumed revenue from the proposed line extension charges discussed in this report is included in the projections.

## 1-7: Summary of Water and Wastewater Revenue Requirements

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As shown in Tables 1-3 and 1-4 at the end of this section as well as in the financial overview and graphical presentation in the executive summary of this report, an 8.00% increase has been recognized for Fiscal Year 2023 followed by 4.00% annual rate increases in Fiscal Years 2024 to 2029 and 3% increases in Fiscal Years 2030 to 2032. These adjustments are based on the assumptions discussed throughout this report. Only the 8% increase in Fiscal Year 2023 is recommended to be implemented at this time.

## 1-8: Debt Service Coverage and Rate Covenants

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A major aspect of any utility rate analysis is the determination of whether the rate covenants in the Bond Ordinance are being met. The City's Bond Ordinance contains a covenant under which the City will establish rates which, in each fiscal year, will produce:

*"(A) Net Revenues adequate at all times to pay in each Fiscal Year (1) at least one hundred ten percent (110%) of the Annual Debt Service on all Outstanding Bonds becoming due in such Fiscal Year, and (2) at least one hundred percent (100%) of any amount required by the terms hereof to be deposited into the Reserve Account...[and]...Renewal and Replacement Fund..."*

**OR**

*"(B) (1) Net Revenues, Impact Fees and Special Assessment Proceeds in such Fiscal Year adequate to pay at least one hundred fifteen percent (115%) of the Annual Debt Service on all Outstanding Bonds becoming due in such Fiscal Year, and (2) Net Revenues in such Fiscal Year adequate to pay at least one hundred five percent (105%) of the Annual Debt Service*

*on all Outstanding Bonds becoming due in such Fiscal Year and at least one hundred percent (100%) of any amounts required by the terms hereof to be deposited into the Reserve Account...[and]...Renewal and Replacement Fund..."*

Any future SRF loan agreements will presumably contain a covenant under which the City shall maintain rates and charges for the services furnished by the System that are sufficient to provide, in each Fiscal Year:

*"Pledged Revenues equal to or exceeding 1.15 times the sum of the Semiannual Loan Payments due in such Fiscal Year. In addition, the Local Borrower shall satisfy the coverage requirements of all senior and parity debt obligations."*

Table 1-16 at the end of this section summarizes the ability of the System net revenues to meet the rate covenant provisions of the Bond Ordinance and future SRF loan agreements. Assuming the adoption of the proposed rate adjustments, the Net Revenues of the water and wastewater system are expected to meet the rate covenant requirements as defined in the Bond Ordinance as shown in Table 1-16. The all-in debt service coverage (senior and subordinate lien combined) is projected to remain above the target 200% during the Forecast Period.

## **1-9: Projected Sources and Uses of Funds**

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To provide additional information to the City, a summary of the projected sources and uses of funds for each of the Utility's major funds is shown in Table 1-17 at the end of this section. The projected sources equal the projected uses.

Table 1-1

City of North Port, Florida  
Utility Rate Analysis

Summary of Historical and Projected Water and Wastewater Customer Statistics

Line No.	Description	Historical				Fiscal Year Ending September 30,										
		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
<b>RETAIL WATER</b>																
<b>Inside City</b>																
<b>Single Family Residential - Inside City</b>																
1	Average Monthly Customers	17,576	18,460	19,389	20,206	20,913	21,620	22,327	23,034	23,741	24,448	25,155	25,862	26,569	27,276	27,983
2	Change in Average Monthly Accounts		883	929	818	707	707	707	707	707	707	707	707	707	707	707
3	Average Monthly ERCs	17,585	18,469	19,398	20,215	20,922	21,629	22,336	23,043	23,750	24,457	25,164	25,871	26,578	27,285	27,992
4	Average Monthly ERCs Per Customer	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
5	Annual Water Sales (kgal)	629,283	656,012	725,753	749,980	753,008	778,460	803,912	829,364	854,816	880,268	905,720	931,172	956,624	982,076	1,007,528
6	Average Monthly Water Sales Per Customer (kgal)	2.98	2.96	3.12	3.09	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00
7	Average Monthly Water Sales Per ERC (kgal)	2.98	2.96	3.12	3.09	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00
<b>Master-Metered Residential - Inside City</b>																
8	Average Monthly Customers	391	429	402	402	402	402	402	402	402	402	402	402	402	402	402
9	Change in Average Monthly Accounts		38	(27)	0	0	0	0	0	0	0	0	0	0	0	0
10	Average Monthly ERCs	847	904	857	858	858	858	858	858	858	858	858	858	858	858	858
11	Average Monthly ERCs Per Customer	2.17	2.11	2.13	2.13	2.13	2.13	2.13	2.13	2.13	2.13	2.13	2.13	2.13	2.13	2.13
12	Annual Water Sales (kgal)	35,804	36,234	38,533	37,000	36,077	36,077	36,077	36,077	36,077	36,077	36,077	36,077	36,077	36,077	36,077
13	Average Monthly Water Sales Per Customer (kgal)	7.64	7.04	7.99	7.67	7.48	7.48	7.48	7.48	7.48	7.48	7.48	7.48	7.48	7.48	7.48
14	Average Monthly Water Sales Per ERC (kgal)	3.52	3.34	3.75	3.59	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50	3.50
<b>Commercial - Inside City</b>																
15	Average Monthly Customers	586	549	619	661	686	710	734	758	782	806	830	854	878	902	926
16	Change in Average Monthly Accounts		(37)	69	42	25	24	24	24	24	24	24	24	24	24	24
17	Average Monthly ERCs	2,029	2,029	2,132	2,376	2,441	2,490	2,540	2,589	2,639	2,688	2,738	2,787	2,837	2,886	2,936
18	Average Monthly ERCs Per Customer	3.46	3.70	3.45	3.60	3.56	3.51	3.46	3.42	3.37	3.34	3.30	3.26	3.23	3.20	3.17
19	Annual Water Sales (kgal)	105,691	108,803	105,964	123,121	126,439	129,290	132,142	134,993	137,845	140,696	143,548	146,399	149,251	152,103	154,954
20	Average Monthly Water Sales Per Customer (kgal)	15.03	16.51	14.28	15.52	15.36	15.18	15.00	14.84	14.69	14.55	14.41	14.29	14.17	14.05	13.95
21	Average Monthly Water Sales Per ERC (kgal)	4.34	4.47	4.14	4.32	4.32	4.33	4.34	4.34	4.35	4.36	4.37	4.38	4.38	4.39	4.40
<b>Total Water Inside City Without Irrigation</b>																
22	Average Monthly Customers	18,553	19,438	20,409	21,269	22,001	22,732	23,463	24,194	24,925	25,656	26,387	27,118	27,849	28,580	29,311
23	Change in Average Monthly Accounts		885	971	860	732	731	731	731	731	731	731	731	731	731	731
24	Average Monthly ERCs	20,462	21,402	22,386	23,449	24,221	24,977	25,734	26,490	27,247	28,003	28,760	29,516	30,273	31,029	31,786
25	Average Monthly ERCs Per Customer	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.09	1.09	1.09	1.09	1.09	1.09	1.09	1.08
26	Annual Water Sales (kgal)	770,778	801,049	870,250	910,101	915,525	943,828	972,132	1,000,435	1,028,739	1,057,042	1,085,346	1,113,649	1,141,953	1,170,256	1,198,560
27	Average Monthly Water Sales Per Customer (kgal)	3.46	3.43	3.55	3.57	3.47	3.46	3.45	3.45	3.44	3.43	3.43	3.42	3.42	3.41	3.41
28	Average Monthly Water Sales Per ERC (kgal)	3.14	3.12	3.24	3.23	3.15	3.15	3.15	3.15	3.15	3.15	3.14	3.14	3.14	3.14	3.14
<b>Outside City</b>																
<b>Single Family Residential - Outside City</b>																
29	Average Monthly Customers	3,030	3,030	3,032	3,035	3,036	3,036	3,036	3,036	3,036	3,036	3,036	3,036	3,036	3,036	3,036
30	Change in Average Monthly Accounts		1	2	3	1	0	0	0	0	0	0	0	0	0	0
31	Average Monthly ERCs	3,031	3,032	3,033	3,037	3,038	3,038	3,038	3,038	3,038	3,038	3,038	3,038	3,038	3,038	3,038
32	Average Monthly ERCs Per Customer	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
33	Annual Water Sales (kgal)	52,733	53,549	55,234	51,099	51,116	51,116	51,116	51,116	51,116	51,116	51,116	51,116	51,116	51,116	51,116
34	Average Monthly Water Sales Per Customer (kgal)	1.45	1.47	1.52	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40
35	Average Monthly Water Sales Per ERC (kgal)	1.45	1.47	1.52	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40

Table 1-1

City of North Port, Florida  
Utility Rate Analysis

Summary of Historical and Projected Water and Wastewater Customer Statistics

Line No.	Description	Historical										Fiscal Year Ending September 30,				
		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
<b>Master-Metered Residential - Outside City</b>																
36	Average Monthly Customers	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
37	Change in Average Monthly Accounts	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
38	Average Monthly ERCs	5	5	5	5	5	5	5	5	5	5	5	5	5	5	
39	Average Monthly ERCs Per Customer	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	
40	Annual Water Sales (kgal)	352	286	284	246	246	246	246	246	246	246	246	246	246	246	
41	Average Monthly Water Sales Per Customer (kgal)	29.33	23.83	23.67	20.50	20.50	20.50	20.50	20.50	20.50	20.50	20.50	20.50	20.50	20.50	
42	Average Monthly Water Sales Per ERC (kgal)	5.87	4.77	4.73	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10	
<b>Commercial - Outside City</b>																
43	Average Monthly Customers	39	41	41	41	41	41	41	41	41	41	41	41	41	41	
44	Change in Average Monthly Accounts	2	0	0	0	0	0	0	0	0	0	0	0	0	0	
45	Average Monthly ERCs	93	105	105	105	105	105	105	105	105	105	105	105	105	105	
46	Average Monthly ERCs Per Customer	2.40	2.56	2.56	2.57	2.57	2.57	2.57	2.57	2.57	2.57	2.57	2.57	2.57	2.57	
47	Annual Water Sales (kgal)	7,966	8,164	8,923	6,744	6,862	6,862	6,862	6,862	6,862	6,862	6,862	6,862	6,862	6,862	
48	Average Monthly Water Sales Per Customer (kgal)	17.21	16.63	18.17	13.68	13.92	13.92	13.92	13.92	13.92	13.92	13.92	13.92	13.92	13.92	
49	Average Monthly Water Sales Per ERC (kgal)	7.17	6.51	7.10	5.33	5.42	5.42	5.42	5.42	5.42	5.42	5.42	5.42	5.42	5.42	
<b>Total Water Outside City Without Irrigation</b>																
50	Average Monthly Customers	3,070	3,072	3,074	3,077	3,078	3,078	3,078	3,078	3,078	3,078	3,078	3,078	3,078	3,078	
51	Change in Average Monthly Accounts	3	2	2	3	1	0	0	0	0	0	0	0	0	0	
52	Average Monthly ERCs	3,129	3,142	3,143	3,147	3,148	3,148	3,148	3,148	3,148	3,148	3,148	3,148	3,148	3,148	
53	Average Monthly ERCs Per Customer	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	
54	Annual Water Sales (kgal)	61,051	61,999	64,441	58,089	58,224	58,224	58,224	58,224	58,224	58,224	58,224	58,224	58,224	58,224	
55	Average Monthly Water Sales Per Customer (kgal)	1.66	1.68	1.75	1.57	1.58	1.58	1.58	1.58	1.58	1.58	1.58	1.58	1.58	1.58	
56	Average Monthly Water Sales Per ERC (kgal)	1.63	1.64	1.71	1.54	1.54	1.54	1.54	1.54	1.54	1.54	1.54	1.54	1.54	1.54	
<b>Total Retail Water Without Irrigation</b>																
57	Average Monthly Customers	21,623	22,510	23,483	24,347	25,080	25,811	26,542	27,273	28,004	28,735	29,466	30,197	30,928	31,659	
58	Change in Average Monthly Accounts	888	888	973	864	733	731	731	731	731	731	731	731	731	731	
59	Average Monthly ERCs	23,591	24,544	25,529	26,596	27,369	28,125	28,882	29,638	30,395	31,151	31,908	32,664	33,421	34,177	
60	Average Monthly ERCs Per Customer	1.09	1.09	1.09	1.09	1.09	1.09	1.09	1.09	1.09	1.08	1.08	1.08	1.08	1.08	
61	Annual Water Sales (kgal)	831,829	863,048	934,691	968,190	973,748	1,002,052	1,030,355	1,058,659	1,086,963	1,115,266	1,143,570	1,171,873	1,200,177	1,228,480	
62	Average Monthly Water Sales Per Customer (kgal)	3.21	3.20	3.32	3.31	3.24	3.24	3.24	3.23	3.23	3.23	3.23	3.23	3.23	3.23	
63	Average Monthly Water Sales Per ERC (kgal)	2.94	2.93	3.05	3.03	2.96	2.97	2.97	2.98	2.98	2.98	2.99	2.99	2.99	3.00	
<b>RETAIL IRRIGATION</b>																
<b>Inside City</b>																
<b>Single Family Residential Irrigation - Inside City</b>																
64	Average Monthly Customers	4	4	5	5	5	5	5	5	5	5	5	5	5	5	
65	Change in Average Monthly Accounts	0	1	0	0	0	0	0	0	0	0	0	0	0	0	
66	Average Monthly ERCs	4	4	5	5	5	5	5	5	5	5	5	5	5	5	
67	Average Monthly ERCs Per Customer	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	
68	Annual Water Sales (kgal)	330	238	397	398	398	398	398	398	398	398	398	398	398	398	
69	Average Monthly Water Sales Per Customer (kgal)	6.88	4.96	6.73	6.52	6.52	6.52	6.52	6.52	6.52	6.52	6.52	6.52	6.52	6.52	
70	Average Monthly Water Sales Per ERC (kgal)	6.88	4.96	6.73	6.52	6.52	6.52	6.52	6.52	6.52	6.52	6.52	6.52	6.52	6.52	
<b>Commercial Irrigation - Inside City</b>																
71	Average Monthly Customers	42	44	47	47	47	47	47	47	47	47	47	47	47	47	
72	Change in Average Monthly Accounts	3	3	0	0	0	0	0	0	0	0	0	0	0	0	
73	Average Monthly ERCs	98	101	112	113	113	113	113	113	113	113	113	113	113	113	
74	Average Monthly ERCs Per Customer	2.37	2.29	2.39	2.39	2.39	2.39	2.39	2.39	2.39	2.39	2.39	2.39	2.39	2.39	
75	Annual Water Sales (kgal)	11,995	10,921	16,978	13,633	13,633	13,633	13,633	13,633	13,633	13,633	13,633	13,633	13,633	13,633	
76	Average Monthly Water Sales Per Customer (kgal)	24.09	20.64	30.10	24.17	24.17	24.17	24.17	24.17	24.17	24.17	24.17	24.17	24.17	24.17	
77	Average Monthly Water Sales Per ERC (kgal)	10.16	9.00	12.59	10.10	10.10	10.10	10.10	10.10	10.10	10.10	10.10	10.10	10.10	10.10	

Table 1-1

City of North Port, Florida  
Utility Rate Analysis

Summary of Historical and Projected Water and Wastewater Customer Statistics

Line No.	Description	Historical					Fiscal Year Ending September 30,									
		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
<b>Total Irrigation Inside City</b>																
78	Average Monthly Customers	46	48	52	52	52	52	52	52	52	52	52	52	52	52	
79	Change in Average Monthly Accounts		3	4	0	0	0	0	0	0	0	0	0	0	0	
80	Average Monthly ERCs	102	105	117	118	118	118	118	118	118	118	118	118	118	118	
81	Average Monthly ERCs Per Customer	2.25	2.19	2.26	2.26	2.26	2.26	2.26	2.26	2.26	2.26	2.26	2.26	2.26	2.26	
82	Annual Water Sales (kgal)	12,325	11,159	17,375	14,031	14,031	14,031	14,031	14,031	14,031	14,031	14,031	14,031	14,031	14,031	
83	Average Monthly Water Sales Per Customer (kgal)	22.57	19.34	27.89	22.45	22.45	22.45	22.45	22.45	22.45	22.45	22.45	22.45	22.45	22.45	
84	Average Monthly Water Sales Per ERC (kgal)	10.03	8.85	12.34	9.94	9.94	9.94	9.94	9.94	9.94	9.94	9.94	9.94	9.94	9.94	
<b>Outside City</b>																
<b>Commercial Irrigation - Outside City</b>																
85	Average Monthly Customers	1	2	2	2	2	2	2	2	2	2	2	2	2	2	
86	Change in Average Monthly Accounts		1	0	0	0	0	0	0	0	0	0	0	0	0	
87	Average Monthly ERCs	1	6	6	6	6	6	6	6	6	6	6	6	6	6	
88	Average Monthly ERCs Per Customer	1.00	3.18	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	
89	Annual Water Sales (kgal)	0	1,413	1,067	319	319	319	319	319	319	319	319	319	319	319	
90	Average Monthly Water Sales Per Customer (kgal)	0.00	64.23	44.46	13.29	13.29	13.29	13.29	13.29	13.29	13.29	13.29	13.29	13.29	13.29	
91	Average Monthly Water Sales Per ERC (kgal)	0.00	20.19	14.82	4.43	4.43	4.43	4.43	4.43	4.43	4.43	4.43	4.43	4.43	4.43	
<b>Total Irrigation Outside City</b>																
92	Average Monthly Customers	1	2	2	2	2	2	2	2	2	2	2	2	2	2	
93	Change in Average Monthly Accounts		1	0	0	0	0	0	0	0	0	0	0	0	0	
94	Average Monthly ERCs	1	6	6	6	6	6	6	6	6	6	6	6	6	6	
95	Average Monthly ERCs Per Customer	1.00	3.18	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	
96	Annual Water Sales (kgal)	0	1,413	1,067	319	319	319	319	319	319	319	319	319	319	319	
97	Average Monthly Water Sales Per Customer (kgal)	0.00	64.23	44.46	13.29	13.29	13.29	13.29	13.29	13.29	13.29	13.29	13.29	13.29	13.29	
98	Average Monthly Water Sales Per ERC (kgal)	0.00	20.19	14.82	4.43	4.43	4.43	4.43	4.43	4.43	4.43	4.43	4.43	4.43	4.43	
<b>Total Irrigation</b>																
99	Average Monthly Customers	47	50	54	54	54	54	54	54	54	54	54	54	54	54	
100	Change in Average Monthly Accounts		3	4	0	0	0	0	0	0	0	0	0	0	0	
101	Average Monthly ERCs	103	111	123	124	124	124	124	124	124	124	124	124	124	124	
102	Average Monthly ERCs Per Customer	2.22	2.22	2.29	2.29	2.29	2.29	2.29	2.29	2.29	2.29	2.29	2.29	2.29	2.29	
103	Annual Water Sales (kgal)	12,325	12,572	18,442	14,350	14,350	14,350	14,350	14,350	14,350	14,350	14,350	14,350	14,350	14,350	
104	Average Monthly Water Sales Per Customer (kgal)	22.09	20.99	28.50	22.11	22.11	22.11	22.11	22.11	22.11	22.11	22.11	22.11	22.11	22.11	
105	Average Monthly Water Sales Per ERC (kgal)	9.94	9.45	12.47	9.68	9.68	9.68	9.68	9.68	9.68	9.68	9.68	9.68	9.68	9.68	
<b>Total Retail Water and Irrigation</b>																
106	Average Monthly Customers	21,669	22,560	23,537	24,401	25,134	25,865	26,596	27,327	28,058	28,789	29,520	30,251	30,982	31,713	
107	Change in Average Monthly Accounts		891	977	864	733	731	731	731	731	731	731	731	731	731	
108	Average Monthly ERCs	23,694	24,655	25,653	26,720	27,492	28,249	29,005	29,762	30,518	31,275	32,031	32,788	33,544	34,301	
109	Change in Average Monthly ERCs		3	3	3	773	757	757	757	757	757	757	757	757	757	
110	Average Monthly ERCs Per Customer	1.09	1.09	1.09	1.10	1.09	1.09	1.09	1.09	1.09	1.09	1.08	1.08	1.08	1.08	
111	Annual Water Sales (kgal)	844,154	875,620	953,133	982,540	988,098	1,016,402	1,044,705	1,073,009	1,101,313	1,129,616	1,157,920	1,186,223	1,214,527	1,242,830	
112	Average Monthly Water Sales Per Customer (kgal)	3.25	3.23	3.37	3.36	3.28	3.27	3.27	3.27	3.27	3.27	3.27	3.27	3.27	3.27	
113	Average Monthly Water Sales Per ERC (kgal)	2.97	2.96	3.10	3.06	3.00	3.00	3.00	3.00	3.01	3.01	3.01	3.01	3.02	3.02	
<b>BULK WATER</b>																
<b>Bulk Water</b>																
114	Average Monthly Customers	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
115	Change in Average Monthly Accounts		0	0	0	0	0	0	0	0	0	0	0	0	0	
116	Average Monthly ERCs	50	50	50	50	50	50	50	50	50	50	50	50	50	50	
117	Average Monthly ERCs Per Customer	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	50.00	
118	Annual Water Sales (kgal)	4,418	8,430	6,014	7,627	6,014	6,014	6,014	6,014	6,014	6,014	6,014	6,014	6,014	6,014	
119	Average Monthly Water Sales Per Customer (kgal)	368.17	702.50	501.17	635.58	501.17	501.17	501.17	501.17	501.17	501.17	501.17	501.17	501.17	501.17	
120	Average Monthly Water Sales Per ERC (kgal)	7.36	14.05	10.02	12.71	10.02	10.02	10.02	10.02	10.02	10.02	10.02	10.02	10.02	10.02	

Table 1-1

City of North Port, Florida  
Utility Rate Analysis

Summary of Historical and Projected Water and Wastewater Customer Statistics

Line No.	Description	Historical					Fiscal Year Ending September 30,									
		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
<b>Total Retail and Bulk Water</b>																
121	Average Monthly Customers	21,670	22,561	23,538	24,402	25,135	25,866	26,597	27,328	28,059	28,790	29,521	30,252	30,983	31,714	32,445
122	Change in Average Monthly Accounts		891	977	864	733	731	731	731	731	731	731	731	731	731	731
123	Average Monthly ERCs	23,744	24,705	25,703	26,770	27,542	28,299	29,055	29,812	30,568	31,325	32,081	32,838	33,594	34,351	35,107
124	Average Monthly ERCs Per Customer	1.10	1.10	1.09	1.10	1.10	1.09	1.09	1.09	1.09	1.09	1.09	1.09	1.08	1.08	1.08
125	Annual Water Sales (kgal)	848,572	884,050	959,147	990,167	994,112	1,022,416	1,050,719	1,079,023	1,107,327	1,135,630	1,163,934	1,192,237	1,220,541	1,248,844	1,277,148
126	Average Monthly Water Sales Per Customer (kgal)	3.26	3.27	3.40	3.38	3.30	3.29	3.29	3.29	3.29	3.29	3.29	3.28	3.28	3.28	3.28
127	Average Monthly Water Sales Per ERC (kgal)	2.98	2.98	3.11	3.08	3.01	3.01	3.01	3.02	3.02	3.02	3.02	3.03	3.03	3.03	3.03
128	Finished Water Pumped (kgal)	786,818	504,000	620,592	482,335	497,685	1,173,703	1,211,247	1,248,791	1,286,334	1,323,878	1,361,422	1,398,966	1,436,509	1,474,053	1,511,597
129	Wholesale Water Purchases from PR/MRWSA	342,307	731,525	674,343	820,974	820,974	182,500	182,500	182,500	182,500	182,500	182,500	182,500	182,500	182,500	182,500
130	Total Water Produced and Purchased (kgal)	1,129,125	1,235,525	1,294,935	1,303,309	1,318,659	1,356,203	1,393,747	1,431,291	1,468,834	1,506,378	1,543,922	1,581,466	1,619,009	1,656,553	1,694,097
131	Total Water Produced and Purchased (MGD)	3.09	3.39	3.55	3.57	3.61	3.72	3.82	3.92	4.02	4.13	4.23	4.33	4.44	4.54	4.64
132	Non-Revenue Water Percentage	25.2%	29.1%	26.4%	24.6%	24.6%	24.6%	24.6%	24.6%	24.6%	24.6%	24.6%	24.6%	24.6%	24.6%	24.6%
133	Peaking Factor - Maximum Month	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20
<b>WASTEWATER</b>																
<b>Inside City</b>																
<b>Single Family Residential - Inside City</b>																
134	Average Monthly Customers	12,751	13,543	14,381	15,050	15,686	16,322	16,958	17,594	18,230	18,866	19,502	20,138	20,774	21,410	22,046
135	Change in Average Monthly Accounts		793	837	669	636	636	636	636	636	636	636	636	636	636	636
136	Average Monthly ERCs	12,752	13,545	14,382	15,051	15,687	16,323	16,959	17,595	18,231	18,867	19,503	20,139	20,775	21,411	22,047
137	Average Monthly ERCs Per Customer	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
138	Annual Wastewater Sales (kgal)	387,590	412,316	459,931	475,228	495,312	515,396	535,480	555,564	575,648	595,732	615,816	635,900	655,985	676,069	696,153
139	Average Monthly Wastewater Sales Per Customer (kgal)	2.53	2.54	2.67	2.63	2.63	2.63	2.63	2.63	2.63	2.63	2.63	2.63	2.63	2.63	2.63
140	Average Monthly Wastewater Sales Per ERC (kgal)	2.53	2.54	2.66	2.63	2.63	2.63	2.63	2.63	2.63	2.63	2.63	2.63	2.63	2.63	2.63
<b>Master-Metered Residential - Inside City</b>																
141	Average Monthly Customers	391	429	402	402	402	402	402	402	402	402	402	402	402	402	402
142	Change in Average Monthly Accounts		38	(27)	0	0	0	0	0	0	0	0	0	0	0	0
143	Average Monthly ERCs	847	904	857	858	858	858	858	858	858	858	858	858	858	858	858
144	Average Monthly ERCs Per Customer	2.17	2.11	2.13	2.13	2.13	2.13	2.13	2.13	2.13	2.13	2.13	2.13	2.13	2.13	2.13
145	Annual Wastewater Sales (kgal)	35,804	36,234	37,803	37,000	37,000	37,000	37,000	37,000	37,000	37,000	37,000	37,000	37,000	37,000	37,000
146	Average Monthly Wastewater Sales Per Customer (kgal)	7.64	7.04	7.84	7.67	7.67	7.67	7.67	7.67	7.67	7.67	7.67	7.67	7.67	7.67	7.67
147	Average Monthly Wastewater Sales Per ERC (kgal)	3.52	3.34	3.68	3.60	3.60	3.60	3.60	3.60	3.60	3.60	3.60	3.60	3.60	3.60	3.60
<b>Commercial - Inside City</b>																
148	Average Monthly Customers	524	533	551	583	605	627	649	671	693	715	737	759	781	803	825
149	Change in Average Monthly Accounts		9	19	32	22	22	22	22	22	22	22	22	22	22	22
150	Average Monthly ERCs	1,695	2,796	1,821	1,937	1,984	2,032	2,079	2,127	2,174	2,222	2,269	2,317	2,364	2,412	2,459
151	Average Monthly ERCs Per Customer	3.24	5.25	3.30	3.32	3.28	3.24	3.20	3.17	3.14	3.11	3.08	3.05	3.03	3.00	2.98
152	Annual Wastewater Sales (kgal)	94,391	97,600	95,092	110,378	113,273	116,167	119,062	121,956	124,851	127,745	130,640	133,534	136,429	139,323	142,218
153	Average Monthly Wastewater Sales Per Customer (kgal)	15.01	15.26	14.37	15.77	15.59	15.43	15.28	15.14	15.01	14.88	14.76	14.65	14.55	14.45	14.36
154	Average Monthly Wastewater Sales Per ERC (kgal)	4.64	2.91	4.35	4.75	4.76	4.76	4.77	4.78	4.79	4.79	4.80	4.80	4.81	4.81	4.82
<b>Total Wastewater Inside City</b>																
155	Average Monthly Customers	13,665	14,505	15,334	16,035	16,693	17,351	18,009	18,667	19,325	19,983	20,641	21,299	21,957	22,615	23,273
156	Change in Average Monthly Accounts		840	829	701	658	658	658	658	658	658	658	658	658	658	658
157	Average Monthly ERCs	15,295	17,245	17,059	17,846	18,529	19,213	19,896	20,580	21,263	21,947	22,630	23,314	23,997	24,681	25,364
158	Average Monthly ERCs Per Customer	1.12	1.19	1.11	1.11	1.11	1.11	1.10	1.10	1.10	1.10	1.10	1.09	1.09	1.09	1.09
159	Annual Wastewater Sales (kgal)	517,785	546,150	592,826	622,606	645,585	668,563	691,542	714,520	737,499	760,478	783,456	806,435	829,413	852,392	875,370
160	Average Monthly Water Sales Per Customer (kgal)	3.16	3.14	3.22	3.24	3.22	3.21	3.20	3.19	3.18	3.17	3.16	3.16	3.15	3.14	3.13
161	Average Monthly Water Sales Per ERC (kgal)	2.82	2.64	2.90	2.91	2.90	2.90	2.90	2.89	2.89	2.89	2.89	2.88	2.88	2.88	2.88

Table 1-1

City of North Port, Florida  
Utility Rate Analysis

Summary of Historical and Projected Water and Wastewater Customer Statistics

Line No.	Description	Historical										Fiscal Year Ending September 30,			
		2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
<b>Outside City</b>															
<b>Single Family Residential - Outside City</b>															
162	Average Monthly Customers	3,013	3,013	3,015	3,018	3,018	3,018	3,018	3,018	3,018	3,018	3,018	3,018	3,018	3,018
163	Change in Average Monthly Accounts		0	2	3	0	0	0	0	0	0	0	0	0	0
164	Average Monthly ERCs	3,013	3,013	3,015	3,018	3,018	3,018	3,018	3,018	3,018	3,018	3,018	3,018	3,018	3,018
165	Average Monthly ERCs Per Customer	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
166	Annual Wastewater Sales (kgal)	51,593	51,197	53,909	49,351	49,351	49,351	49,351	49,351	49,351	49,351	49,351	49,351	49,351	49,351
167	Average Monthly Wastewater Sales Per Customer (kgal)	1.43	1.42	1.49	1.36	1.36	1.36	1.36	1.36	1.36	1.36	1.36	1.36	1.36	1.36
168	Average Monthly Wastewater Sales Per ERC (kgal)	1.43	1.42	1.49	1.36	1.36	1.36	1.36	1.36	1.36	1.36	1.36	1.36	1.36	1.36
<b>Commercial - Outside City</b>															
169	Average Monthly Customers	21	23	23	23	23	23	23	23	23	23	23	23	23	23
170	Change in Average Monthly Accounts		1	0	0	0	0	0	0	0	0	0	0	0	0
171	Average Monthly ERCs	64	72	74	75	75	75	75	75	75	75	75	75	75	75
172	Average Monthly ERCs Per Customer	3.01	3.16	3.24	3.25	3.25	3.25	3.25	3.25	3.25	3.25	3.25	3.25	3.25	3.25
173	Annual Wastewater Sales (kgal)	6,839	6,903	7,512	5,712	5,712	5,712	5,712	5,712	5,712	5,712	5,712	5,712	5,712	5,712
174	Average Monthly Wastewater Sales Per Customer (kgal)	26.71	25.38	27.32	20.62	20.62	20.62	20.62	20.62	20.62	20.62	20.62	20.62	20.62	20.62
175	Average Monthly Wastewater Sales Per ERC (kgal)	8.88	8.04	8.43	6.35	6.35	6.35	6.35	6.35	6.35	6.35	6.35	6.35	6.35	6.35
<b>Total Wastewater Outside City</b>															
176	Average Monthly Customers	3,034	3,036	3,038	3,041	3,041	3,041	3,041	3,041	3,041	3,041	3,041	3,041	3,041	3,041
177	Change in Average Monthly Accounts		2	2	3	0	0	0	0	0	0	0	0	0	0
178	Average Monthly ERCs	3,077	3,085	3,089	3,093	3,093	3,093	3,093	3,093	3,093	3,093	3,093	3,093	3,093	3,093
179	Average Monthly ERCs Per Customer	1.01	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02	1.02
180	Annual Wastewater Sales (kgal)	58,432	58,100	61,421	55,063	55,063	55,063	55,063	55,063	55,063	55,063	55,063	55,063	55,063	55,063
181	Average Monthly Water Sales Per Customer (kgal)	1.60	1.59	1.68	1.51	1.51	1.51	1.51	1.51	1.51	1.51	1.51	1.51	1.51	1.51
182	Average Monthly Water Sales Per ERC (kgal)	1.58	1.57	1.66	1.48	1.48	1.48	1.48	1.48	1.48	1.48	1.48	1.48	1.48	1.48
<b>Total Wastewater</b>															
183	Average Monthly Customers	16,700	17,541	18,372	19,077	19,735	20,393	21,051	21,709	22,367	23,025	23,683	24,341	24,999	25,657
184	Change in Average Monthly Accounts		841	831	705	658	658	658	658	658	658	658	658	658	658
185	Average Monthly ERCs	18,372	20,330	20,149	20,939	21,622	22,306	22,989	23,673	24,356	25,040	25,723	26,407	27,090	27,774
186	Change in Average Monthly ERCs		1,958	(181)	790	684	684	684	684	684	684	684	684	684	684
187	Average Monthly ERCs Per Customer	1.10	1.16	1.10	1.10	1.09	1.09	1.09	1.09	1.09	1.09	1.09	1.08	1.08	1.08
188	Annual Wastewater Sales (kgal)	576,217	604,250	654,247	677,669	700,648	723,626	746,605	769,583	792,562	815,541	838,519	861,498	884,476	907,455
189	Average Monthly Wastewater Sales Per Customer (kgal)	2.88	2.87	2.97	2.96	2.96	2.96	2.96	2.95	2.95	2.95	2.95	2.95	2.95	2.95
190	Average Monthly Wastewater Sales Per ERC (kgal)	2.61	2.48	2.71	2.70	2.70	2.70	2.71	2.71	2.71	2.71	2.72	2.72	2.72	2.72
191	Total Wastewater Treated (kgal)	910,058	878,685	876,832	919,825	945,874	976,895	1,007,916	1,038,938	1,069,959	1,100,980	1,132,001	1,163,022	1,194,043	1,225,064
192	Total Wastewater Treated (MGD)	2.49	2.41	2.40	2.52	2.59	2.68	2.76	2.85	2.93	3.02	3.10	3.19	3.27	3.36
193	Percent of Wastewater Sales	157.9%	145.4%	134.0%	135.7%	135.0%	135.0%	135.0%	135.0%	135.0%	135.0%	135.0%	135.0%	135.0%	135.0%

kgal = thousands of gallons  
MGD = million-gallons-per-day



Table 1-2

City of North Port, Florida  
Utility Rate Analysis

Projected Water and Wastewater User Rate Revenue Under Existing Rates

Line No.	Description	Fiscal Year Ending September 30,											
		Historical 2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
<b>WATER USER RATE REVENUE</b>													
Single Family Residential - Inside City													
1	Base Facility Charge	\$ 4,835,607	\$ 5,204,431	\$ 5,380,308	\$ 5,556,184	\$ 5,732,061	\$ 5,907,937	\$ 6,083,814	\$ 6,259,690	\$ 6,435,567	\$ 6,611,443	\$ 6,787,320	\$ 6,963,196
2	Usage / Volume Charge	3,848,765	4,017,011	4,152,788	4,288,565	4,424,342	4,560,118	4,695,895	4,831,672	4,967,448	5,103,225	5,239,002	5,374,778
3	Total	\$ 8,684,372	\$ 9,221,443	\$ 9,533,096	\$ 9,844,749	\$10,156,402	\$10,468,055	\$10,779,709	\$11,091,362	\$11,403,015	\$11,714,668	\$12,026,321	\$12,337,975
Master-Metered Residential - Inside City													
4	Base Facility Charge	\$ 194,720	\$ 202,501	\$ 202,501	\$ 202,501	\$ 202,501	\$ 202,501	\$ 202,501	\$ 202,501	\$ 202,501	\$ 202,501	\$ 202,501	\$ 202,501
5	Usage / Volume Charge	199,725	202,452	202,452	202,452	202,452	202,452	202,452	202,452	202,452	202,452	202,452	202,452
6	Total	\$ 394,445	\$ 404,953	\$ 404,953	\$ 404,953	\$ 404,953	\$ 404,953	\$ 404,953	\$ 404,953	\$ 404,953	\$ 404,953	\$ 404,953	\$ 404,953
Commercial - Inside City													
7	Base Facility Charge	\$ 527,770	\$ 564,021	\$ 575,614	\$ 587,207	\$ 598,801	\$ 610,394	\$ 621,987	\$ 633,580	\$ 645,173	\$ 656,766	\$ 668,359	\$ 679,952
8	Usage / Volume Charge	988,676	1,055,732	1,079,541	1,103,351	1,127,161	1,150,970	1,174,780	1,198,589	1,222,399	1,246,208	1,270,018	1,293,827
9	Total	\$ 1,516,446	\$ 1,619,753	\$ 1,655,156	\$ 1,690,558	\$ 1,725,961	\$ 1,761,364	\$ 1,796,766	\$ 1,832,169	\$ 1,867,572	\$ 1,902,974	\$ 1,938,377	\$ 1,973,779
Single Family Residential - Outside City													
10	Base Facility Charge	\$ 835,525	\$ 869,090	\$ 869,090	\$ 869,090	\$ 869,090	\$ 869,090	\$ 869,090	\$ 869,090	\$ 869,090	\$ 869,090	\$ 869,090	\$ 869,090
11	Usage / Volume Charge	273,563	284,660	284,660	284,660	284,660	284,660	284,660	284,660	284,660	284,660	284,660	284,660
12	Total	\$ 1,109,089	\$ 1,153,750	\$ 1,153,750	\$ 1,153,750	\$ 1,153,750	\$ 1,153,750	\$ 1,153,750	\$ 1,153,750	\$ 1,153,750	\$ 1,153,750	\$ 1,153,750	\$ 1,153,750
Master-Metered Residential - Outside City													
13	Base Facility Charge	\$ 1,250	\$ 1,300	\$ 1,300	\$ 1,300	\$ 1,300	\$ 1,300	\$ 1,300	\$ 1,300	\$ 1,300	\$ 1,300	\$ 1,300	\$ 1,300
14	Usage / Volume Charge	1,257	1,308	1,308	1,308	1,308	1,308	1,308	1,308	1,308	1,308	1,308	1,308
15	Total	\$ 2,507	\$ 2,608	\$ 2,608	\$ 2,608	\$ 2,608	\$ 2,608	\$ 2,608	\$ 2,608	\$ 2,608	\$ 2,608	\$ 2,608	\$ 2,608
Commercial - Outside City													
16	Base Facility Charge	\$ 26,988	\$ 28,067	\$ 28,067	\$ 28,067	\$ 28,067	\$ 28,067	\$ 28,067	\$ 28,067	\$ 28,067	\$ 28,067	\$ 28,067	\$ 28,067
17	Usage / Volume Charge	51,489	54,493	54,493	54,493	54,493	54,493	54,493	54,493	54,493	54,493	54,493	54,493
18	Total	\$ 78,477	\$ 82,560	\$ 82,560	\$ 82,560	\$ 82,560	\$ 82,560	\$ 82,560	\$ 82,560	\$ 82,560	\$ 82,560	\$ 82,560	\$ 82,560
Single Family Residential Irrigation - Inside City													
19	Base Facility Charge	\$ 1,216	\$ 1,265	\$ 1,265	\$ 1,265	\$ 1,265	\$ 1,265	\$ 1,265	\$ 1,265	\$ 1,265	\$ 1,265	\$ 1,265	\$ 1,265
20	Usage / Volume Charge	4,782	4,973	4,973	4,973	4,973	4,973	4,973	4,973	4,973	4,973	4,973	4,973
21	Total	\$ 5,998	\$ 6,237	\$ 6,237	\$ 6,237	\$ 6,237	\$ 6,237	\$ 6,237	\$ 6,237	\$ 6,237	\$ 6,237	\$ 6,237	\$ 6,237
Commercial Irrigation - Inside City													
22	Base Facility Charge	\$ 25,130	\$ 26,135	\$ 26,135	\$ 26,135	\$ 26,135	\$ 26,135	\$ 26,135	\$ 26,135	\$ 26,135	\$ 26,135	\$ 26,135	\$ 26,135
23	Usage / Volume Charge	161,776	168,240	168,240	168,240	168,240	168,240	168,240	168,240	168,240	168,240	168,240	168,240
24	Total	\$ 186,906	\$ 194,375	\$ 194,375	\$ 194,375	\$ 194,375	\$ 194,375	\$ 194,375	\$ 194,375	\$ 194,375	\$ 194,375	\$ 194,375	\$ 194,375

Table 1-2

City of North Port, Florida  
Utility Rate Analysis

Projected Water and Wastewater User Rate Revenue Under Existing Rates

Line No.	Description	Fiscal Year Ending September 30,											
		Historical 2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Commercial Irrigation - Outside City													
25	Base Facility Charge	\$ 1,525	\$ 1,586	\$ 1,586	\$ 1,586	\$ 1,586	\$ 1,586	\$ 1,586	\$ 1,586	\$ 1,586	\$ 1,586	\$ 1,586	\$ 1,586
26	Usage / Volume Charge	1,787	1,859	1,859	1,859	1,859	1,859	1,859	1,859	1,859	1,859	1,859	1,859
27	Total	\$ 3,312	\$ 3,445	\$ 3,445	\$ 3,445	\$ 3,445	\$ 3,445	\$ 3,445	\$ 3,445	\$ 3,445	\$ 3,445	\$ 3,445	\$ 3,445
<b>Total Retail Water User Rate Revenue</b>													
28	Base Facility Charge	\$ 6,449,732	\$ 6,898,396	\$ 7,085,866	\$ 7,273,335	\$ 7,460,805	\$ 7,648,274	\$ 7,835,744	\$ 8,023,213	\$ 8,210,683	\$ 8,398,153	\$ 8,585,622	\$ 8,773,092
29	Usage / Volume Charge	5,531,821	5,790,727	5,950,314	6,109,900	6,269,486	6,429,072	6,588,659	6,748,245	6,907,831	7,067,417	7,227,004	7,386,590
30	Total	\$11,981,554	\$12,689,124	\$13,036,179	\$13,383,235	\$13,730,291	\$14,077,347	\$14,424,403	\$14,771,458	\$15,118,514	\$15,465,570	\$15,812,626	\$16,159,682
Bulk Water User Rate Revenue													
31	Base Facility Charge	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
32	Usage / Volume Charge	46,399	38,039	38,039	38,039	38,039	38,039	38,039	38,039	38,039	38,039	38,039	38,039
33	Total	\$ 46,399	\$ 38,039	\$ 38,039	\$ 38,039	\$ 38,039	\$ 38,039	\$ 38,039	\$ 38,039	\$ 38,039	\$ 38,039	\$ 38,039	\$ 38,039
<b>Total Retail and Bulk Water User Rate Revenue</b>													
34	Base Facility Charge	\$ 6,449,732	\$ 6,898,396	\$ 7,085,866	\$ 7,273,335	\$ 7,460,805	\$ 7,648,274	\$ 7,835,744	\$ 8,023,213	\$ 8,210,683	\$ 8,398,153	\$ 8,585,622	\$ 8,773,092
35	Usage / Volume Charge	5,578,220	5,828,766	5,988,352	6,147,938	6,307,525	6,467,111	6,626,697	6,786,283	6,945,870	7,105,456	7,265,042	7,424,628
36	Total	\$12,027,953	\$12,727,162	\$13,074,218	\$13,421,274	\$13,768,330	\$14,115,385	\$14,462,441	\$14,809,497	\$15,156,553	\$15,503,609	\$15,850,664	\$16,197,720
<b>WASTEWATER USER RATE REVENUE</b>													
Single Family Residential - Inside City													
37	Base Facility Charge	\$ 5,380,043	\$ 5,719,213	\$ 5,951,104	\$ 6,182,995	\$ 6,414,886	\$ 6,646,776	\$ 6,878,667	\$ 7,110,558	\$ 7,342,449	\$ 7,574,339	\$ 7,806,230	\$ 8,038,121
38	Usage / Volume Charge	3,081,709	3,275,696	3,408,520	3,541,344	3,674,168	3,806,992	3,939,816	4,072,639	4,205,463	4,338,287	4,471,111	4,603,935
39	Total	\$ 8,461,752	\$ 8,994,909	\$ 9,359,624	\$ 9,724,339	\$10,089,053	\$10,453,768	\$10,818,483	\$11,183,197	\$11,547,912	\$11,912,627	\$12,277,341	\$12,642,056
Master-Metered Residential - Inside City													
40	Base Facility Charge	\$ 309,906	\$ 316,106	\$ 316,106	\$ 316,106	\$ 316,106	\$ 316,106	\$ 316,106	\$ 316,106	\$ 316,106	\$ 316,106	\$ 316,106	\$ 316,106
41	Usage / Volume Charge	239,934	244,696	244,696	244,696	244,696	244,696	244,696	244,696	244,696	244,696	244,696	244,696
42	Total	\$ 549,840	\$ 560,802	\$ 560,802	\$ 560,802	\$ 560,802	\$ 560,802	\$ 560,802	\$ 560,802	\$ 560,802	\$ 560,802	\$ 560,802	\$ 560,802
Commercial - Inside City													
43	Base Facility Charge	\$ 695,856	\$ 727,101	\$ 744,428	\$ 761,754	\$ 779,080	\$ 796,407	\$ 813,733	\$ 831,059	\$ 848,386	\$ 865,712	\$ 883,038	\$ 900,365
44	Usage / Volume Charge	715,768	749,116	768,259	787,402	806,544	825,687	844,830	863,972	883,115	902,258	921,400	940,543
45	Total	\$ 1,411,623	\$ 1,476,218	\$ 1,512,687	\$ 1,549,156	\$ 1,585,625	\$ 1,622,094	\$ 1,658,563	\$ 1,695,032	\$ 1,731,501	\$ 1,767,970	\$ 1,804,439	\$ 1,840,908
Single Family Residential - Outside City													
46	Base Facility Charge	\$ 1,241,007	\$ 1,265,748	\$ 1,265,748	\$ 1,265,748	\$ 1,265,748	\$ 1,265,748	\$ 1,265,748	\$ 1,265,748	\$ 1,265,748	\$ 1,265,748	\$ 1,265,748	\$ 1,265,748
47	Usage / Volume Charge	367,908	375,237	375,237	375,237	375,237	375,237	375,237	375,237	375,237	375,237	375,237	375,237
48	Total	\$ 1,608,915	\$ 1,640,985	\$ 1,640,985	\$ 1,640,985	\$ 1,640,985	\$ 1,640,985	\$ 1,640,985	\$ 1,640,985	\$ 1,640,985	\$ 1,640,985	\$ 1,640,985	\$ 1,640,985

Table 1-2

City of North Port, Florida  
Utility Rate Analysis

Projected Water and Wastewater User Rate Revenue Under Existing Rates

Line No.	Description	Fiscal Year Ending September 30,											
		Historical 2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Commercial - Outside City													
49	Base Facility Charge	\$ 30,812	\$ 31,428	\$ 31,428	\$ 31,428	\$ 31,428	\$ 31,428	\$ 31,428	\$ 31,428	\$ 31,428	\$ 31,428	\$ 31,428	\$ 31,428
50	Usage / Volume Charge	42,583	43,431	43,431	43,431	43,431	43,431	43,431	43,431	43,431	43,431	43,431	43,431
51	Total	\$ 73,394	\$ 74,859	\$ 74,859	\$ 74,859	\$ 74,859	\$ 74,859	\$ 74,859	\$ 74,859	\$ 74,859	\$ 74,859	\$ 74,859	\$ 74,859
<b>Total Wastewater User Rate Revenue</b>													
52	Base Facility Charge	\$ 7,657,624	\$ 8,059,597	\$ 8,308,814	\$ 8,558,031	\$ 8,807,248	\$ 9,056,466	\$ 9,305,683	\$ 9,554,900	\$ 9,804,117	\$10,053,334	\$10,302,551	\$10,551,768
53	Usage / Volume Charge	4,447,900	4,688,176	4,840,142	4,992,109	5,144,076	5,296,042	5,448,009	5,599,975	5,751,942	5,903,908	6,055,875	6,207,841
54	Total	\$12,105,525	\$12,747,773	\$13,148,957	\$13,550,140	\$13,951,324	\$14,352,508	\$14,753,691	\$15,154,875	\$15,556,059	\$15,957,242	\$16,358,426	\$16,759,610
<b>TOTAL USER RATE REVENUE RECOGNIZED - Retail and Bulk</b>													
55		<u>\$24,133,477</u>	<u>\$25,474,935</u>	<u>\$26,223,175</u>	<u>\$26,971,414</u>	<u>\$27,719,654</u>	<u>\$28,467,893</u>	<u>\$29,216,132</u>	<u>\$29,964,372</u>	<u>\$30,712,611</u>	<u>\$31,460,851</u>	<u>\$32,209,090</u>	<u>\$32,957,330</u>
<b>TOTAL USER RATE REVENUE RECOGNIZED - Retail Only</b>													
56		<u>\$24,087,078</u>	<u>\$25,436,897</u>	<u>\$26,185,136</u>	<u>\$26,933,376</u>	<u>\$27,681,615</u>	<u>\$28,429,854</u>	<u>\$29,178,094</u>	<u>\$29,926,333</u>	<u>\$30,674,573</u>	<u>\$31,422,812</u>	<u>\$32,171,052</u>	<u>\$32,919,291</u>

Table 1-3

City of North Port, Florida  
Utility Rate Analysis  
Water System

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

Line No.	Description	Fiscal Year Ending September 30,										
		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Operating Expenses												
1	Administration / Customer Service	\$ 2,456,846	\$ 2,836,475	\$ 3,197,751	\$ 3,371,545	\$ 3,555,648	\$ 3,737,697	\$ 3,929,880	\$ 4,128,917	\$ 4,338,415	\$ 4,558,724	\$ 4,778,000
2	Water System	6,349,570	6,708,945	7,144,103	7,534,483	7,945,780	8,362,999	8,875,455	9,338,002	9,824,233	10,334,982	10,868,501
3	Field Operations	2,593,388	2,907,487	3,134,253	3,277,667	3,471,779	3,615,069	3,764,178	3,920,292	4,083,791	4,254,160	4,431,882
4	Engineering	786,364	661,379	695,884	732,280	770,851	880,777	1,008,875	1,050,653	1,094,397	1,139,998	1,187,769
5	Total Operating Expenses	\$ 12,186,168	\$ 13,114,286	\$ 14,171,992	\$ 14,915,975	\$ 15,744,059	\$ 16,596,542	\$ 17,578,388	\$ 18,437,865	\$ 19,340,836	\$ 20,287,864	\$ 21,266,152
Debt Service												
6	Utility System Refunding Revenue Bonds, Series 2005 (Private Placement)	\$ 19,861	\$ 19,836	\$ 19,780	\$ 19,853	\$ 19,724	\$ 19,724	\$ 19,845	\$ 19,756	\$ 19,788	\$ -	\$ -
7	Utility System Refunding Revenue Bonds, Series 2014 (BB&T Refunding Note)	609,013	-	-	-	-	-	-	-	-	-	-
8	Additional Senior Lien Debt 2	-	-	-	486,955	486,955	486,955	486,955	486,955	486,955	486,955	486,955
9	Additional Junior Lien Debt 1	-	-	-	-	-	-	-	348,177	696,355	696,355	696,355
10	Additional Junior Lien Debt 2	-	-	-	-	-	-	475,551	475,551	475,551	475,551	475,551
11	Total Debt Service	\$ 628,874	\$ 19,836	\$ 19,780	\$ 506,808	\$ 506,679	\$ 506,679	\$ 982,351	\$ 1,330,440	\$ 1,678,649	\$ 1,658,861	\$ 1,658,861
Other Revenue Requirements												
12	Transfer to Capital Replacement and Improvement Fund	\$ 9,408,233	\$ 4,713,925	\$ 2,461,726	\$ 2,383,751	\$ 2,897,843	\$ 2,637,969	\$ 2,385,318	\$ 3,421,197	\$ 2,709,064	\$ 2,795,456	\$ 2,838,955
13	Capital Funded from Rates	1,579,613	1,782,654	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
14	Total Other Revenue Requirements	\$ 10,987,846	\$ 6,496,579	\$ 3,461,726	\$ 3,383,751	\$ 3,897,843	\$ 3,637,969	\$ 3,385,318	\$ 4,421,197	\$ 3,709,064	\$ 3,795,456	\$ 3,838,955
15	Gross Revenue Requirements	\$ 23,802,888	\$ 19,630,701	\$ 17,653,498	\$ 18,806,533	\$ 20,148,581	\$ 20,741,191	\$ 21,946,057	\$ 24,189,502	\$ 24,728,549	\$ 25,742,180	\$ 26,763,968
Less Income and Funds from Other Sources												
16	Other Operating Revenue	\$ 2,012,763	\$ 1,253,050	\$ 1,228,460	\$ 1,378,460	\$ 1,535,960	\$ 1,603,460	\$ 1,603,460	\$ 1,603,460	\$ 1,603,460	\$ 1,603,460	\$ 1,603,460
17	Bulk Water Revenue	38,039	38,039	38,039	38,039	38,039	38,039	38,039	38,039	38,039	38,039	38,039
18	Unrestricted Interest Income	-	30,684	20,879	40,517	42,083	43,079	72,811	83,753	87,694	128,250	150,719
19	Capacity Fees Used to Pay Peace River Debt Service	1,000,000	1,000,000	800,000	800,000	800,000	800,000	800,000	800,000	800,000	750,000	750,000
20	Net Revenue Requirements	\$ 20,752,086	\$ 17,308,928	\$ 15,566,120	\$ 16,549,518	\$ 17,732,500	\$ 18,256,613	\$ 19,431,747	\$ 21,664,250	\$ 22,199,356	\$ 23,222,432	\$ 24,221,750
Revenue from Existing Rates												
21	Water System Rate Revenue	\$ 12,689,124	\$ 13,036,179	\$ 13,383,235	\$ 13,730,291	\$ 14,077,347	\$ 14,424,403	\$ 14,771,458	\$ 15,118,514	\$ 15,465,570	\$ 15,812,626	\$ 16,159,682
22	Prior Year Rate Adjustment	-	-	1,070,659	1,691,572	2,366,796	3,099,128	3,891,500	4,746,989	5,668,820	6,444,291	7,268,093
23	Total Applicable Rate Revenue	\$ 12,689,124	\$ 13,036,179	\$ 14,453,894	\$ 15,421,863	\$ 16,444,143	\$ 17,523,530	\$ 18,662,958	\$ 19,865,503	\$ 21,134,390	\$ 22,256,917	\$ 23,427,775
24	Rate Adjustments	0.00%	8.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	3.00%	3.00%	3.00%
25	Effective Months	12	12	12	12	12	12	12	12	12	12	12
26	Percent of Current Year Effective	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
27	Revenue from Current Rate Adjustment	\$ -	\$ 1,042,894	\$ 578,156	\$ 616,875	\$ 657,766	\$ 700,941	\$ 746,518	\$ 794,620	\$ 634,032	\$ 667,708	\$ 702,833
28	Total Rate Revenue	\$ 12,689,124	\$ 14,079,074	\$ 15,032,050	\$ 16,038,737	\$ 17,101,909	\$ 18,224,472	\$ 19,409,477	\$ 20,660,123	\$ 21,768,422	\$ 22,924,625	\$ 24,130,608
29	Revenue Surplus/(Deficiency) Under Proposed Rates	\$ (8,062,963)	\$ (3,229,855)	\$ (534,071)	\$ (510,781)	\$ (630,591)	\$ (32,141)	\$ (22,270)	\$ (1,004,127)	\$ (430,934)	\$ (297,807)	\$ (91,142)

Table 1-4

City of North Port, Florida  
Utility Rate Analysis  
Wastewater System

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

Line No.	Description	Fiscal Year Ending September 30,										
		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Operating Expenses												
1	Administration / Customer Service	\$ 2,717,816	\$ 3,104,995	\$ 3,576,290	\$ 3,767,131	\$ 3,968,825	\$ 4,168,550	\$ 4,378,358	\$ 4,596,865	\$ 4,826,624	\$ 5,068,058	\$ 5,308,887
2	Wastewater System	2,601,400	2,553,440	2,701,302	2,851,857	3,010,858	3,167,632	3,332,345	3,505,542	3,687,670	3,879,051	4,080,319
3	Field Operations	2,402,252	2,710,473	2,899,158	3,029,875	3,197,932	3,331,731	3,470,901	3,616,514	3,768,901	3,927,578	4,093,133
4	Engineering	599,706	502,731	528,949	556,602	585,910	654,737	734,157	765,118	797,553	831,414	866,905
5	Total Operating Expenses	\$ 8,321,174	\$ 8,871,639	\$ 9,705,699	\$ 10,205,466	\$ 10,763,525	\$ 11,322,650	\$ 11,915,761	\$ 12,484,039	\$ 13,080,748	\$ 13,706,100	\$ 14,349,244
Debt Service												
6	Utility System Refunding Revenue Bonds, Series 2005 (Private Placement)	\$ 598,849	\$ 598,123	\$ 596,429	\$ 598,607	\$ 594,735	\$ 594,735	\$ 598,365	\$ 595,703	\$ 596,671	\$ -	\$ -
7	Utility System Refunding Revenue Bonds, Series 2014 (BB&T Refunding Note)	844,479	-	-	-	-	-	-	-	-	-	-
8	Utility System Revenue Bond, Series 2020	1,624,134	1,624,285	1,624,238	1,623,995	1,624,054	1,623,911	1,624,064	1,624,509	1,624,739	1,112,254	-
9	Additional Senior Lien Debt 1	-	-	869,489	869,489	869,489	869,489	869,489	869,489	869,489	869,489	869,489
10	Additional Senior Lien Debt 2	-	-	-	184,069	184,069	184,069	184,069	184,069	184,069	184,069	184,069
11	Additional Senior Lien Debt 3	-	-	-	-	-	-	-	-	488,937	488,937	488,937
12	Additional Junior Lien Debt 3	-	-	-	220,776	220,776	220,776	220,776	220,776	220,776	220,776	220,776
13	Total Debt Service	\$ 3,067,461	\$ 2,222,407	\$ 3,090,156	\$ 3,496,936	\$ 3,493,123	\$ 3,492,980	\$ 3,496,763	\$ 3,494,546	\$ 3,984,681	\$ 2,875,525	\$ 1,763,271
Other Revenue Requirements												
14	Transfer to Capital Replacement and Improvement Fund	\$ 7,761,130	\$ 8,194,981	\$ 3,475,700	\$ 2,656,178	\$ 3,783,780	\$ 3,657,033	\$ 3,552,689	\$ 5,224,619	\$ 4,473,346	\$ 4,150,478	\$ 3,977,667
15	Capital Funded from Rates	1,261,638	1,543,636	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000
16	Total Other Revenue Requirements	\$ 9,022,768	\$ 9,738,617	\$ 4,475,700	\$ 3,656,178	\$ 4,783,780	\$ 4,657,033	\$ 4,552,689	\$ 6,224,619	\$ 5,473,346	\$ 5,150,478	\$ 4,977,667
17	Gross Revenue Requirements	\$ 20,411,404	\$ 20,832,663	\$ 17,271,555	\$ 17,358,579	\$ 19,040,429	\$ 19,472,663	\$ 19,965,213	\$ 22,203,204	\$ 22,538,775	\$ 21,732,103	\$ 21,090,182
Less Income and Funds from Other Sources												
18	Other Operating Revenue	\$ 1,330,487	\$ 1,117,900	\$ 913,310	\$ 1,213,310	\$ 1,689,310	\$ 1,893,310	\$ 1,893,310	\$ 1,893,310	\$ 1,893,310	\$ 1,893,310	\$ 1,893,310
19	Unrestricted Interest Income	-	32,080	22,964	44,580	46,354	47,614	79,127	89,837	94,297	134,917	155,652
20	Capacity Fees Used to Pay City Debt Service	150,000	500,000	500,000	600,000	600,000	600,000	600,000	600,000	600,000	650,000	650,000
21	Net Revenue Requirements	\$ 18,930,917	\$ 19,182,683	\$ 15,835,281	\$ 15,500,689	\$ 16,704,765	\$ 16,931,739	\$ 17,392,776	\$ 19,620,057	\$ 19,951,169	\$ 19,053,877	\$ 18,391,220
Revenue from Existing Rates												
22	Wastewater System Rate Revenue	\$ 12,747,773	\$ 13,148,957	\$ 13,550,140	\$ 13,951,324	\$ 14,352,508	\$ 14,753,691	\$ 15,154,875	\$ 15,556,059	\$ 15,957,242	\$ 16,358,426	\$ 16,759,610
23	Prior Year Rate Adjustment	-	-	1,084,011	1,718,803	2,413,058	3,169,877	3,992,510	4,884,371	5,849,040	6,666,727	7,537,921
24	Total Applicable Rate Revenue	\$ 12,747,773	\$ 13,148,957	\$ 14,634,152	\$ 15,670,127	\$ 16,765,566	\$ 17,923,568	\$ 19,147,385	\$ 20,440,430	\$ 21,806,282	\$ 23,025,153	\$ 24,297,531
25	Rate Adjustments	0.00%	8.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	3.00%	3.00%	3.00%
26	Effective Months	12	12	12	12	12	12	12	12	12	12	12
27	Percent of Current Year Effective	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
28	Revenue from Current Rate Adjustment	\$ -	\$ 1,051,917	\$ 585,366	\$ 626,805	\$ 670,623	\$ 716,943	\$ 765,895	\$ 817,617	\$ 654,188	\$ 690,755	\$ 728,926
29	Total Rate Revenue	\$ 12,747,773	\$ 14,200,873	\$ 15,219,518	\$ 16,296,932	\$ 17,436,189	\$ 18,640,511	\$ 19,913,280	\$ 21,258,047	\$ 22,460,471	\$ 23,715,908	\$ 25,026,457
30	Revenue Surplus/(Deficiency) Under Proposed Rates	\$ (6,183,144)	\$ (4,981,810)	\$ (615,764)	\$ 796,243	\$ 731,424	\$ 1,708,772	\$ 2,520,504	\$ 1,637,990	\$ 2,509,302	\$ 4,662,031	\$ 6,635,237

**Table 1-5**  
**City of North Port, Florida**  
**Utility Rate Analysis**  
**Combined Water and Wastewater System**

**Projected Net Revenue Requirements - Combined Water and Wastewater System**

Line No.	Description	Fiscal Year Ending September 30,										
		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Operating Expenses												
1	Administration / Customer Service	\$ 5,174,662	\$ 5,941,470	\$ 6,774,041	\$ 7,138,676	\$ 7,524,473	\$ 7,906,247	\$ 8,308,239	\$ 8,725,783	\$ 9,165,039	\$ 9,626,782	\$ 10,086,887
2	Water System	6,349,570	6,708,945	7,144,103	7,534,483	7,945,780	8,362,999	8,875,455	9,338,002	9,824,233	10,334,982	10,868,501
3	Wastewater System	2,601,400	2,553,440	2,701,302	2,851,857	3,010,858	3,167,632	3,332,345	3,505,542	3,687,670	3,879,051	4,080,319
4	Field Operations	4,995,640	5,617,960	6,033,411	6,307,542	6,669,711	6,946,800	7,235,079	7,536,806	7,852,692	8,181,738	8,525,015
5	Engineering	1,386,070	1,164,110	1,224,833	1,288,882	1,356,762	1,535,514	1,743,032	1,815,772	1,891,950	1,971,411	2,054,673
6	Total Operating Expenses	\$ 20,507,342	\$ 21,985,925	\$ 23,877,691	\$ 25,121,440	\$ 26,507,584	\$ 27,919,192	\$ 29,494,150	\$ 30,921,904	\$ 32,421,584	\$ 33,993,964	\$ 35,615,395
Debt Service												
7	Utility System Refunding Revenue Bonds, Series 2005 (Private Placement)	\$ 618,709	\$ 617,959	\$ 616,209	\$ 618,459	\$ 614,459	\$ 614,459	\$ 618,209	\$ 615,459	\$ 616,459	\$ -	\$ -
8	Utility System Refunding Revenue Bonds, Series 2014 (BB&T Refunding Note)	1,453,493	-	-	-	-	-	-	-	-	-	-
9	Utility System Revenue Bond, Series 2020	1,624,134	1,624,285	1,624,238	1,623,995	1,624,054	1,623,911	1,624,064	1,624,509	1,624,739	1,112,254	-
10	Additional Senior Lien Debt 1	-	-	869,489	869,489	869,489	869,489	869,489	869,489	869,489	869,489	869,489
11	Additional Senior Lien Debt 2	-	-	-	671,024	671,024	671,024	671,024	671,024	671,024	671,024	671,024
12	Additional Senior Lien Debt 3	-	-	-	-	-	-	-	-	488,937	488,937	488,937
13	Additional Junior Lien Debt 1	-	-	-	-	-	-	-	348,177	696,355	696,355	696,355
14	Additional Junior Lien Debt 2	-	-	-	-	-	-	475,551	475,551	475,551	475,551	475,551
15	Additional Junior Lien Debt 3	-	-	-	220,776	220,776	220,776	220,776	220,776	220,776	220,776	220,776
16	Additional Junior Lien Debt 4	-	-	-	-	-	-	-	-	-	-	-
17	Total Debt Service	\$ 3,696,335	\$ 2,242,244	\$ 3,109,937	\$ 4,003,743	\$ 3,999,803	\$ 3,999,659	\$ 4,479,113	\$ 4,824,985	\$ 5,663,330	\$ 4,534,386	\$ 3,422,132
Other Revenue Requirements												
18	Transfer to Capital Replacement Fund	\$ 17,169,363	\$ 12,908,905	\$ 5,937,426	\$ 5,039,929	\$ 6,681,623	\$ 6,295,003	\$ 5,938,006	\$ 8,645,816	\$ 7,182,411	\$ 6,945,933	\$ 6,816,623
19	Capital Funded from Rates	2,841,251	3,326,290	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000
20	Transfer to Renewal and Replacement Fund	-	-	-	-	-	-	-	-	-	-	-
21	Transfer to Rate Stabilization Fund	-	-	-	-	-	-	-	-	-	-	-
22	Total Other Revenue Requirements	\$ 20,010,614	\$ 16,235,195	\$ 7,937,426	\$ 7,039,929	\$ 8,681,623	\$ 8,295,003	\$ 7,938,006	\$ 10,645,816	\$ 9,182,411	\$ 8,945,933	\$ 8,816,623
23	Gross Revenue Requirements	\$ 44,214,292	\$ 40,463,364	\$ 34,925,053	\$ 36,165,113	\$ 39,189,010	\$ 40,213,853	\$ 41,911,270	\$ 46,392,705	\$ 47,267,324	\$ 47,474,284	\$ 47,854,150
Less Income and Funds from Other Sources												
24	Other Operating Revenue	\$ 3,343,250	\$ 2,370,950	\$ 2,141,770	\$ 2,591,770	\$ 3,225,270	\$ 3,496,770	\$ 3,496,770	\$ 3,496,770	\$ 3,496,770	\$ 3,496,770	\$ 3,496,770
25	Bulk Water Revenue	38,039	38,039	38,039	38,039	38,039	38,039	38,039	38,039	38,039	38,039	38,039
26	Unrestricted Interest Income	0	62,764	43,843	85,097	88,437	90,693	151,938	173,590	181,991	263,166	306,372
27	Capacity Fees Used to Pay City Debt Service	150,000	500,000	500,000	600,000	600,000	600,000	600,000	600,000	600,000	650,000	650,000
28	Capacity Fees Used to Pay Peace River Debt Service	1,000,000	1,000,000	800,000	800,000	800,000	800,000	800,000	800,000	800,000	750,000	750,000
29	Net Revenue Requirements	\$ 39,683,003	\$ 36,491,611	\$ 31,401,402	\$ 32,050,207	\$ 34,437,265	\$ 35,188,352	\$ 36,824,523	\$ 41,284,306	\$ 42,150,525	\$ 42,276,309	\$ 42,612,969

**Table 1-5**  
**City of North Port, Florida**  
**Utility Rate Analysis**  
**Combined Water and Wastewater System**

**Projected Net Revenue Requirements - Combined Water and Wastewater System**

Line No.	Description	Fiscal Year Ending September 30,										
		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
	Revenue from Existing Rates											
30	System Rate Revenue	\$ 25,436,897	\$ 26,185,136	\$ 26,933,376	\$ 27,681,615	\$ 28,429,854	\$ 29,178,094	\$ 29,926,333	\$ 30,674,573	\$ 31,422,812	\$ 32,171,052	\$ 32,919,291
31	Prior Year Rate Adjustment	-	-	2,154,670	3,410,375	4,779,855	6,269,005	7,884,010	9,631,360	11,517,860	13,111,019	14,806,014
32	Total Applicable Rate Revenue	\$ 25,436,897	\$ 26,185,136	\$ 29,088,046	\$ 31,091,990	\$ 33,209,709	\$ 35,447,098	\$ 37,810,343	\$ 40,305,933	\$ 42,940,673	\$ 45,282,070	\$ 47,725,305
33	Effective Months	12	12	12	12	12	12	12	12	12	12	12
34	Percent of Current Year Effective	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
35	Revenue from Current Rate Adjustment w/ Effective Months	\$ -	\$ 2,094,811	\$ 1,163,522	\$ 1,243,680	\$ 1,328,388	\$ 1,417,884	\$ 1,512,414	\$ 1,612,237	\$ 1,288,220	\$ 1,358,462	\$ 1,431,759
36	Revenue from Current Rate Adjustment w/ Full Year Implementation	\$ -	\$ 2,094,811	\$ 1,163,522	\$ 1,243,680	\$ 1,328,388	\$ 1,417,884	\$ 1,512,414	\$ 1,612,237	\$ 1,288,220	\$ 1,358,462	\$ 1,431,759
37	Total Revenue w/ Effective Months	\$ 25,436,897	\$ 28,279,947	\$ 30,251,567	\$ 32,335,670	\$ 34,538,097	\$ 36,864,982	\$ 39,322,757	\$ 41,918,170	\$ 44,228,893	\$ 46,640,532	\$ 49,157,065
38	Total Revenue w/ Full Year Implementation	\$ 25,436,897	\$ 28,279,947	\$ 30,251,567	\$ 32,335,670	\$ 34,538,097	\$ 36,864,982	\$ 39,322,757	\$ 41,918,170	\$ 44,228,893	\$ 46,640,532	\$ 49,157,065
39	Revenue Adjustment w/ Effective Months	0.00%	8.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	3.00%	3.00%	3.00%
40	Revenue Adjustment w/ Full Year Implementation	0.00%	8.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	3.00%	3.00%	3.00%
41	Revenue Surplus/(Deficiency); Deposits to/(Uses of) Cash	#####	\$ (8,211,664)	\$ (1,149,834)	\$ 285,462	\$ 100,833	\$ 1,676,630	\$ 2,498,234	\$ 633,863	\$ 2,078,368	\$ 4,364,224	\$ 6,544,095
		-56.0%	-29.0%	-3.8%	0.9%	0.3%	4.5%	6.4%	1.5%	4.7%	9.4%	13.3%

Table 1-6

**City of North Port, Florida**  
**Utility Rate Analysis**  
**Water and Wastewater System**

Allocation of Utility Operating Expenses to Individual Systems

Line No.	Description	Actual	Actual	Actual	Actual	Unaudited	Budgeted	Adjusted	Budgeted	Adjusted	Adjusted	Basis	Percent Allocation		Allocation Amounts				
		Fiscal Year 2017	Fiscal Year 2018	Fiscal Year 2019	Fiscal Year 2020	Fiscal Year 2021	Fiscal Year 2022	Fiscal Year 2022	Fiscal Year 2022	Fiscal Year 2023	Fiscal Year 2023		Fiscal Year 2023	Water	Wastewater	Water	Wastewater	Water	Wastewater
<b>Administration / Customer Service</b>																			
1	Executive Salaries	\$ 120,132	\$ 124,436	\$ 130,739	\$ 137,758	\$ 124,389	\$ 152,600	\$ -	\$ 152,600	\$ 142,390	\$ -	\$ 142,390	AdminExecutiveSa	55.74%	44.26%	\$ 85,061	\$ 67,539	\$ 79,369	\$ 63,021
2	Regular Salaries	743,934	842,898	734,206	816,142	870,483	901,050	-	901,050	1,185,990	-	1,185,990	AdminRegSal	55.30%	44.70%	498,289	402,761	655,863	530,127
3	Overtime	1,960	210	73	30	346	500	-	500	520	-	520	AdminRegSal	55.30%	44.70%	277	223	288	232
4	FICA	62,603	69,999	62,808	69,804	73,179	77,540	-	77,540	99,200	-	99,200	AdminCust	55.36%	44.64%	42,930	34,610	54,922	44,278
5	Florida Retirement System	61,950	136,177	125,993	209,259	106,167	125,480	-	125,480	173,410	-	173,410	AdminCust	55.36%	44.64%	69,471	56,009	96,008	77,402
6	Insurance - Health	135,572	144,497	133,600	163,567	188,490	172,640	-	172,640	214,540	-	214,540	AdminCust	55.36%	44.64%	95,581	77,059	118,779	95,761
7	Vision Care	1,019	920	757	850	824	850	-	850	940	-	940	AdminCust	55.36%	44.64%	471	379	520	420
8	Dental, Life, and Disability	-	-	12,829	15,608	15,528	13,570	-	13,570	14,050	-	14,050	AdminCust	55.36%	44.64%	7,513	6,057	7,779	6,271
9	Workers' Compensation	3,260	3,260	470	690	1,020	1,080	-	1,080	1,350	-	1,350	AdminCust	55.36%	44.64%	598	482	747	603
10	Unemployment Compensation	-	3,300	108	206	413	-	-	-	-	-	-	AdminCust	55.36%	44.64%	-	-	-	-
11	Compensated Absences	6,698	12,309	(5,182)	18,615	(19,377)	-	-	-	-	-	-	AdminCust	55.36%	44.64%	-	-	-	-
12	Educational Assistance	1,500	-	-	-	-	5,000	-	5,000	7,500	-	7,500	AdminCust	55.36%	44.64%	2,768	2,232	4,152	3,348
13	Additional Personnel	-	-	-	-	-	-	98,000	98,000	-	101,430	101,430	Input	0.00%	100.00%	-	98,000	-	101,430
14	Medical Services	187	90	158	-	49	-	-	-	-	-	-	AdminCust	55.36%	44.64%	-	-	-	-
15	Other Professional Services	15,098	18,415	34,409	7,830	206	58,250	-	58,250	108,550	-	108,550	Accounts	56.02%	43.98%	32,630	25,620	60,806	47,744
16	Accounting and Auditing	-	-	-	-	-	2,500	-	2,500	2,500	-	2,500	AdminCust	55.36%	44.64%	1,384	1,116	1,384	1,116
17	Travel and Per Diem	3,472	7,304	5,467	2,008	729	15,090	-	15,090	19,840	-	19,840	AdminCust	55.36%	44.64%	8,355	6,735	10,984	8,856
18	Communication Services	16,042	14,907	13,537	13,597	14,036	15,990	-	15,990	11,560	-	11,560	AdminCust	55.36%	44.64%	8,853	7,137	6,400	5,160
19	Postage and Mailing	90,663	102,652	100,760	101,192	72,054	115,380	-	115,380	115,400	-	115,400	Accounts	56.02%	43.98%	64,632	50,748	64,643	50,757
20	Water and Sewer	419	418	398	421	425	430	-	430	430	-	430	AdminCust	55.36%	44.64%	238	196	238	192
21	Electric	5,020	4,862	4,939	4,540	4,576	6,510	-	6,510	7,580	-	7,580	AdminCust	55.36%	44.64%	3,604	2,902	4,197	3,383
22	Rentals and Leases	35,514	35,494	35,912	36,214	37,241	36,270	-	36,270	36,270	-	36,270	AdminCust	55.36%	44.64%	20,081	16,189	20,081	16,189
23	Insurance	325,310	325,310	264,830	376,210	403,500	431,020	-	431,020	573,780	-	573,780	FixedAssets	33.03%	66.97%	142,370	288,650	189,526	384,254
24	Repairs and Maintenance / Office Equipment	31,662	37,419	40,398	40,616	32,261	7,420	-	7,420	7,550	-	7,550	Accounts	56.02%	43.98%	4,156	3,264	4,229	3,321
25	Repairs and Maintenance / Buildings	1,594	-	-	-	-	-	-	-	-	-	-	AdminCust	55.36%	44.64%	-	-	-	-
26	Repairs and Maintenance/Special Equipment	320	450	141	500	140	500	-	500	500	-	500	Accounts	56.02%	43.98%	280	220	280	220
27	Fleet - Administration	3,340	3,190	1,980	1,720	1,780	1,330	-	1,330	1,590	-	1,590	AdminCust	55.36%	44.64%	736	594	880	710
28	Fleet - Labor	2,265	2,193	931	694	748	840	-	840	1,060	-	1,060	AdminCust	55.36%	44.64%	465	375	587	473
29	Fleet - Parts	2,206	1,439	885	298	305	300	-	300	390	-	390	AdminCust	55.36%	44.64%	166	134	216	174
30	Fleet - Outsourced	85	110	-	-	-	-	-	-	-	-	-	AdminCust	55.36%	44.64%	-	-	-	-
31	Printing and Binding	8,961	5,543	6,513	7,418	7,418	19,000	-	19,000	25,600	-	25,600	Accounts	56.02%	43.98%	10,643	8,357	14,340	11,260
32	Promotional Activities	9,681	8,363	9,073	6,460	4,574	6,500	-	6,500	6,500	-	6,500	Accounts	56.02%	43.98%	3,641	2,859	3,641	2,859
33	Bank and Transaction Fees	92,987	97,512	105,098	121,241	134,918	136,500	-	136,500	159,000	-	159,000	Revenue	49.88%	50.12%	68,093	68,407	79,317	79,683
34	Cash Over and Short	(8)	14	25	(3)	-	200	-	200	200	-	200	Revenue	49.88%	50.12%	100	100	100	100
35	Ads and Legal Notices	-	-	-	-	-	100	-	100	100	-	100	Equal	50.00%	50.00%	50	50	50	50
36	Licenses / Fees / Permits	12,403	9,537	9,254	5,838	3,516	13,340	-	13,340	12,150	-	12,150	AdminCust	55.36%	44.64%	7,386	5,954	6,727	5,423
37	Tax Collector Fees	210	202	181	170	132	-	-	-	-	-	-	AdminCust	55.36%	44.64%	-	-	-	-
38	Customer Deposit Interest	845	1,308	1,705	2,160	3,595	3,000	-	3,000	4,000	-	4,000	Deposits	56.02%	43.98%	1,680	1,320	2,241	1,759
39	Food	504	60	32	-	-	200	-	200	200	-	200	Equal	50.00%	50.00%	100	100	100	100
40	Payment to General Fund	1,320,100	1,303,510	1,405,400	1,606,960	1,844,620	1,993,200	-	1,993,200	2,119,990	-	2,119,990	Equal	50.00%	50.00%	996,600	996,600	1,059,995	1,059,995
41	Payments to Solid Waste Department	15,267	15,579	16,120	19,384	23,141	22,850	-	22,850	26,600	-	26,600	Revenue	49.88%	50.12%	11,399	11,451	13,269	13,331
42	Return on Investment	412,690	420,260	441,400	463,900	492,700	625,800	-	625,800	637,700	-	637,700	FixedAssets	33.03%	66.97%	206,708	419,092	210,639	427,061
43	Bad Debt Expense	-	-	-	-	-	-	63,592	63,592	-	70,700	70,700	Revenue	49.88%	50.12%	31,723	31,869	35,268	35,431
44	Office Supplies	4,614	3,692	3,859	4,085	4,216	5,000	-	5,000	5,500	-	5,500	AdminCust	55.36%	44.64%	2,768	2,232	3,045	2,455
45	Other Operating Supplies	-	-	-	-	-	100	-	100	100	-	100	AdminCust	55.36%	44.64%	55	45	55	45
46	Fuel	2,589	2,754	1,914	1,139	865	1,280	-	1,280	1,390	-	1,390	AdminCust	55.36%	44.64%	709	571	770	620
47	Uniforms	1,595	1,326	963	1,115	995	1,200	-	1,200	1,780	-	1,780	AdminCust	55.36%	44.64%	664	536	985	795
48	Minor Operating Equipment	12,137	19,377	10,147	8,107	14,513	20,260	-	20,260	16,040	-	16,040	AdminCust	55.36%	44.64%	11,217	9,043	8,880	7,160
49	Books / Subscriptions / Memberships	2,111	2,834	1,220	1,994	1,251	2,290	-	2,290	2,290	-	2,290	AdminCust	55.36%	44.64%	1,268	1,022	1,268	1,022
50	Training and Education	14,235	9,436	10,898	50	1,265	20,110	-	20,110	23,310	-	23,310	AdminCust	55.36%	44.64%	11,134	8,976	12,905	10,405
51	Depreciation	9,779	9,838	6,574	4,692	14,158	3,250	(3,250)	-	8,400	(8,400)	-	Operating	55.99%	44.11%	-	-	-	-
52	Contingency Allowance	-	-	-	-	-	-	-	-	-	-	-	Calculated	0.00%	0.00%	-	-	-	-
53	Land	-	-	-	-	-	1,535,089	(1,535,089)	-	-	-	-	AdminCust	55.36%	44.64%	-	-	-	-
54	Buildings	-	-	-	-	-	5,639,021	(5,639,021)	-	3,620,000	(3,620,000)	-	AdminCust	55.36%	44.64%	-	-	-	-
55	Capital Machinery and Equipment	-	-	-	-	-	628,910	(628,910)	-	27,000	(27,000)	-	AdminCust	55.36%	44.64%	-	-	-	-
56	Debt Service Principal	-	-	-	-	-	3,307,960	(3,307,960)	-	1,918,840	(1,918,840)	-	AdminCust	55.36%	44.64%	-	-	-	-
57	<b>Total Administration / Customer Service</b>	<b>\$ 4,706,950</b>	<b>\$ 4,841,352</b>	<b>\$ 4,681,534</b>	<b>\$ 5,125,073</b>	<b>\$ 5,231,504</b>	<b>\$ 16,561,180</b>	<b>\$(11,386,518)</b>	<b>\$ 5,174,662</b>	<b>\$ 11,690,690</b>	<b>\$(5,749,220)</b>	<b>\$ 5,941,470</b>				<b>\$ 2,456,846</b>	<b>\$ 2,717,816</b>	<b>\$ 2,836,475</b>	<b>\$ 3,104,995</b>
<b>Water System</b>																			
58	Regular Salaries	\$ 468,128	\$ 499,946	\$ 536,361	\$ 349,768	\$ 440,250	\$ 654,060	\$ -	\$ 654,060	\$ 810,930	\$ -	\$ 810,930	Direct-W	100.00%	0.00%	\$ 654,060	\$ -	\$ 810,930	\$ -
59	Overtime	37,842	44,473	40,490	28,868	30,097	44,370	-	44,37										



**Table 1-6**  
**City of North Port, Florida**  
**Utility Rate Analysis**  
**Water and Wastewater System**

Allocation of Utility Operating Expenses to Individual Systems

Line No.	Description	Actual	Actual	Actual	Actual	Unaudited	Budgeted	Adjusted	Budgeted	Adjusted	Adjusted	Basis	Percent Allocation		Allocation Amounts																
		Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year		Fiscal Year	Water	Wastewater	Fiscal Year 2022		Fiscal Year 2023													
		2017	2018	2019	2020	2021	2022	Adjustments	2022	2023	2023		2023			Water	Wastewater	Water	Wastewater	Water	Wastewater										
69	Additional Personnel	-	-	-	-	-	-	-	-	-	-	Input	0.00%	0.00%	-	-	-	-	-	-											
70	Engineer/Architect	-	-	-	-	-	10,000	-	10,000	10,000	-	Direct-W	100.00%	0.00%	10,000	-	-	-	10,000	-											
71	Medical Services	180	365	-	360	734	250	-	250	360	-	Direct-W	100.00%	0.00%	250	-	-	-	360	-											
72	Other Professional Services	246,009	193,683	322,178	551,250	528,087	621,457	-	621,457	309,680	-	Direct-W	100.00%	0.00%	621,457	-	-	-	309,680	-											
73	Travel and Per Diem	3,717	1,916	3,311	1,005	197	5,330	-	5,330	6,250	-	Direct-W	100.00%	0.00%	5,330	-	-	-	6,250	-											
74	Communication Services	15,800	18,940	16,725	14,716	16,452	20,500	-	20,500	22,640	-	Direct-W	100.00%	0.00%	20,500	-	-	-	22,640	-											
75	Postage and Mailing	10	109	308	6	-	770	-	770	770	-	Direct-W	100.00%	0.00%	770	-	-	-	770	-											
76	Electric	206,775	199,874	146,267	217,359	201,939	326,760	-	326,760	720,200	-	Direct-W	100.00%	0.00%	326,760	-	-	-	720,200	-											
77	Hillsborough (Electricity for Hillsborough Booster Station)	97,209	104,533	101,752	86,051	105,572	114,800	-	114,800	133,740	-	Direct-W	100.00%	0.00%	114,800	-	-	-	133,740	-											
Water Purchase For Resale:																															
78	Peace River Water Supply Authority	2,598,773	2,597,451	2,916,453	2,910,801	3,181,696	2,822,990	258,333	3,081,323	2,981,880	(243,635)	Direct-W	100.00%	0.00%	3,081,323	-	-	-	2,738,245	-											
79	Rentals and Leases	4,329	-	-	-	-	-	-	-	-	-	Direct-W	100.00%	0.00%	-	-	-	-	-	-											
80	Repairs and Maintenance	-	-	-	-	-	-	-	-	1,130	-	Direct-W	100.00%	0.00%	-	-	-	-	1,130	-											
81	Repairs and Maintenance / Office Equipment	1,379	16,602	15,665	14,360	14,595	47,500	-	47,500	53,000	-	Direct-W	100.00%	0.00%	47,500	-	-	-	53,000	-											
82	Repairs and Maintenance / Buildings	19,104	14,083	3,158	-	-	5,120	-	5,120	5,120	-	Direct-W	100.00%	0.00%	5,120	-	-	-	5,120	-											
83	Repairs and Maintenance / Landscaping	15,240	15,240	19,510	22,120	20,520	36,900	-	36,900	44,400	-	Direct-W	100.00%	0.00%	36,900	-	-	-	44,400	-											
84	Repairs and Maintenance/Special Equipment	208,380	301,326	178,528	157,699	220,896	476,830	-	476,830	318,390	-	Direct-W	100.00%	0.00%	476,830	-	-	-	318,390	-											
85	Fleet - Administration	6,460	7,230	4,170	3,360	6,170	2,730	-	2,730	2,170	-	Direct-W	100.00%	0.00%	2,730	-	-	-	2,170	-											
86	Fleet - Labor	2,586	1,940	1,845	1,170	1,604	2,420	-	2,420	2,720	-	Direct-W	100.00%	0.00%	2,420	-	-	-	2,720	-											
87	Fleet - Parts	3,545	2,330	3,196	1,298	681	1,420	-	1,420	800	-	Direct-W	100.00%	0.00%	1,420	-	-	-	800	-											
88	Fleet - Outsourced	-	-	1,745	-	369	690	-	690	700	-	Direct-W	100.00%	0.00%	690	-	-	-	700	-											
89	Printing and Binding	136	275	196	-	428	350	-	350	350	-	Direct-W	100.00%	0.00%	350	-	-	-	350	-											
90	Other Current Charges	201	-	-	-	-	-	-	-	-	-	Direct-W	100.00%	0.00%	-	-	-	-	-	-											
91	Equipment Inspections and Testing	-	-	-	-	-	400	-	400	400	-	Direct-W	100.00%	0.00%	400	-	-	-	400	-											
92	Ads and Legal Notices	-	-	-	-	-	100	-	100	100	-	Direct-W	100.00%	0.00%	100	-	-	-	100	-											
93	Licenses / Fees / Permits	4,850	4,710	5,417	4,525	4,925	6,090	-	6,090	5,290	-	Direct-W	100.00%	0.00%	6,090	-	-	-	5,290	-											
94	Office Supplies	531	374	465	106	163	1,000	-	1,000	1,000	-	Direct-W	100.00%	0.00%	1,000	-	-	-	1,000	-											
95	Other Operating Supplies	28,561	22,338	25,829	24,936	32,795	73,550	-	73,550	101,400	-	Direct-W	100.00%	0.00%	73,550	-	-	-	101,400	-											
96	Fuel	1,629	1,729	1,738	1,400	1,120	3,950	-	3,950	3,280	-	Direct-W	100.00%	0.00%	3,950	-	-	-	3,280	-											
97	Diesel Fuel	2,560	9,184	4,475	8,423	5,598	24,470	-	24,470	30,000	-	Direct-W	100.00%	0.00%	24,470	-	-	-	30,000	-											
98	Chemicals	281,240	318,671	248,807	260,191	245,836	481,000	-	481,000	891,800	-	Direct-W	100.00%	0.00%	481,000	-	-	-	891,800	-											
99	Uniforms	807	762	2,023	779	1,195	1,910	-	1,910	2,720	-	Direct-W	100.00%	0.00%	1,910	-	-	-	2,720	-											
100	Minor Operating Equipment	48,222	21,341	13,498	37,541	19,167	22,180	-	22,180	33,440	-	Direct-W	100.00%	0.00%	22,180	-	-	-	33,440	-											
101	Books / Subscriptions / Memberships	590	630	730	-	-	1,520	-	1,520	1,520	-	Direct-W	100.00%	0.00%	1,520	-	-	-	1,520	-											
102	Training and Education	7,639	2,180	4,557	629	4,171	11,220	-	11,220	18,020	-	Direct-W	100.00%	0.00%	11,220	-	-	-	18,020	-											
103	Depreciation	1,573,497	1,648,961	1,781,557	1,951,495	2,048,128	2,035,950	(2,035,950)	-	2,123,270	(2,123,270)	-	Direct-W	100.00%	0.00%	-	-	-	-	-	-										
104	Buildings	-	-	-	-	-	283,481	-	283,481	-	-	Direct-W	100.00%	0.00%	-	-	-	-	-	-											
105	Improvements Other Than Buildings	-	-	-	-	-	9,116,212	(9,116,212)	-	1,703,020	(1,703,020)	-	Direct-W	100.00%	0.00%	-	-	-	-	-	-										
106	Capital Machinery and Equipment	-	-	-	-	-	278,070	-	278,070	243,000	-	Direct-W	100.00%	0.00%	-	-	-	-	-	-											
107	<b>Total Water System</b>	<b>\$ 6,060,745</b>	<b>\$ 6,257,655</b>	<b>\$ 6,613,538</b>	<b>\$ 6,862,660</b>	<b>\$ 7,345,711</b>	<b>\$ 17,804,950</b>	<b>\$ (11,455,380)</b>	<b>\$ 6,349,570</b>	<b>\$ 11,021,870</b>	<b>\$ (4,312,925)</b>	<b>\$ 6,708,945</b>			<b>\$ 6,349,570</b>	<b>\$ -</b>	<b>\$ 6,708,945</b>	<b>\$ -</b>	<b>\$ -</b>												
<b>Wastewater System</b>																															
108	Regular Salaries	\$ 424,339	\$ 473,115	\$ 401,082	\$ 458,421	\$ 547,099	\$ 635,450	\$ -	\$ 635,450	\$ 682,210	\$ -	Direct-S	0.00%	100.00%	\$ -	\$ 635,450	\$ -	\$ 682,210	\$ -												
109	Overtime	26,659	25,256	35,542	31,410	38,185	39,430	-	39,430	40,810	-	Direct-S	0.00%	100.00%	-	39,430	-	40,810	-												
110	Clothing / Cleaning Allowance	630	540	810	1,080	1,395	1,350	-	1,350	1,680	-	Direct-S	0.00%	100.00%	-	1,350	-	1,680	-												
111	FICA	32,830	36,262	31,967	35,955	42,535	49,260	-	49,260	53,310	-	Direct-S	0.00%	100.00%	-	49,260	-	53,310	-												
112	Florida Retirement System	27,570	55,434	56,323	93,438	59,714	72,840	-	72,840	79,000	-	Direct-S	0.00%	100.00%	-	72,840	-	79,000	-												
113	Insurance - Health	71,859	91,399	103,525	121,538	131,480	129,560	-	129,560	158,060	-	Direct-S	0.00%	100.00%	-	129,560	-	158,060	-												
114	Vision Care	636	553	365	467	625	730	-	730	770	-	Direct-S	0.00%	100.00%	-	730	-	770	-												
115	Dental, Life, and Disability	-	-	7,454	9,125	10,151	9,860	-	9,860	8,740	-	Direct-S	0.00%	100.00%	-	9,860	-	8,740	-												
116	Workers' Compensation	4,840	4,840	2,050	1,230	1,820	1,930	-	1,930	2,410	-	Direct-S	0.00%	100.00%	-	1,930	-	2,410	-												
117	Unemployment Compensation	-	-	2,474	-	1,238	-	-	-	-	-	Direct-S	0.00%	100.00%	-	-	-	-	-	-											
118	Compensated Absences	(1,302)	(9,882)	5,712	9,169	(7,911)	-	-	-	-	-	Direct-S	0.00%	100.00%	-	-	-	-	-	-											
119	Educational Assistance	-	-	-	510	-	2,500	-	2,500	-	-	Direct-S	0.00%	100.00%	-	2,500	-	-	-	-											
120	Additional Personnel	-	-	-	-	-	-	-	-	-	-	Input	0.00%	0.00%	-	-	-	-	-	-											
121	Medical Services	127	289	180	239	485	250	-	250	180	-	Direct-S	0.00%	100.00%	-	250	-	180	-												
122	Other Professional Services - Sludge Hauling	340,802	276,086	200,175	218,384	179,703	218,277	-	218,277	170,000	-	Direct-S	0.00%	100.00%	-	218,277	-	170,000	-												
123	Other Professional Services - Other	-	-	-	-	-	283,003	-	283,003	55,080	-	Direct-S	0.00%	100.00%	-	283,003	-	55,080	-												
124	Travel and Per Diem	1,612	2,296	1,157	764	197	7,040	-	7,040	8,000	-	Direct-S	0.00%	100.00%	-	7,040	-	8,000	-												
125	Communication Services	3,727	4,486	6,872	20,137	20,064	20,270	-	20,270	15,260	-	Direct-S	0.00%	100.00%	-	20,270	-	15,260	-												
126	Postage and Mailing	8	47	16	88	-	140	-	140	140	-	Direct-S	0.00%	100.00%	-	140	-	140	-												
127	Water and Sewer	1,385	2,482	1,827	2,708	3,518	3,500	-	3,500	3,500	-	Direct-S	0.00%	100.00%	-	3,500	-	3,500	-												
128	Electric	290,513	282,068	289,163	263,832	339,299	404,880	-	404,880	471,690	-	Direct-S	0.00%	100.00%	-	404,880	-	471,690	-												
129	Electric - Wells	138	189	138	138	147	300	-	300	350	-	Direct-S	0.00%	100.00%	-	300	-	350	-												
130	Electric - Deep Well Injection	230	237	188	175	206	510	-	510	600	-	Direct-S	0.00%	100.00%	-	510	-	600	-												
131	Repairs and Maintenance / Office Equipment	235	540	785	15,069	14,716	28,980	-	28,980	53,480	-	Direct-S	0.00%	100.00%	-	28,980	-	53,480	-												
132	Repairs and Maintenance / Vehicles and Equipment	-	-	-	4,860	-	-	-	-	-	-	Direct-S	0.00%	100.00%	-	-	-	-	-	-											
133	Repairs and Maintenance / Buildings	6,651	-	-	-	-	12,800	-	12,800	12,800	-	Direct-S	0.00%	100.00%	-	12,800	-	12,800	-												
134	Repairs and Maintenance / Landscaping	10,260	10,260	9,975	27,550	37,080	58,300	-	58,300	58,300	-	Direct-S	0.00%	100.00%	-	58,300	-	58,300	-												
135	Repairs and Maintenance/Special Equipment	89,858	202,292	93,879	115,540	223,850	291,080	-	291,080	317,060	-	Direct-S	0.00%	100.00%	-	291,080	-	317,060	-												
136	Fleet -																														

**Table 1-6**  
**City of North Port, Florida**  
**Utility Rate Analysis**  
**Water and Wastewater System**

**Allocation of Utility Operating Expenses to Individual Systems**

Line No.	Description	Actual				Unaudited	Budgeted	Adjusted		Budgeted	Adjusted		Basis	Percent Allocation		Allocation Amounts				
		Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year	Water		Wastewater	Fiscal Year 2022		Fiscal Year 2023			
		2017	2018	2019	2020	2021	2022	Adjustments	2022	2023	Adjustments				2023	Water	Wastewater	Water	Wastewater	Water
137	Fleet - Labor	1,814	1,525	2,829	5,215	4,799	8,200	-	8,200	9,650	-	9,650	Direct-S	0.00%	100.00%	-	8,200	-	9,650	
138	Fleet - Parts	1,270	2,258	3,518	2,565	7,268	6,700	-	6,700	8,320	-	8,320	Direct-S	0.00%	100.00%	-	6,700	-	8,320	
139	Fleet - Outsourced	-	374	-	1,852	2,848	500	-	500	1,500	-	1,500	Direct-S	0.00%	100.00%	-	500	-	1,500	
140	Printing and Binding	15	-	-	-	-	-	-	-	-	-	-	Direct-S	0.00%	100.00%	-	-	-	-	
141	Licenses / Fees / Permits	5,900	775	21,842	650	1,250	5,850	-	5,850	1,250	-	1,250	Direct-S	0.00%	100.00%	-	5,850	-	1,250	
142	Office Supplies	552	944	703	1,554	1,255	1,400	-	1,400	1,400	-	1,400	Direct-S	0.00%	100.00%	-	1,400	-	1,400	
143	Other Operating Supplies	10,569	14,252	12,212	20,644	20,403	36,000	-	36,000	40,000	-	40,000	Direct-S	0.00%	100.00%	-	36,000	-	40,000	
144	Fuel	3,744	5,199	2,787	2,693	3,719	4,740	-	4,740	4,840	-	4,840	Direct-S	0.00%	100.00%	-	4,740	-	4,840	
145	Diesel Fuel	8,919	4,907	7,675	2,930	9,649	24,000	-	24,000	24,000	-	24,000	Direct-S	0.00%	100.00%	-	24,000	-	24,000	
146	Chemicals	109,986	108,327	109,984	122,478	150,459	185,000	-	185,000	219,000	-	219,000	Direct-S	0.00%	100.00%	-	185,000	-	219,000	
147	Uniforms	1,574	1,517	1,600	2,989	4,762	4,120	-	4,120	4,300	-	4,300	Direct-S	0.00%	100.00%	-	4,120	-	4,300	
148	Minor Operating Equipment	9,768	8,130	4,010	14,962	28,795	23,900	-	23,900	15,900	-	15,900	Direct-S	0.00%	100.00%	-	23,900	-	15,900	
149	Books / Subscriptions / Memberships	264	514	130	-	-	720	-	720	600	-	600	Direct-S	0.00%	100.00%	-	720	-	600	
150	Training and Education	1,995	7,110	3,158	1,388	3,156	14,340	-	14,340	18,000	-	18,000	Direct-S	0.00%	100.00%	-	14,340	-	18,000	
151	Depreciation	2,382,926	2,437,040	2,488,893	3,216,674	4,014,536	3,943,950	(3,943,950)	-	4,135,150	(4,135,150)	-	Direct-S	0.00%	100.00%	-	-	-	-	
152	Buildings	-	-	-	-	-	61,000	-	61,000	(442,500)	-	(442,500)	Direct-S	0.00%	100.00%	-	-	-	-	
153	Improvements Other Than Buildings	-	-	-	-	-	4,910,134	(4,910,134)	-	4,850,000	(4,850,000)	-	Direct-S	0.00%	100.00%	-	-	-	-	
154	Capital Machinery and Equipment	-	-	-	-	-	300,620	(300,620)	-	447,000	(447,000)	-	Direct-S	0.00%	100.00%	-	-	-	-	
<b>155</b>	<b>Total Wastewater System</b>	<b>\$ 3,878,253</b>	<b>\$ 4,055,700</b>	<b>\$ 3,920,530</b>	<b>\$ 4,838,801</b>	<b>\$ 5,915,636</b>	<b>\$ 11,817,104</b>	<b>\$ (9,215,704)</b>	<b>\$ 2,601,400</b>	<b>\$ 12,428,090</b>	<b>\$ (9,874,650)</b>	<b>\$ 2,553,440</b>				<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,601,400</b>	<b>\$ -</b>	<b>\$ 2,553,440</b>
<b>Field Operations</b>																				
156	Regular Salaries	\$ 1,478,031	\$ 1,665,512	\$ 1,497,945	\$ 1,616,463	\$ 1,493,969	\$ 1,706,440	\$ -	\$ 1,706,440	\$ 1,904,100	\$ -	\$ 1,904,100	FieldOpRegSal	59.36%	40.64%	\$ 1,013,020	\$ 693,420	\$ 1,130,360	\$ 773,740	
157	Overtime	174,936	176,270	188,626	95,905	103,999	136,430	-	136,430	141,210	-	141,210	FieldOpRegSal	59.36%	40.64%	80,991	55,439	83,829	57,381	
158	Clothing / Cleaning Allowance	-	-	-	-	-	-	-	-	240	-	240	FieldOpRegSal	59.36%	40.64%	-	-	142	98	
159	FICA	117,718	131,562	121,149	123,388	115,059	132,400	-	132,400	147,930	-	147,930	FieldOpRegSal	59.36%	40.64%	78,599	53,801	87,818	60,112	
160	Florida Retirement System	91,621	203,297	215,826	344,795	169,909	210,250	-	210,250	228,460	-	228,460	FieldOpRegSal	59.36%	40.64%	124,814	85,436	135,624	92,836	
161	Insurance - Health	310,702	351,902	271,189	370,611	385,440	351,840	-	351,840	477,920	-	477,920	FieldOpRegSal	59.36%	40.64%	208,868	142,972	283,715	194,205	
162	Vision Care	2,073	2,213	1,981	2,074	1,832	2,090	-	2,090	2,080	-	2,080	FieldOpRegSal	59.36%	40.64%	1,241	849	1,235	845	
163	Dental, Life, and Disability	-	-	26,446	29,585	28,817	27,020	-	27,020	28,180	-	28,180	FieldOpRegSal	59.36%	40.64%	16,040	10,980	16,729	11,451	
164	Workers' Compensation	30,340	30,340	6,110	7,910	11,700	12,370	-	12,370	15,460	-	15,460	FieldOpRegSal	59.36%	40.64%	7,343	5,027	9,178	6,282	
165	Unemployment Compensation	-	-	-	-	-	1,100	-	1,100	-	-	-	FieldOpRegSal	59.36%	40.64%	-	-	-	-	
166	Compensated Absences	18,669	16,249	(49,478)	11,267	(5,982)	-	-	-	-	-	-	FieldOpRegSal	59.36%	40.64%	-	-	-	-	
167	Educational Assistance	-	-	-	-	-	-	-	-	5,000	-	5,000	FieldOpRegSal	59.36%	40.64%	-	-	2,968	2,032	
168	Additional Personnel	-	-	-	-	-	-	-	-	-	-	-	Input	0.00%	0.00%	-	-	-	-	
169	Medical Services	739	722	698	608	834	2,630	-	2,630	2,990	-	2,990	FieldOpRegSal	59.36%	40.64%	1,561	1,069	1,775	1,215	
170	Other Professional Services	21,588	17,537	4,318	13,066	2,335	35,800	-	35,800	36,200	-	36,200	Lines	58.43%	41.57%	20,919	14,881	21,153	15,047	
171	Other Contractual Services	-	53,968	-	-	-	-	-	-	-	-	-	Lines	58.43%	41.57%	-	-	-	-	
172	Travel and Per Diem	1,231	-	1,263	868	-	8,690	-	8,690	13,090	-	13,090	FieldOpRegSal	59.36%	40.64%	5,159	3,531	7,771	5,319	
173	Communication Services	29,945	29,479	26,645	28,221	30,173	31,470	-	31,470	33,350	-	33,350	Lines	58.43%	41.57%	18,389	13,081	19,488	13,862	
174	Postage and Mailing	11,234	4,989	4,337	4,377	39,241	25,800	-	25,800	25,800	-	25,800	Equal	50.00%	50.00%	12,900	12,900	12,900	12,900	
175	Water and Sewer	419	418	398	421	425	450	-	450	450	-	450	Equal	50.00%	50.00%	225	225	225	225	
176	Electric	8,883	8,710	9,050	8,852	8,964	10,710	-	10,710	12,480	-	12,480	Direct-S	0.00%	100.00%	-	10,710	-	12,480	
177	Electric - Lift Stations	108,882	115,133	115,981	127,948	144,214	139,950	-	139,950	163,040	-	163,040	Direct-S	0.00%	100.00%	-	139,950	-	163,040	
178	Rentals and Leases	-	-	420	207	500	4,500	-	4,500	4,500	-	4,500	Lines	58.43%	41.57%	2,630	1,870	2,630	1,870	
179	Repairs and Maintenance / Office Equipment	757	2,409	1,459	308	3,546	5,160	-	5,160	7,660	-	7,660	Equal	50.00%	50.00%	2,580	2,580	3,830	3,830	
180	Repairs and Maintenance / Communication Equipment	-	1,651	-	1,333	-	2,000	-	2,000	2,000	-	2,000	Lines	58.43%	41.57%	1,169	831	1,169	831	
181	Repairs and Maintenance / Buildings	-	-	-	-	-	400	-	400	400	-	400	Lines	58.43%	41.57%	234	166	234	166	
182	Repairs and Maintenance/Special Equipment	8,372	10,985	28,238	22,073	35,483	48,690	-	48,690	68,350	-	68,350	Lines	58.43%	41.57%	28,451	20,239	39,939	28,411	
183	Fleet - Administration	100,310	96,850	106,640	125,300	138,180	105,580	-	105,580	82,790	-	82,790	Lines	58.43%	41.57%	61,694	43,886	48,377	34,413	
184	Fleet - Labor	64,317	53,829	72,689	83,070	67,988	87,210	-	87,210	98,430	-	98,430	Lines	58.43%	41.57%	50,960	36,250	48,377	40,914	
185	Fleet - Parts	62,918	58,125	67,964	105,278	80,194	116,020	-	116,020	125,300	-	125,300	Lines	58.43%	41.57%	67,795	48,225	73,217	52,083	
186	Fleet - Outsourced	14,600	51,775	45,410	33,305	103,874	48,020	-	48,020	68,690	-	68,690	Lines	58.43%	41.57%	28,600	19,960	40,138	28,552	
187	Repairs and Maintenance / Collection	197,982	265,733	225,737	195,537	251,945	393,700	-	393,700	462,260	-	462,260	Direct-S	0.00%	100.00%	-	393,700	-	462,260	
188	Repairs and Maintenance / Distribution	95,912	141,549	134,915	146,850	161,654	123,790	-	123,790	130,550	-	130,550	Direct-W	100.00%	0.00%	123,790	-	130,550	-	
189	Repairs and Maintenance / Meters	7	-	-	-	-	-	-	-	-	-	-	Direct-W	100.00%	0.00%	-	-	-	-	
190	Repairs and Maintenance / Hydrants	1,030	96,941	5,815	9,893	11,998	16,500	-	16,500	19,800	-	19,800	Direct-W	100.00%	0.00%	16,500	-	19,800	-	
191	Printing and Binding	463	1,255	883	25	438	3,500	-	3,500	3,500	-	3,500	Equal	50.00%	50.00%	1,750	1,750	1,750	1,750	
192	Other Current Charges	-	-	508	-	2	-	-	-	-	-	-	Lines	58.43%	41.57%	-	-	-	-	
193	Licenses / Fees / Permits	2,407	1,758	2,163	265	2,094	3,610	-	3,610	4,580	-	4,580	Lines	58.43%	41.57%	2,109	1,501	2,676	1,904	
194	Food	-	-	191	-	191	-	-	-	-	-	-	Lines	58.43%	41.57%	-	-	-	-	

Table 1-6

City of North Port, Florida  
 Utility Rate Analysis  
 Water and Wastewater System

Allocation of Utility Operating Expenses to Individual Systems

Line No.	Description	Actual Fiscal Year 2017	Actual Fiscal Year 2018	Actual Fiscal Year 2019	Actual Fiscal Year 2020	Unaudited Fiscal Year 2021	Budgeted Fiscal Year 2022	Adjustments	Adjusted Fiscal Year 2022	Budgeted Fiscal Year 2023	Adjustments	Adjusted Fiscal Year 2023	Basis	Percent Allocation		Allocation Amounts			
														Water	Wastewater	Fiscal Year 2022		Fiscal Year 2023	
																Water	Wastewater	Water	Wastewater
206	Books / Subscriptions / Memberships	339	183	1,042	745	338	1,070	-	1,070	1,070	-	1,070	Equal	50.00%	50.00%	535	535	535	535
207	Training and Education	10,948	7,274	7,113	2,999	2,269	18,670	-	18,670	20,080	-	20,080	Equal	50.00%	50.00%	9,335	9,335	10,040	10,040
208	Depreciation	419,652	497,007	571,051	617,506	622,386	603,750	(603,750)	-	722,780	(722,780)	-	Lines	58.43%	41.57%	-	-	-	-
209	Improvements Other Than Buildings	-	-	-	-	-	644,584	(644,584)	-	1,495,000	(1,495,000)	-	Lines	58.43%	41.57%	-	-	-	-
210	Capital Machinery and Equipment	-	-	-	-	-	1,554,351	(1,554,351)	-	2,609,290	(2,609,290)	-	Lines	58.43%	41.57%	-	-	-	-
211	<b>Total Field Operations</b>	\$ 3,953,654	\$ 5,129,301	\$ 4,742,645	\$ 4,918,104	\$ 4,854,102	\$ 7,798,325	\$ (2,802,685)	\$ 4,995,640	\$ 10,445,030	\$ (4,827,070)	\$ 5,617,960				\$ 2,593,388	\$ 2,402,252	\$ 2,907,487	\$ 2,710,473
<b>Engineering</b>																			
212	Regular Salaries	\$ -	\$ -	\$ 547,471	\$ 576,381	\$ 581,395	\$ 616,410	\$ -	\$ 616,410	\$ 720,140	\$ -	\$ 720,140	EngrRegSal	56.85%	43.15%	\$ 350,444	\$ 265,966	\$ 409,417	\$ 310,723
213	Overtime	-	-	32,751	20,875	25,821	25,240	-	25,240	26,380	-	26,380	EngrRegSal	56.85%	43.15%	14,350	10,890	14,998	11,382
214	FICA	-	-	42,341	43,837	44,301	47,510	-	47,510	54,690	-	54,690	EngrRegSal	56.85%	43.15%	27,011	20,499	31,093	23,597
215	Florida Retirement System	-	-	75,070	118,910	62,123	69,240	-	69,240	81,650	-	81,650	EngrRegSal	56.85%	43.15%	39,365	29,875	46,420	35,230
216	Insurance - Health	-	-	82,520	83,128	96,940	95,470	-	95,470	129,230	-	129,230	EngrRegSal	56.85%	43.15%	54,277	41,193	73,470	55,760
217	Vision Care	-	-	531	569	556	560	-	560	610	-	610	EngrRegSal	56.85%	43.15%	318	242	347	263
218	Dental, Life, and Disability	-	-	6,884	7,728	7,426	6,220	-	6,220	7,730	-	7,730	EngrRegSal	56.85%	43.15%	3,536	2,684	4,395	3,335
219	Workers' Compensation	-	-	830	1,100	1,630	1,720	-	1,720	2,150	-	2,150	EngrRegSal	56.85%	43.15%	978	742	1,222	928
220	Unemployment Compensation	-	-	-	-	138	-	-	-	-	-	-	EngrRegSal	56.85%	43.15%	-	-	-	-
221	Compensated Absences	-	-	62,846	9,930	14,667	-	-	-	-	-	-	EngrRegSal	56.85%	43.15%	-	-	-	-
222	Additional Personnel	-	-	-	-	-	-	-	-	-	-	-	Input	0.00%	0.00%	-	-	-	-
223	Engineer/Architect	-	-	-	-	-	270	-	270	180	-	180	Capital	56.54%	43.46%	153	117	102	78
224	Medical Services	-	-	49	-	-	-	-	-	-	-	-	Capital	56.54%	43.46%	-	-	-	-
225	Other Professional Services	-	-	7,427	57,331	6,863	458,660	-	458,660	58,560	-	58,560	Capital	56.54%	43.46%	259,314	199,346	33,108	25,452
226	Travel and Per Diem	-	-	8,590	2,022	569	10,560	-	10,560	14,860	-	14,860	Capital	56.54%	43.46%	5,970	4,590	8,401	6,459
227	Communication Services	-	-	4,986	6,057	5,713	6,350	-	6,350	6,120	-	6,120	Capital	56.54%	43.46%	3,590	2,760	3,460	2,660
228	Postage and Mailing	-	-	-	-	-	100	-	100	100	-	100	Capital	56.54%	43.46%	57	43	57	43
229	Repairs and Maintenance / Office Equipment	-	-	71	506	201	1,000	-	1,000	1,000	-	1,000	Capital	56.54%	43.46%	565	435	565	435
230	Repairs and Maintenance/Special Equipment	-	-	981	950	975	2,200	-	2,200	2,400	-	2,400	Capital	56.54%	43.46%	1,244	956	1,357	1,043
231	Fleet - Administration	-	-	8,520	3,650	5,360	4,100	-	4,100	4,620	-	4,620	Capital	56.54%	43.46%	2,318	1,782	2,612	2,008
232	Fleet - Labor	-	-	2,529	2,629	2,645	3,120	-	3,120	3,550	-	3,550	Capital	56.54%	43.46%	1,764	1,356	2,007	1,543
233	Fleet - Parts	-	-	2,938	2,523	961	2,890	-	2,890	3,030	-	3,030	Capital	56.54%	43.46%	1,634	1,256	1,713	1,317
234	Fleet - Outsourced	-	-	-	75	336	-	-	-	-	-	-	Capital	56.54%	43.46%	-	-	-	-
235	Printing and Binding	-	-	-	-	25	100	-	100	100	-	100	Capital	56.54%	43.46%	57	43	57	43
236	Licenses / Fees / Permits	-	-	1,866	5,155	6,953	7,150	-	7,150	6,700	-	6,700	Capital	56.54%	43.46%	4,042	3,108	3,788	2,912
237	Office Supplies	-	-	62	85	255	540	-	540	540	-	540	Capital	56.54%	43.46%	305	235	305	235
238	Fuel	-	-	8,099	6,405	8,094	9,230	-	9,230	11,870	-	11,870	Capital	56.54%	43.46%	5,218	4,012	6,711	5,159
239	Uniforms	-	-	1,213	1,481	830	2,000	-	2,000	2,000	-	2,000	Capital	56.54%	43.46%	1,131	869	1,131	869
240	Minor Operating Equipment	-	-	3,307	5,941	4,801	5,450	-	5,450	13,320	-	13,320	Capital	56.54%	43.46%	3,081	2,369	7,531	5,789
241	Books / Subscriptions / Memberships	-	-	26,720	1,508	1,774	1,610	-	1,610	2,210	-	2,210	Capital	56.54%	43.46%	910	700	1,249	961
242	Training and Education	-	-	4,725	814	1,570	8,370	-	8,370	10,370	-	10,370	Capital	56.54%	43.46%	4,732	3,638	5,863	4,507
243	Depreciation	-	-	10,786	6,853	11,610	8,260	(8,260)	-	14,970	(14,970)	-	Capital	56.54%	43.46%	-	-	-	-
244	Capital Machinery and Equipment	-	-	24,480	-	-	79,300	(79,300)	-	-	-	-	Capital	56.54%	43.46%	-	-	-	-
245	<b>Total Engineering</b>	\$ -	\$ -	\$ 968,593	\$ 966,443	\$ 894,532	\$ 1,473,630	\$ (87,560)	\$ 1,386,070	\$ 1,179,080	\$ (14,970)	\$ 1,164,110				\$ 786,364	\$ 599,706	\$ 661,379	\$ 502,731
246	<b>TOTAL EXPENSES</b>	<b>\$ 18,599,602</b>	<b>\$ 20,284,008</b>	<b>\$ 20,926,840</b>	<b>\$ 22,711,081</b>	<b>\$ 24,241,485</b>	<b>\$ 55,455,189</b>	<b>\$ (34,947,847)</b>	<b>\$ 20,507,342</b>	<b>\$ 46,764,760</b>	<b>\$ (24,778,835)</b>	<b>\$ 21,985,925</b>				<b>\$ 12,186,168</b>	<b>\$ 8,321,174</b>	<b>\$ 13,114,286</b>	<b>\$ 8,871,639</b>
247	Actual Operating Expenses	\$ 13,099,323	\$ 14,653,042	\$ 15,093,625	\$ 16,061,899	\$ 16,780,548	\$ 20,087,417		\$ 20,507,342	\$ 22,057,430	\$ (71,505)	\$ 21,985,925				59.42%	40.58%	59.65%	40.35%
																<b>\$ 12,186,168</b>	<b>\$ 8,321,174</b>	<b>\$ 13,114,286</b>	<b>\$ 8,871,639</b>

**Table 1-7**  
**City of North Port, Florida**  
**Utility Rate Analysis**  
**Water System**

Projected Operating Expenses - Water System

Line No.	Division Code	Expense Code	Description	Escalation Reference	Fiscal Year Ending September 30,											
					2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
<b>Administration / Customer Service</b>																
1	6060	1100	Executive Salaries	Labor	\$ 85,061	\$ 79,369	\$ 84,925	\$ 89,172	\$ 93,630	\$ 97,375	\$ 101,270	\$ 105,321	\$ 109,534	\$ 113,915	\$ 118,472	
2	6060	1200	Regular Salaries	Labor	498,289	655,863	701,773	736,862	773,705	804,653	836,839	870,313	905,125	941,331	978,984	
3	6060	1400	Overtime	Labor	277	288	308	323	339	353	367	382	397	413	429	
4	6060	2100	FICA	Labor	42,930	54,922	58,766	61,705	64,790	67,381	70,077	72,880	75,795	78,827	81,980	
5	6060	2201	Florida Retirement System	Labor	69,471	96,008	102,728	107,865	113,258	117,788	122,500	127,400	132,496	137,796	143,307	
6	6060	2300	Insurance - Health	HealthIns	95,581	118,779	128,282	138,544	149,628	161,598	174,526	188,488	203,567	219,852	237,440	
7	6060	2302	Vision Care	HealthIns	471	520	562	607	656	708	765	826	892	963	1,040	
8	6060	2304	Dental, Life, and Disability	HealthIns	7,513	7,779	8,401	9,073	9,799	10,583	11,430	12,344	13,331	14,398	15,550	
9	6060	2400	Workers' Compensation	Labor	598	747	800	840	882	917	954	992	1,031	1,073	1,116	
10	6060	2700	Educational Assistance	Labor	2,768	4,152	4,443	4,665	4,898	5,094	5,298	5,510	5,730	5,960	6,198	
11	6060	AddPers	Additional Personnel	Input	-	-	45,804	48,094	50,499	52,519	54,619	56,804	59,076	61,439	63,897	
12	6060	3105	Other Professional Services	Labor	32,630	60,806	65,062	68,315	71,731	74,600	77,584	80,688	83,915	87,272	90,763	
13	6060	3200	Accounting and Auditing	Inflation	1,384	1,384	1,416	1,450	1,485	1,522	1,558	1,596	1,634	1,672	1,710	
14	6060	4000	Travel and Per Diem	Inf/Emp	8,355	10,984	11,825	12,109	12,523	12,836	13,144	13,460	13,783	14,100	14,424	
15	6060	4100	Communication Services	Inflation	8,853	6,400	6,547	6,704	6,865	7,037	7,206	7,379	7,556	7,730	7,908	
16	6060	4200	Postage and Mailing	Cust-Water	64,632	64,643	67,999	71,544	75,221	79,110	83,015	87,062	91,254	95,505	97,702	
17	6060	4301	Water and Sewer	Inflation	238	238	244	249	255	262	268	274	281	288	294	
18	6060	4302	Electric	ElectricCommod	3,604	4,197	4,365	4,539	4,721	4,909	5,106	5,310	5,522	5,743	5,973	
19	6060	4400	Rentals and Leases	Inflation	20,081	20,081	20,543	21,036	21,540	22,079	22,609	23,151	23,707	24,252	24,810	
20	6060	4500	Insurance	Insurance	142,370	189,526	197,107	204,991	213,191	221,718	230,587	239,810	249,403	259,379	269,754	
21	6060	4601	Repairs and Maintenance / Office Equipment	Repair	4,156	4,229	4,398	4,574	4,757	4,948	5,146	5,351	5,565	5,788	6,020	
22	6060	4611	Repairs and Maintenance/Special Equipment	Repair	280	280	291	303	315	328	341	354	369	383	399	
23	6060	4650	Fleet - Administration	Repair	736	880	916	952	990	1,030	1,071	1,114	1,158	1,205	1,253	
24	6060	4651	Fleet - Labor	Repair	465	587	610	635	660	687	714	743	772	803	835	
25	6060	4652	Fleet - Parts	Repair	166	216	225	234	243	253	263	273	284	296	307	
26	6060	4700	Printing and Binding	Cust-Water	10,643	14,340	15,085	15,871	16,687	17,550	18,416	19,313	20,244	21,187	21,674	
27	6060	4800	Promotional Activities	Cust-Water	3,641	3,641	3,830	4,030	4,237	4,456	4,676	4,904	5,140	5,379	5,503	
28	6060	4901	Bank and Transaction Fees	WRevenue	68,093	79,317	84,685	90,357	96,346	102,670	109,286	115,149	121,265	127,644	127,644	
29	6060	4902	Cash Over and Short	Constant	100	100	100	100	100	100	100	100	100	100	100	
30	6060	4912	Ads and Legal Notices	Inflation	50	50	51	52	54	55	56	58	59	60	62	
31	6060	4914	Licenses / Fees / Permits	Inflation	7,386	6,727	6,882	7,047	7,216	7,396	7,574	7,755	7,942	8,124	8,311	
32	6060	4950	Customer Deposit Interest	Cust-Water	1,680	2,241	2,357	2,480	2,607	2,742	2,877	3,018	3,163	3,310	3,387	
33	6060	4969	Food	Inflation	100	100	102	105	107	110	113	115	118	121	124	
34	6060	4970	Payment to General Fund	GenFund	996,600	1,059,995	1,123,595	1,191,010	1,262,471	1,338,219	1,418,512	1,503,623	1,593,841	1,689,471	1,790,839	
35	6060	4972	Payments to Solid Waste Department	Labor	11,399	13,269	14,198	14,908	15,654	16,280	16,931	17,608	18,312	19,045	19,807	
36	6060	4975	Return on Investment	ROI	206,708	210,639	221,171	232,230	243,841	256,033	268,835	282,277	296,390	311,210	326,770	
37	6060	4990	Bad Debt Expense	0.25% WRevenue	31,723	35,268	37,656	40,177	42,841	45,653	48,594	51,201	53,921	56,757	56,757	
38	6060	5100	Office Supplies	Inflation	2,768	3,045	3,115	3,190	3,266	3,348	3,428	3,511	3,595	3,678	3,762	
39	6060	5201	Other Operating Supplies	Inflation	55	55	57	58	59	61	62	64	65	67	68	
40	6060	5202	Fuel	Fuel	709	770	808	848	891	935	982	1,031	1,083	1,137	1,194	
41	6060	5207	Uniforms	Inf/Emp	664	985	1,061	1,086	1,124	1,152	1,179	1,208	1,237	1,265	1,294	
42	6060	5250	Minor Operating Equipment	Inflation	11,217	8,880	9,085	9,303	9,526	9,764	9,999	10,238	10,484	10,725	10,972	
43	6060	5400	Books / Subscriptions / Memberships	Inf/Emp	1,268	1,268	1,365	1,398	1,445	1,482	1,517	1,554	1,591	1,627	1,665	
44	6060	5500	Training and Education	Inf/Emp	11,134	12,905	13,894	14,227	14,713	15,081	15,443	15,814	16,193	16,566	16,947	
45	6060	Contingency	Contingency Allowance	Calculated	-	-	140,317	147,683	155,882	164,322	174,043	182,553	191,493	200,870	210,556	
46	<b>Total Administration / Customer Service</b>					\$ 2,456,846	\$ 2,836,475	\$ 3,197,751	\$ 3,371,545	\$ 3,555,648	\$ 3,737,697	\$ 3,929,880	\$ 4,128,917	\$ 4,338,415	\$ 4,558,724	\$ 4,778,000
<b>Water System</b>																
47	6061	1200	Regular Salaries	Labor	\$ 654,060	\$ 810,930	\$ 867,695	\$ 911,080	\$ 956,634	\$ 994,899	\$ 1,034,695	\$ 1,076,083	\$ 1,119,126	\$ 1,163,891	\$ 1,210,447	
48	6061	1400	Overtime	Labor	44,370	46,600	49,862	52,355	54,973	57,172	59,459	61,837	64,310	66,883	69,558	
49	6061	1508	Clothing / Cleaning Allowance	Labor	1,530	2,160	2,311	2,427	2,548	2,650	2,756	2,866	2,981	3,100	3,224	
50	6061	2100	FICA	Labor	51,970	63,240	67,667	71,050	74,603	77,587	80,690	83,918	87,275	90,766	94,396	
51	6061	2201	Florida Retirement System	Labor	75,370	93,710	100,270	105,283	110,547	114,969	119,568	124,351	129,325	134,498	139,878	
52	6061	2300	Insurance - Health	HealthIns	127,290	216,070	233,356	252,024	272,186	293,961	317,478	342,876	370,306	399,930	431,925	
53	6061	2302	Vision Care	HealthIns	770	830	896	968	1,046	1,129	1,220	1,317	1,422	1,536	1,659	
54	6061	2304	Dental, Life, and Disability	HealthIns	7,930	11,090	11,977	12,935	13,970	15,088	16,295	17,598	19,006	20,527	22,169	
55	6061	2400	Workers' Compensation	Labor	3,740	4,680	5,008	5,258	5,521	5,742	5,971	6,210	6,459	6,717	6,986	

Table 1-7

City of North Port, Florida  
Utility Rate Analysis  
Water System

Projected Operating Expenses - Water System

Line No.	Division Code	Expense Code	Description	Escalation Reference	Fiscal Year Ending September 30,												
					2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032		
56	6061	AddPers	Additional Personnel	Input		-	-	29,303	30,006	30,726	31,494	106,426	108,980	111,596	114,162	116,788	
57	6061	3103	Engineer/Architect	Inflation		10,000	10,000	10,230	10,476	10,727	10,995	11,259	11,529	11,806	12,077	12,355	
58	6061	3104	Medical Services	Inflation		250	360	368	377	386	396	405	415	425	435	445	
59	6061	3105	Other Professional Services	Labor		621,457	309,680	331,358	347,925	365,322	379,935	395,132	410,937	427,375	444,470	462,249	
60	6061	4000	Travel and Per Diem	Inf/Emp		5,337	6,250	6,729	6,890	7,126	7,304	7,479	7,658	7,842	8,023	8,207	
61	6061	4100	Communication Services	Inflation		20,500	22,640	23,161	23,717	24,286	24,893	25,490	26,102	26,729	27,343	27,972	
62	6061	4200	Postage and Mailing	Inflation		770	770	788	807	826	847	867	888	909	930	951	
63	6061	4302	Electric	ElectricW		326,760	720,200	769,743	822,097	877,407	935,827	997,517	1,062,645	1,131,387	1,203,928	1,280,462	
64	6061	4312	Hillsborough (Electricity for Hillsborough Booster Station)	ElectricW		114,800	133,740	142,940	152,662	162,933	173,782	185,237	197,331	210,097	223,568	237,780	
Water Purchase For Resale:																	
65	6061	4390PR	Peace River Water Supply Authority	Input		3,081,323	2,738,245	2,884,703	3,028,938	3,180,385	3,339,405	3,506,375	3,681,694	3,865,778	4,059,067	4,262,021	
66	6061	4400	Rentals and Leases	Inflation		-	-	-	-	-	-	-	-	-	-	-	
67	6061	4600	Repairs and Maintenance	Repair		-	1,130	1,175	1,222	1,271	1,322	1,375	1,430	1,487	1,546	1,608	
68	6061	4601	Repairs and Maintenance / Office Equipment	Repair		47,500	53,000	55,120	57,325	59,618	62,003	64,483	67,062	69,744	72,534	75,436	
69	6061	4604	Repairs and Maintenance / Buildings	Repair		5,120	5,120	5,325	5,538	5,759	5,990	6,229	6,478	6,727	7,007	7,287	
70	6061	4609	Repairs and Maintenance / Landscaping	Repair		36,900	44,400	46,176	48,023	49,944	51,942	54,019	56,180	58,427	60,764	63,195	
71	6061	4611	Repairs and Maintenance/Special Equipment	Repair		476,830	318,390	331,126	344,371	358,145	372,471	387,370	402,865	418,980	435,739	453,168	
72	6061	4650	Fleet - Administration	Repair		2,730	2,170	2,257	2,347	2,441	2,539	2,640	2,746	2,856	2,970	3,089	
73	6061	4651	Fleet - Labor	Repair		2,420	2,720	2,829	2,942	3,060	3,182	3,309	3,442	3,579	3,723	3,871	
74	6061	4652	Fleet - Parts	Repair		1,420	800	832	865	900	936	973	1,012	1,053	1,095	1,139	
75	6061	4653	Fleet - Outsourced	Repair		690	700	728	757	787	819	852	886	921	958	996	
76	6061	4700	Printing and Binding	Inflation		350	350	358	367	375	385	394	404	413	423	432	
77	6061	4905	Equipment Inspections and Testing	Inflation		400	400	409	419	429	440	450	461	472	483	494	
78	6061	4912	Ads and Legal Notices	Inflation		100	100	102	105	107	110	113	115	118	121	124	
79	6061	4914	Licenses / Fees / Permits	Inflation		6,090	5,290	5,412	5,542	5,675	5,816	5,956	6,099	6,245	6,389	6,536	
80	6061	5100	Office Supplies	Inflation		1,000	1,000	1,023	1,048	1,073	1,100	1,126	1,153	1,181	1,208	1,236	
81	6061	5201	Other Operating Supplies	Prod-W		73,550	101,400	106,604	112,103	117,804	123,836	129,892	136,167	142,668	149,257	152,690	
82	6061	5202	Fuel	Fuel		3,950	3,280	3,444	3,616	3,797	3,987	4,186	4,396	4,615	4,846	5,088	
83	6061	5204	Diesel Fuel	Fuel		24,470	30,000	31,500	33,075	34,729	36,465	38,288	40,203	42,213	44,324	46,540	
84	6061	5205	Chemicals	ChemicalW		481,000	891,800	953,147	1,017,975	1,086,465	1,158,804	1,235,193	1,315,838	1,400,959	1,490,784	1,585,554	
85	6061	5207	Uniforms	Inf/Emp		1,910	2,720	2,928	2,999	3,101	3,179	3,255	3,333	3,413	3,491	3,572	
86	6061	5250	Minor Operating Equipment	Inflation		22,180	33,440	34,209	35,030	35,871	36,768	37,650	38,554	39,479	40,387	41,316	
87	6061	5400	Books / Subscriptions / Memberships	Inf/Emp		1,520	1,520	1,636	1,676	1,733	1,776	1,819	1,863	1,907	1,951	1,996	
88	6061	5500	Training and Education	Inf/Emp		11,220	18,020	19,400	19,865	20,544	21,058	21,563	22,081	22,611	23,131	23,663	
89	<b>Total Water System</b>						\$ 6,349,570	\$ 6,708,945	\$ 7,144,103	\$ 7,534,483	\$ 7,945,780	\$ 8,362,999	\$ 8,875,455	\$ 9,338,002	\$ 9,824,233	\$ 10,334,982	\$ 10,868,501
<b>Field Operations</b>																	
90	6063	1200	Regular Salaries	Labor		\$ 1,013,020	\$ 1,130,360	\$ 1,186,878	\$ 1,246,222	\$ 1,308,533	\$ 1,360,874	\$ 1,415,309	\$ 1,471,922	\$ 1,530,799	\$ 1,592,031	\$ 1,655,712	
91	6063	1400	Overtime	Labor		80,991	83,829	88,020	92,421	97,042	100,924	104,961	109,159	113,526	118,067	122,789	
92	6063	1508	Clothing / Cleaning Allowance	Inflation		-	142	146	149	153	157	161	164	168	172	176	
93	6063	2100	FICA	Labor		78,599	87,818	92,209	96,819	101,660	105,727	109,956	114,354	118,928	123,685	128,633	
94	6063	2201	Florida Retirement System	Labor		124,814	135,624	142,405	149,526	157,002	163,282	169,813	176,606	183,670	191,017	198,658	
95	6063	2300	Insurance - Health	HealthIns		208,868	283,715	306,412	330,925	357,399	385,991	416,870	450,220	486,238	525,137	567,148	
96	6063	2302	Vision Care	HealthIns		1,241	1,235	1,334	1,440	1,555	1,680	1,814	1,959	2,116	2,285	2,468	
97	6063	2304	Dental, Life, and Disability	HealthIns		16,040	16,729	18,067	19,513	21,074	22,760	24,580	26,547	28,670	30,964	33,441	
98	6063	2400	Workers' Compensation	Labor		7,343	9,178	9,637	10,118	10,624	11,049	11,491	11,951	12,429	12,926	13,443	
99	6063	2700	Educational Assistance	Labor		-	2,968	3,117	3,272	3,436	3,574	3,716	3,865	4,020	4,181	4,348	
100	6063	AddPers	Additional Personnel	Input		-	-	92,463	94,682	140,045	143,546	146,991	150,519	154,131	157,676	161,303	
101	6063	3104	Medical Services	Inflation		1,561	1,775	1,818	1,861	1,906	1,954	2,000	2,048	2,098	2,146	2,195	
102	6063	3105	Other Professional Services	Labor		20,919	21,153	22,211	23,321	24,487	25,467	26,485	27,545	28,647	29,792	30,984	
103	6063	4000	Travel and Per Diem	Inf/Emp		5,159	7,771	7,957	8,148	8,427	8,638	8,845	9,057	9,274	9,488	9,706	
104	6063	4100	Communication Services	Inflation		18,389	19,488	19,955	20,434	20,925	21,448	21,963	22,490	23,029	23,559	24,101	
105	6063	4200	Postage and Mailing	Inflation		12,900	12,900	13,210	13,527	13,851	14,198	14,538	14,887	15,245	15,595	15,954	
106	6063	4301	Water and Sewer	Inflation		225	225	230	236	242	248	254	260	266	272	278	
107	6063	4400	Rentals and Leases	Inflation		2,630	2,630	2,693	2,757	2,823	2,894	2,963	3,035	3,107	3,179	3,252	
108	6063	4601	Repairs and Maintenance / Office Equipment	Repair		2,580	3,830	3,983	4,143	4,308	4,481	4,660	4,846	5,040	5,242	5,451	
109	6063	4602	Repairs and Maintenance / Communication Equipment	Repair		1,169	1,169	1,215	1,264	1,315	1,367	1,422	1,479	1,538	1,599	1,663	
110	6063	4604	Repairs and Maintenance / Buildings	Repair		234	234	243	253	263	273	284	296	308	320	333	

Table 1-7

City of North Port, Florida  
Utility Rate Analysis  
Water System

**Projected Operating Expenses - Water System**

Line No.	Division Code	Expense Code	Description	Escalation Reference	Fiscal Year Ending September 30,											
					2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
111	6063	4611	Repairs and Maintenance/Special Equipment	Repair	28,451	39,939	41,537	43,199	44,926	46,724	48,592	50,536	52,558	54,660	56,846	
112	6063	4650	Fleet - Administration	Repair	61,694	48,377	50,312	52,325	54,418	56,595	58,858	61,213	63,661	66,208	68,856	
113	6063	4651	Fleet - Labor	Repair	50,960	57,516	59,817	62,210	64,698	67,286	69,977	72,776	75,688	78,715	81,864	
114	6063	4652	Fleet - Parts	Repair	67,795	73,217	76,146	79,192	82,360	85,654	89,080	92,643	96,349	100,203	104,211	
115	6063	4653	Fleet - Outsourced	Repair	28,060	40,138	41,744	43,413	45,150	46,956	48,834	50,788	52,819	54,932	57,129	
116	6063	4661	Repairs and Maintenance / Distribution	Repair	123,790	130,550	135,772	141,203	146,851	152,725	158,834	165,187	171,795	178,667	185,813	
117	6063	4664	Repairs and Maintenance / Hydrants	Repair	16,500	19,800	20,592	21,416	22,272	23,163	24,090	25,053	26,055	27,098	28,182	
118	6063	4700	Printing and Binding	Inflation	1,750	1,750	1,792	1,835	1,879	1,926	1,972	2,020	2,068	2,116	2,164	
119	6063	4914	Licenses / Fees / Permits	Inflation	2,109	2,676	2,740	2,806	2,874	2,945	3,016	3,089	3,163	3,235	3,310	
120	6063	5100	Office Supplies	Inflation	1,000	1,000	1,024	1,049	1,074	1,101	1,127	1,154	1,182	1,209	1,237	
121	6063	5201	Other Operating Supplies	Prod-W	24,542	24,542	25,808	27,139	28,520	29,980	31,446	32,965	34,539	36,134	36,965	
122	6063	5202	Fuel	Fuel	64,277	79,698	83,683	87,867	92,260	96,873	101,717	106,803	112,143	117,750	123,637	
123	6063	5207	Uniforms	Inf/Emp	8,085	9,439	9,665	9,897	10,236	10,492	10,744	11,001	11,265	11,525	11,790	
124	6063	5250	Minor Operating Equipment	Inflation	31,811	61,747	63,229	64,746	66,300	67,988	69,589	71,259	72,969	74,647	76,364	
125	6063	5261	Distribution Supplies	Inflation	15,000	18,000	18,432	18,874	19,327	19,811	20,286	20,773	21,271	21,767	22,261	
126	6063	5262	Meters	Inflation	422,310	422,310	432,445	442,824	453,542	464,788	475,943	487,366	499,063	510,541	522,283	
127	6063	5263	New Installation Supplies	Inflation	27,500	30,000	30,720	31,457	32,212	33,018	33,810	34,621	35,452	36,268	37,102	
128	6063	5264	Hydrants and Parts	Inflation	11,200	13,440	13,763	14,093	14,431	14,792	15,147	15,510	15,883	16,248	16,622	
129	6063	5400	Books / Subscriptions / Memberships	Inf/Emp	535	535	548	561	580	595	609	624	639	653	668	
130	6063	5500	Training and Education	Inf/Emp	9,335	10,040	10,281	10,528	10,888	11,160	11,428	11,702	11,983	12,258	12,540	
131	<b>Total Field Operations</b>					\$ 2,593,388	\$ 2,907,487	\$ 3,134,253	\$ 3,277,667	\$ 3,471,779	\$ 3,615,069	\$ 3,764,178	\$ 3,920,292	\$ 4,083,791	\$ 4,254,160	\$ 4,431,882
<b>Engineering</b>																
132	6065	1200	Regular Salaries	Labor	\$ 350,444	\$ 409,417	\$ 429,888	\$ 451,383	\$ 473,952	\$ 492,910	\$ 512,626	\$ 533,131	\$ 554,456	\$ 576,635	\$ 599,700	
133	6065	1400	Overtime	Labor	14,350	14,998	15,748	16,535	17,362	18,056	18,778	19,530	20,311	21,123	21,968	
134	6065	2100	FICA	Labor	27,011	31,093	32,647	34,280	35,994	37,433	38,931	40,488	42,107	43,792	45,543	
135	6065	2201	Florida Retirement System	Labor	39,365	46,420	48,741	51,178	53,737	55,886	58,122	60,447	62,865	65,379	67,994	
136	6065	2300	Insurance - Health	HealthIns	54,277	73,470	79,348	85,696	92,552	99,956	107,952	116,588	125,915	135,989	146,868	
137	6065	2302	Vision Care	HealthIns	318	347	375	405	437	472	510	550	594	642	693	
138	6065	2304	Dental, Life, and Disability	HealthIns	3,536	4,395	4,746	5,126	5,536	5,979	6,457	6,974	7,532	8,134	8,785	
139	6065	2400	Workers' Compensation	Labor	978	1,222	1,283	1,348	1,415	1,472	1,530	1,592	1,655	1,722	1,790	
140	6065	AddPers	Additional Personnel	Input	-	-	-	-	-	75,587	167,701	171,726	175,848	179,892	184,030	
141	6065	3103	Engineer/Architect	Inflation	153	102	104	107	109	112	115	117	120	123	126	
142	6065	3105	Other Professional Services	Labor	259,314	33,108	34,764	36,502	38,327	39,860	41,454	43,113	44,837	46,631	48,496	
143	6065	4000	Travel and Per Diem	Inf/Emp	5,970	8,401	8,603	8,810	9,111	9,339	9,563	9,792	10,027	10,258	10,494	
144	6065	4100	Communication Services	Inflation	3,590	3,460	3,543	3,628	3,715	3,808	3,900	3,993	4,089	4,183	4,279	
145	6065	4200	Postage and Mailing	Cust-Water	57	57	59	63	66	69	73	76	80	84	85	
146	6065	4601	Repairs and Maintenance / Office Equipment	Repair	565	565	588	612	636	661	688	715	744	774	805	
147	6065	4611	Repairs and Maintenance/Special Equipment	Repair	1,244	1,357	1,411	1,468	1,526	1,587	1,651	1,717	1,786	1,857	1,931	
148	6065	4650	Fleet - Administration	Repair	2,318	2,612	2,717	2,825	2,938	3,056	3,178	3,305	3,437	3,575	3,718	
149	6065	4651	Fleet - Labor	Repair	1,764	2,007	2,087	2,171	2,258	2,348	2,442	2,540	2,641	2,747	2,857	
150	6065	4652	Fleet - Parts	Repair	1,634	1,713	1,782	1,853	1,927	2,004	2,084	2,168	2,254	2,344	2,438	
151	6065	4700	Printing and Binding	Cust-Water	57	57	59	63	66	69	73	76	80	84	85	
152	6065	4914	Licenses / Fees / Permits	Inflation	4,042	3,788	3,879	3,972	4,067	4,169	4,269	4,372	4,479	4,579	4,685	
153	6065	5100	Office Supplies	Inflation	305	305	313	320	328	336	344	352	361	369	378	
154	6065	5202	Fuel	Fuel	5,218	6,711	7,047	7,399	7,769	8,157	8,565	8,993	9,443	9,915	10,411	
155	6065	5207	Uniforms	Inf/Emp	1,131	1,131	1,158	1,186	1,226	1,257	1,287	1,318	1,350	1,381	1,412	
156	6065	5250	Minor Operating Equipment	Inflation	3,081	7,531	7,712	7,897	8,086	8,288	8,487	8,691	8,899	9,104	9,314	
157	6065	5400	Books / Subscriptions / Memberships	Inf/Emp	910	1,249	1,279	1,310	1,355	1,389	1,422	1,456	1,491	1,526	1,561	
158	6065	5500	Training and Education	Inf/Emp	4,732	5,863	6,004	6,148	6,358	6,517	6,673	6,833	6,997	7,158	7,323	
159	<b>Total Engineering</b>					\$ 786,364	\$ 661,379	\$ 695,884	\$ 732,280	\$ 770,851	\$ 880,777	\$ 1,008,875	\$ 1,050,653	\$ 1,094,397	\$ 1,139,998	\$ 1,187,769
160	<b>TOTAL WATER SYSTEM OPERATING EXPENSES</b>					\$ 12,186,168	\$ 13,114,286	\$ 14,171,992	\$ 14,915,975	\$ 15,744,059	\$ 16,596,542	\$ 17,578,388	\$ 18,437,865	\$ 19,340,836	\$ 20,287,864	\$ 21,266,152

Table 1-8

City of North Port, Florida  
Utility Rate Analysis  
Wastewater System

Projected Operating Expenses - Wastewater System

Line No.	Division Code	Expense Code	Description	Escalation Reference	Fiscal Year Ending September 30,											
					2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
<b>Administration / Customer Service</b>																
1	6060	1100	Executive Salaries	Labor	\$ 67,539	\$ 63,021	\$ 66,172	\$ 69,480	\$ 72,954	\$ 75,872	\$ 78,907	\$ 82,064	\$ 85,346	\$ 88,760	\$ 92,310	
2	6060	1200	Regular Salaries	Labor	402,761	530,127	556,633	584,465	613,688	638,236	663,765	690,316	717,929	746,646	776,512	
3	6060	1400	Overtime	Labor	223	232	244	256	269	280	291	303	315	327	340	
4	6060	2100	FICA	Labor	34,610	44,278	46,492	48,817	51,258	53,308	55,440	57,658	59,964	62,363	64,857	
5	6060	2201	Florida Retirement System	Labor	56,009	77,402	81,272	85,336	89,603	93,187	96,914	100,791	104,823	109,015	113,376	
6	6060	2300	Insurance - Health	HealthIns	77,059	95,761	103,422	111,695	120,631	130,281	140,704	151,960	164,117	177,247	191,426	
7	6060	2302	Vision Care	HealthIns	379	420	453	489	529	571	616	666	719	777	839	
8	6060	2304	Dental, Life, and Disability	HealthIns	6,057	6,271	6,773	7,315	7,900	8,532	9,215	9,952	10,748	11,608	12,536	
9	6060	2400	Workers' Compensation	Labor	482	603	633	664	698	725	754	785	816	849	883	
10	6060	2700	Educational Assistance	Labor	2,232	3,348	3,515	3,691	3,875	4,030	4,192	4,359	4,534	4,715	4,904	
11	6060	AddPers	Additional Personnel	Input	98,000	101,430	315,446	331,219	347,780	361,691	376,158	391,205	406,853	423,127	440,052	
12	6060	3105	Other Professional Services	Labor	25,620	47,744	50,131	52,638	55,270	57,481	59,780	62,171	64,658	67,244	69,934	
13	6060	3200	Accounting and Auditing	Inflation	1,116	1,116	1,143	1,170	1,198	1,228	1,258	1,288	1,319	1,349	1,380	
14	6060	4000	Travel and Per Diem	Inf/Emp	6,735	8,856	9,068	9,286	9,603	9,843	10,080	10,322	10,569	10,812	11,061	
15	6060	4100	Communication Services	Inflation	7,137	5,160	5,284	5,410	5,540	5,679	5,815	5,955	6,098	6,238	6,381	
16	6060	4200	Postage and Mailing	Cust-Sewer	50,748	50,757	53,600	56,602	59,717	63,011	66,316	69,743	73,297	76,905	78,674	
17	6060	4301	Water and Sewer	Inflation	192	192	197	201	206	211	216	221	227	232	237	
18	6060	4302	Electric	ElectricCommod	2,906	3,383	3,519	3,659	3,806	3,958	4,116	4,281	4,452	4,630	4,816	
19	6060	4400	Rentals and Leases	Inflation	16,189	16,189	16,578	16,976	17,383	17,818	18,245	18,683	19,132	19,572	20,022	
20	6060	4500	Insurance	Insurance	288,650	384,254	399,625	415,610	432,234	449,523	467,504	486,204	505,653	525,879	546,914	
21	6060	4601	Repairs and Maintenance / Office Equipment	Repair	3,264	3,321	3,454	3,592	3,735	3,885	4,040	4,202	4,370	4,545	4,726	
22	6060	4611	Repairs and Maintenance/Special Equipment	Repair	220	220	229	238	247	257	268	278	289	301	313	
23	6060	4650	Fleet - Administration	Repair	594	710	738	768	798	830	863	898	934	971	1,010	
24	6060	4651	Fleet - Labor	Repair	375	473	492	512	532	554	576	599	623	648	673	
25	6060	4652	Fleet - Parts	Repair	134	174	181	188	196	204	212	220	229	238	248	
26	6060	4700	Printing and Binding	Cust-Sewer	8,357	11,260	11,890	12,556	13,247	13,978	14,711	15,472	16,260	17,060	17,453	
27	6060	4800	Promotional Activities	Cust-Sewer	2,859	2,859	3,019	3,188	3,364	3,549	3,735	3,928	4,128	4,332	4,431	
28	6060	4901	Bank and Transaction Fees	SRevenue	68,407	79,683	85,324	91,364	97,751	104,503	111,560	117,871	124,459	131,337	131,337	
29	6060	4902	Cash Over and Short	Constant	100	100	100	100	100	100	100	100	100	100	100	
30	6060	4912	Ads and Legal Notices	Inflation	50	50	51	52	54	55	56	58	59	60	62	
31	6060	4914	Licenses / Fees / Permits	Inflation	5,954	5,423	5,553	5,687	5,823	5,969	6,112	6,259	6,409	6,556	6,707	
32	6060	4950	Customer Deposit Interest	Cust-Sewer	1,320	1,759	1,858	1,962	2,070	2,184	2,299	2,417	2,541	2,666	2,727	
33	6060	4969	Food	Inflation	100	100	102	105	107	110	113	115	118	121	124	
34	6060	4970	Payment to General Fund	GenFund	996,600	1,059,995	1,123,595	1,191,010	1,262,471	1,338,219	1,418,512	1,503,623	1,593,841	1,689,471	1,790,839	
35	6060	4972	Payments to Solid Waste Department	Labor	11,451	13,331	13,997	14,697	15,432	16,049	16,691	17,359	18,053	18,775	19,526	
36	6060	4975	Return on Investment	ROI	419,092	427,061	448,414	470,835	494,376	519,095	545,050	572,302	600,918	630,963	662,512	
37	6060	4990	Bad Debt Expense	0.25% SRevenue	31,869	35,431	37,940	40,626	43,465	46,468	49,606	52,412	55,341	58,399	58,399	
38	6060	5100	Office Supplies	Inflation	2,232	2,455	2,514	2,574	2,636	2,702	2,767	2,833	2,901	2,968	3,036	
39	6060	5201	Other Operating Supplies	Inflation	45	45	46	47	48	49	50	52	53	54	55	
40	6060	5202	Fuel	Fuel	571	620	651	684	718	754	792	831	873	917	962	
41	6060	5207	Uniforms	Inf/Emp	536	795	814	833	862	883	904	926	948	970	992	
42	6060	5250	Minor Operating Equipment	Inflation	9,043	7,160	7,331	7,507	7,687	7,880	8,069	8,262	8,461	8,655	8,854	
43	6060	5400	Books / Subscriptions / Memberships	Inf/Emp	1,022	1,022	1,047	1,072	1,108	1,136	1,163	1,191	1,220	1,248	1,277	
44	6060	5500	Training and Education	Inf/Emp	8,976	10,405	10,654	10,910	11,283	11,565	11,843	12,127	12,418	12,703	12,996	
45	6060	Contingency	Contingency Allowance	Calculated	-	-	96,096	101,044	106,570	112,105	117,978	123,604	129,512	135,704	142,072	
46			<b>Total Administration / Customer Service</b>		\$2,717,816	\$3,104,995	\$ 3,576,290	\$ 3,767,131	\$ 3,968,825	\$ 4,168,550	\$ 4,378,358	\$ 4,596,865	\$ 4,826,624	\$ 5,068,058	\$ 5,308,887	
<b>Wastewater System</b>																
47	6062	1200	Regular Salaries	Labor	\$ 635,450	\$ 682,210	\$ 716,321	\$ 752,137	\$ 789,743	\$ 821,333	\$ 854,186	\$ 888,354	\$ 923,888	\$ 960,844	\$ 999,277	
48	6062	1400	Overtime	Labor	39,430	40,810	42,851	44,993	47,243	49,132	51,098	53,142	55,267	57,478	59,777	
49	6062	1508	Clothing / Cleaning Allowance	Labor	1,350	1,680	1,764	1,852	1,945	2,023	2,104	2,188	2,275	2,366	2,461	
50	6062	2100	FICA	Labor	49,260	53,310	55,976	58,774	61,713	64,182	66,749	69,419	72,195	75,083	78,087	
51	6062	2201	Florida Retirement System	Labor	72,840	79,000	82,950	87,098	91,452	95,110	98,915	102,871	106,986	111,266	115,716	
52	6062	2300	Insurance - Health	HealthIns	129,560	158,060	170,705	184,361	199,110	215,039	232,242	250,821	270,887	292,558	315,963	
53	6062	2302	Vision Care	HealthIns	730	770	832	898	970	1,048	1,131	1,222	1,320	1,425	1,539	

Table 1-8

**City of North Port, Florida**  
**Utility Rate Analysis**  
**Wastewater System**

Projected Operating Expenses - Wastewater System

Line No.	Division Code	Expense Code	Description	Escalation Reference	Fiscal Year Ending September 30,											
					2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
54	6062	2304	Dental, Life, and Disability	HealthIns	9,860	8,740	9,439	10,194	11,010	11,891	12,842	13,869	14,979	16,177	17,471	
55	6062	2400	Workers' Compensation	Labor	1,930	2,410	2,531	2,657	2,790	2,901	3,018	3,138	3,264	3,394	3,530	
56	6062	2700	Educational Assistance	Labor	2,500	-	-	-	-	-	-	-	-	-	-	
57	6062	AddPers	Additional Personnel	Input	-	-	5,861	6,001	6,145	6,299	6,450	6,605	6,763	6,919	7,078	
58	6062	3104	Medical Services	Inflation	250	180	184	189	193	198	203	208	213	218	223	
59	6062	1105SLUDGE	Other Professional Services - Sludge Hauling	Sludge	218,277	170,000	178,500	187,425	196,796	206,636	216,968	227,816	239,207	251,167	263,726	
60	6062	3105OTH	Other Professional Services - Other	Labor	283,003	55,080	57,834	60,726	63,762	66,312	68,965	71,724	74,593	77,576	80,679	
61	6062	4000	Travel and Per Diem	Inf/Emp	7,040	8,000	8,192	8,389	8,675	8,892	9,106	9,324	9,548	9,768	9,992	
62	6062	4100	Communication Services	Inflation	20,270	15,260	15,626	16,001	16,385	16,795	17,198	17,611	18,033	18,448	18,872	
63	6062	4200	Postage and Mailing	Inflation	140	140	143	147	150	154	158	162	165	169	173	
64	6062	4301	Water and Sewer	Inflation	3,500	3,500	3,584	3,670	3,758	3,852	3,944	4,039	4,136	4,231	4,329	
65	6062	4302	Electric	ElectricS	404,880	471,690	505,891	542,573	581,379	622,422	665,818	711,690	760,166	811,381	865,478	
66	6062	4306	Electric - Wells	ElectricS	300	350	375	403	431	462	494	528	564	602	642	
67	6062	4307	Electric - Deep Well Injection	ElectricS	510	600	644	690	740	792	847	905	967	1,032	1,101	
68	6062	4601	Repairs and Maintenance / Office Equipment	Repair	28,980	53,480	55,619	57,844	60,158	62,564	65,067	67,669	70,376	73,191	76,119	
69	6062	4604	Repairs and Maintenance / Buildings	Repair	12,800	12,800	13,312	13,844	14,398	14,974	15,573	16,196	16,844	17,518	18,218	
70	6062	4609	Repairs and Maintenance / Landscaping	Repair	58,300	58,300	60,632	63,057	65,580	68,203	70,931	73,768	76,719	79,788	82,979	
71	6062	4611	Repairs and Maintenance/Special Equipment	Repair	291,080	317,060	329,742	342,932	356,649	370,915	385,752	401,182	417,229	433,919	451,275	
72	6062	4650	Fleet - Administration	Repair	13,690	11,250	11,700	12,168	12,655	13,161	13,687	14,235	14,804	15,396	16,012	
73	6062	4651	Fleet - Labor	Repair	8,200	9,650	10,036	10,437	10,855	11,289	11,741	12,210	12,699	13,207	13,735	
74	6062	4652	Fleet - Parts	Repair	6,700	8,320	8,653	8,999	9,359	9,733	10,123	10,527	10,949	11,386	11,842	
75	6062	4653	Fleet - Outsourced	Repair	500	1,500	1,560	1,622	1,687	1,755	1,825	1,898	1,974	2,053	2,135	
76	6062	4914	Licenses / Fees / Permits	Inflation	5,850	1,250	1,280	1,311	1,342	1,376	1,409	1,443	1,477	1,511	1,546	
77	6062	5100	Office Supplies	Inflation	1,400	1,400	1,434	1,468	1,503	1,541	1,578	1,616	1,654	1,692	1,731	
78	6062	5201	Other Operating Supplies	Treat-S	36,000	40,000	42,240	44,606	47,061	49,657	52,302	55,045	57,890	60,780	63,773	
79	6062	5202	Fuel	Fuel	4,740	4,840	5,082	5,336	5,603	5,883	6,177	6,486	6,810	7,151	7,508	
80	6062	5204	Diesel Fuel	Fuel	24,000	24,000	25,200	26,460	27,783	29,172	30,631	32,162	33,770	35,459	37,232	
81	6062	5205	Chemicals	ChemicalS	185,000	219,000	234,879	251,910	269,927	288,983	309,131	330,429	352,936	376,715	401,831	
82	6062	5207	Uniforms	Inf/Emp	4,120	4,300	4,403	4,509	4,663	4,780	4,894	5,012	5,132	5,250	5,371	
83	6062	5250	Minor Operating Equipment	Inflation	23,900	15,900	16,282	16,672	17,072	17,499	17,919	18,349	18,790	19,222	19,664	
84	6062	5400	Books / Subscriptions / Memberships	Inf/Emp	720	600	614	629	651	667	683	699	716	733	749	
85	6062	5500	Training and Education	Inf/Emp	14,340	18,000	18,432	18,874	19,520	20,008	20,488	20,980	21,483	21,977	22,483	
86	<b>Total Wastewater System</b>					\$2,601,400	\$2,553,440	\$ 2,701,302	\$ 2,851,857	\$ 3,010,858	\$ 3,167,632	\$ 3,332,345	\$ 3,505,542	\$ 3,687,670	\$ 3,879,051	\$ 4,080,319
<b>Field Operations</b>																
87	6063	1200	Regular Salaries	Labor	\$ 693,420	\$ 773,740	\$ 812,427	\$ 853,048	\$ 895,701	\$ 931,529	\$ 968,790	\$ 1,007,541	\$ 1,047,843	\$ 1,089,757	\$ 1,133,347	
88	6063	1400	Overtime	Labor	55,439	57,381	60,250	63,263	66,426	69,083	71,846	74,720	77,709	80,817	84,050	
89	6063	1508	Clothing / Cleaning Allowance	Inflation	-	98	100	102	105	107	110	113	115	118	121	
90	6063	2100	FICA	Labor	53,801	60,112	63,118	66,274	69,587	72,371	75,266	78,276	81,407	84,663	88,050	
91	6063	2201	Florida Retirement System	Labor	85,436	92,836	97,478	102,351	107,469	111,768	116,238	120,888	125,724	130,753	135,983	
92	6063	2300	Insurance - Health	HealthIns	142,972	194,205	209,741	226,521	244,642	264,214	285,351	308,179	332,833	359,460	388,217	
93	6063	2302	Vision Care	HealthIns	849	845	913	986	1,065	1,150	1,242	1,341	1,449	1,564	1,690	
94	6063	2304	Dental, Life, and Disability	HealthIns	10,980	11,451	12,367	13,357	14,425	15,579	16,825	18,171	19,625	21,195	22,891	
95	6063	2400	Workers' Compensation	Labor	5,027	6,282	6,596	6,926	7,272	7,563	7,866	8,181	8,508	8,848	9,202	
96	6063	2700	Educational Assistance	Labor	-	2,032	2,133	2,240	2,352	2,446	2,544	2,646	2,752	2,862	2,976	
97	6063	AddPers	Additional Personnel	Input	-	-	65,772	67,351	69,620	102,110	104,561	107,070	109,640	112,162	114,741	
98	6063	3104	Medical Services	Inflation	1,069	1,215	1,244	1,274	1,305	1,337	1,369	1,402	1,436	1,469	1,503	
99	6063	3105	Other Professional Services	Labor	14,881	15,047	15,799	16,589	17,419	18,116	18,840	19,594	20,377	21,193	22,040	
100	6063	4000	Travel and Per Diem	Inf/Emp	3,531	5,319	5,447	5,578	5,768	5,912	6,054	6,200	6,348	6,494	6,644	
101	6063	4100	Communication Services	Inflation	13,081	13,862	14,195	14,536	14,885	15,257	15,623	15,998	16,382	16,759	17,144	
102	6063	4200	Postage and Mailing	Inflation	12,900	12,900	13,210	13,527	13,851	14,198	14,538	14,887	15,245	15,595	15,954	
103	6063	4301	Water and Sewer	Inflation	225	225	230	236	242	248	254	260	266	272	278	
104	6063	4302	Electric	ElectricW	10,710	12,480	13,329	14,235	15,193	16,205	17,273	18,401	19,591	20,847	22,172	
105	6063	4304	Electric - Lift Stations	ElectricW	139,950	163,040	174,129	185,972	198,485	211,700	225,656	240,389	255,939	272,349	289,663	
106	6063	4400	Rentals and Leases	Inflation	1,870	1,870	1,915	1,961	2,008	2,059	2,108	2,159	2,210	2,261	2,313	
107	6063	4601	Repairs and Maintenance / Office Equipment	Repair	2,580	3,830	3,983	4,143	4,308	4,481	4,660	4,846	5,040	5,242	5,451	



Table 1-8

City of North Port, Florida  
Utility Rate Analysis  
Wastewater System

Projected Operating Expenses - Wastewater System

Line No.	Division Code	Expense Code	Description	Escalation Reference	Fiscal Year Ending September 30,											
					2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	
108	6063	4602	Repairs and Maintenance / Communication Equipment	Repair	831	831	865	899	935	973	1,011	1,052	1,094	1,138	1,183	
109	6063	4604	Repairs and Maintenance / Buildings	Repair	166	166	173	180	187	195	202	210	219	228	237	
110	6063	4611	Repairs and Maintenance/Special Equipment	Repair	20,239	28,411	29,547	30,729	31,958	33,236	34,566	35,948	37,386	38,882	40,437	
111	6063	4650	Fleet - Administration	Repair	43,886	34,413	35,789	37,221	38,710	40,258	41,868	43,543	45,285	47,096	48,980	
112	6063	4651	Fleet - Labor	Repair	36,250	40,914	42,550	44,252	46,022	47,863	49,778	51,769	53,840	55,993	58,233	
113	6063	4652	Fleet - Parts	Repair	48,225	52,083	54,166	56,332	58,586	60,929	63,366	65,901	68,537	71,279	74,130	
114	6063	4653	Fleet - Outsourced	Repair	19,960	28,552	29,694	30,882	32,117	33,402	34,738	36,127	37,572	39,075	40,638	
115	6063	4660	Repairs and Maintenance / Collection	Repair	393,700	462,260	480,750	499,980	519,980	540,779	562,410	584,906	608,303	632,635	657,940	
116	6063	4700	Printing and Binding	Inflation	1,750	1,750	1,792	1,835	1,879	1,926	1,972	2,020	2,068	2,116	2,164	
117	6063	4914	Licenses / Fees / Permits	Inflation	1,501	1,904	1,949	1,996	2,044	2,095	2,146	2,197	2,250	2,301	2,354	
118	6063	5100	Office Supplies	Inflation	1,000	1,000	1,024	1,049	1,074	1,101	1,127	1,154	1,182	1,209	1,237	
119	6063	5201	Other Operating Supplies	Prod-W	17,458	17,458	18,358	19,305	20,287	21,326	22,369	23,449	24,569	25,704	26,295	
120	6063	5202	Fuel	Fuel	45,723	56,692	59,527	62,503	65,628	68,910	72,355	75,973	79,772	83,760	87,948	
121	6063	5207	Uniforms	Inf/Emp	5,535	6,461	6,616	6,775	7,007	7,182	7,354	7,531	7,711	7,889	8,070	
122	6063	5250	Minor Operating Equipment	Inflation	22,629	43,923	44,977	46,057	47,162	48,341	49,501	50,689	51,906	53,100	54,321	
123	6063	5260	Collection Supplies	Inflation	35,000	42,000	43,008	44,040	45,097	46,225	47,334	48,470	49,633	50,775	51,943	
124	6063	5262	Meters	Inflation	422,310	422,310	432,445	442,824	453,452	464,788	475,943	487,366	499,063	510,541	522,283	
125	6063	5263	New Installation Supplies	Inflation	27,500	30,000	30,720	31,457	32,212	33,018	33,810	34,621	35,452	36,268	37,102	
126	6063	5400	Books / Subscriptions / Memberships	Inf/Emp	535	535	548	561	580	595	609	624	639	653	668	
127	6063	5500	Training and Education	Inf/Emp	9,335	10,040	10,281	10,528	10,888	11,160	11,428	11,702	11,983	12,258	12,540	
128	<b>Total Field Operations</b>					\$2,402,252	\$2,710,473	\$2,899,158	\$3,029,875	\$3,197,932	\$3,331,731	\$3,470,901	\$3,616,514	\$3,768,901	\$3,927,578	\$4,093,133
<b>Engineering</b>																
129	6065	1200	Regular Salaries	Labor	\$ 265,966	\$ 310,723	\$ 326,259	\$ 342,572	\$ 359,700	\$ 374,088	\$ 389,052	\$ 404,614	\$ 420,799	\$ 437,631	\$ 455,136	
130	6065	1400	Overtime	Labor	10,890	11,382	11,951	12,549	13,176	13,704	14,252	14,822	15,415	16,031	16,672	
131	6065	2100	FICA	Labor	20,499	23,597	24,777	26,016	27,317	28,410	29,546	30,728	31,957	33,235	34,565	
132	6065	2201	Florida Retirement System	Labor	29,875	35,230	36,991	38,841	40,783	42,414	44,111	45,875	47,710	49,619	51,604	
133	6065	2300	Insurance - Health	HealthIns	41,193	55,760	60,220	65,038	70,241	75,860	81,929	88,483	95,562	103,207	111,464	
134	6065	2302	Vision Care	HealthIns	242	263	284	307	332	358	387	418	451	487	526	
135	6065	2304	Dental, Life, and Disability	HealthIns	2,684	3,335	3,602	3,890	4,202	4,538	4,901	5,293	5,716	6,173	6,667	
136	6065	AddPers	Additional Personnel	Input	-	-	-	-	-	42,735	94,814	97,089	99,419	101,706	104,045	
137	6065	3103	Engineer/Architect	Inflation	117	78	80	82	84	86	88	90	92	95	97	
138	6065	3105	Other Professional Services	Labor	199,346	25,452	26,724	28,061	29,464	30,642	31,868	33,143	34,468	35,847	37,281	
139	6065	4000	Travel and Per Diem	Inf/Emp	4,590	6,459	6,614	6,772	7,004	7,179	7,351	7,528	7,708	7,886	8,067	
140	6065	4100	Communication Services	Inflation	2,760	2,660	2,724	2,789	2,856	2,927	2,998	3,070	3,143	3,216	3,290	
141	6065	4200	Postage and Mailing	Cust-Water	43	43	46	48	51	53	56	59	61	64	66	
142	6065	4601	Repairs and Maintenance / Office Equipment	Repair	435	435	452	470	489	508	529	550	572	595	619	
143	6065	4611	Repairs and Maintenance/Special Equipment	Repair	956	1,043	1,085	1,128	1,173	1,220	1,269	1,320	1,373	1,428	1,485	
144	6065	4650	Fleet - Administration	Repair	1,782	2,008	2,088	2,172	2,259	2,349	2,443	2,541	2,642	2,748	2,858	
145	6065	4651	Fleet - Labor	Repair	1,356	1,543	1,605	1,669	1,736	1,805	1,877	1,952	2,030	2,112	2,196	
146	6065	4652	Fleet - Parts	Repair	1,256	1,317	1,370	1,424	1,481	1,541	1,602	1,666	1,733	1,802	1,874	
147	6065	4700	Printing and Binding	Cust-Water	43	43	46	48	51	53	56	59	61	64	66	
148	6065	4914	Licenses / Fees / Permits	Inflation	3,108	2,912	2,982	3,053	3,127	3,205	3,282	3,361	3,441	3,520	3,601	
149	6065	5100	Office Supplies	Inflation	235	235	240	246	252	258	265	271	277	284	290	
150	6065	5202	Fuel	Fuel	4,012	5,159	5,417	5,688	5,972	6,271	6,584	6,914	7,259	7,622	8,003	
151	6065	5207	Uniforms	Inf/Emp	869	869	890	911	943	966	989	1,013	1,037	1,061	1,086	
152	6065	5250	Minor Operating Equipment	Inflation	2,369	5,789	5,928	6,070	6,216	6,372	6,524	6,681	6,841	6,999	7,160	
153	6065	5400	Books / Subscriptions / Memberships	Inf/Emp	700	961	984	1,007	1,042	1,068	1,093	1,120	1,146	1,173	1,200	
154	6065	5500	Training and Education	Inf/Emp	3,638	4,507	4,615	4,726	4,888	5,010	5,130	5,253	5,379	5,503	5,630	
155	<b>Total Engineering</b>					\$ 599,706	\$ 502,731	\$ 528,949	\$ 556,602	\$ 585,910	\$ 654,737	\$ 734,157	\$ 765,118	\$ 797,553	\$ 831,414	\$ 866,905
156	<b>TOTAL WASTEWATER SYSTEM OPERATING EXPENSES</b>					\$8,321,174	\$8,871,639	\$ 9,705,699	\$10,205,466	\$10,763,525	\$11,322,650	\$11,915,761	\$12,484,039	\$13,080,748	\$13,706,100	\$14,349,244

Table 1-9

**City of North Port, Florida  
Utility Rate Analysis  
Water and Wastewater System**

**Projected Combined Water and Wastewater Operating Expenses**

Line No.	Division Code	Expense Code	Description	Fiscal Year Ending September 30,												
				2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032		
<b>Administration / Customer Service</b>																
1	6060	1100	Executive Salaries	\$ 152,600	\$ 142,390	\$ 151,097	\$ 158,652	\$ 166,584	\$ 173,248	\$ 180,178	\$ 187,385	\$ 194,880	\$ 202,675	\$ 210,782		
2	6060	1200	Regular Salaries	901,050	1,185,990	1,258,407	1,321,327	1,387,393	1,442,889	1,500,605	1,560,629	1,623,054	1,687,976	1,755,495		
3	6060	1400	Overtime	500	520	552	579	608	633	658	684	712	740	770		
4	6060	2100	FICA	77,540	99,200	105,258	110,521	116,047	120,689	125,517	130,538	135,759	141,189	146,837		
5	6060	2201	Florida Retirement System	125,480	173,410	184,001	193,201	202,861	210,975	219,414	228,191	237,318	246,811	256,684		
6	6060	2300	Insurance - Health	172,640	214,540	231,703	250,239	270,259	291,879	315,230	340,448	367,684	397,099	428,866		
7	6060	2302	Vision Care	850	940	1,015	1,096	1,184	1,279	1,381	1,492	1,611	1,740	1,879		
8	6060	2304	Dental, Life, and Disability	13,570	14,050	15,174	16,388	17,699	19,115	20,644	22,296	24,079	26,006	28,086		
9	6060	2400	Workers' Compensation	1,080	1,350	1,432	1,504	1,579	1,642	1,708	1,776	1,848	1,921	1,998		
10	6060	2700	Educational Assistance	5,000	7,500	7,958	8,356	8,774	9,125	9,490	9,869	10,264	10,675	11,102		
11	6060	AddPers	Additional Personnel	98,000	101,430	361,250	379,313	398,278	414,209	430,778	448,009	465,929	484,566	503,949		
12	6060	3105	Other Professional Services	58,250	108,550	115,194	120,953	127,001	132,081	137,364	142,859	148,573	154,516	160,697		
13	6060	3200	Accounting and Auditing	2,500	2,500	2,559	2,620	2,683	2,750	2,816	2,884	2,953	3,021	3,090		
14	6060	4000	Travel and Per Diem	15,090	19,840	20,893	21,395	22,126	22,680	23,224	23,781	24,352	24,912	25,485		
15	6060	4100	Communication Services	15,990	11,560	11,831	12,115	12,406	12,716	13,021	13,334	13,654	13,968	14,289		
16	6060	4200	Postage and Mailing	115,380	115,400	121,599	128,146	134,938	142,121	149,331	156,805	164,551	172,411	176,376		
17	6060	4301	Water and Sewer	430	430	440	451	461	473	484	496	508	520	532		
18	6060	4302	Electric	6,510	7,580	7,883	8,199	8,526	8,868	9,222	9,591	9,975	10,374	10,789		
19	6060	4400	Rentals and Leases	36,270	36,270	37,120	38,011	38,924	39,897	40,854	41,835	42,839	43,824	44,832		
20	6060	4500	Insurance	431,020	573,780	596,731	620,600	645,424	671,241	698,091	726,015	755,055	785,258	816,668		
21	6060	4601	Repairs and Maintenance / Office Equipment	7,420	7,550	7,852	8,166	8,493	8,832	9,186	9,553	9,935	10,333	10,746		
22	6060	4611	Repairs and Maintenance/Special Equipment	500	500	520	541	562	585	608	633	658	684	712		
23	6060	4650	Fleet - Administration	1,330	1,590	1,654	1,720	1,789	1,860	1,934	2,012	2,092	2,176	2,263		
24	6060	4651	Fleet - Labor	840	1,060	1,102	1,146	1,192	1,240	1,290	1,341	1,395	1,451	1,509		
25	6060	4652	Fleet - Parts	300	390	406	422	439	456	474	493	513	534	555		
26	6060	4700	Printing and Binding	19,000	25,600	26,975	28,428	29,934	31,528	33,127	34,785	36,504	38,247	39,127		
27	6060	4800	Promotional Activities	6,500	6,500	6,849	7,218	7,601	8,005	8,411	8,832	9,268	9,711	9,935		
28	6060	4901	Bank and Transaction Fees	136,500	159,000	170,010	181,721	194,098	207,174	220,846	233,019	245,724	258,980	258,980		
29	6060	4902	Cash Over and Short	200	200	200	200	200	200	200	200	200	200	200		
30	6060	4912	Ads and Legal Notices	100	100	102	105	107	110	113	115	118	121	124		
31	6060	4914	Licenses / Fees / Permits	13,340	12,150	12,435	12,733	13,039	13,365	13,686	14,014	14,350	14,680	15,018		
32	6060	4950	Customer Deposit Interest	3,000	4,000	4,215	4,442	4,677	4,926	5,176	5,435	5,704	5,976	6,114		
33	6060	4969	Food	200	200	205	210	215	220	225	231	236	242	247		
34	6060	4970	Payment to General Fund	1,993,200	2,119,990	2,247,189	2,382,021	2,524,942	2,676,439	2,837,025	3,007,246	3,187,681	3,378,942	3,581,678		
35	6060	4972	Payments to Solid Waste Department	22,850	26,600	28,195	29,605	31,085	32,329	33,622	34,967	36,366	37,820	39,333		
36	6060	4975	Return on Investment	625,800	637,700	669,585	703,064	738,217	775,128	813,885	854,579	897,308	942,173	989,282		
37	6060	4990	Bad Debt Expense	63,592	70,700	75,595	80,803	86,306	92,120	98,200	103,613	109,262	115,157	115,157		
38	6060	5100	Office Supplies	5,000	5,500	5,629	5,764	5,902	6,050	6,195	6,344	6,496	6,645	6,798		
39	6060	5201	Other Operating Supplies	100	100	102	105	107	110	113	115	118	121	124		
40	6060	5202	Fuel	1,280	1,390	1,460	1,532	1,609	1,690	1,774	1,863	1,956	2,054	2,156		
41	6060	5207	Uniforms	1,200	1,780	1,875	1,920	1,985	2,035	2,084	2,134	2,185	2,235	2,286		
42	6060	5250	Minor Operating Equipment	20,260	16,040	16,416	16,810	17,214	17,644	18,067	18,501	18,945	19,381	19,826		
43	6060	5400	Books / Subscriptions / Memberships	2,290	2,290	2,412	2,469	2,554	2,618	2,681	2,745	2,811	2,875	2,942		
44	6060	5500	Training and Education	20,110	23,310	24,548	25,137	25,996	26,646	27,286	27,941	28,611	29,269	29,942		
45	6060	Contingency	Contingency Allowance	-	-	236,413	248,727	262,451	276,428	292,021	306,157	321,006	336,574	352,628		
46			<b>Total Administration / Customer Service</b>	<b>\$ 5,174,662</b>	<b>\$ 5,941,470</b>	<b>\$ 6,774,041</b>	<b>\$ 7,138,676</b>	<b>\$ 7,524,473</b>	<b>\$ 7,906,247</b>	<b>\$ 8,308,239</b>	<b>\$ 8,725,783</b>	<b>\$ 9,165,039</b>	<b>\$ 9,626,782</b>	<b>\$ 10,086,887</b>		

Table 1-9

City of North Port, Florida  
Utility Rate Analysis  
Water and Wastewater System

Projected Combined Water and Wastewater Operating Expenses

Line No.	Division Code	Expense Code	Description	Fiscal Year Ending September 30,										
				2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
<b>Water System</b>														
47	6061	1200	Regular Salaries	\$ 654,060	\$ 810,930	\$ 867,695	\$ 911,080	\$ 956,634	\$ 994,899	\$ 1,034,695	\$ 1,076,083	\$ 1,119,126	\$ 1,163,891	\$ 1,210,447
48	6061	1400	Overtime	44,370	46,600	49,862	52,355	54,973	57,172	59,459	61,837	64,310	66,883	69,558
49	6061	1508	Clothing / Cleaning Allowance	1,530	2,160	2,311	2,427	2,548	2,650	2,756	2,866	2,981	3,100	3,224
50	6061	2100	FICA	51,970	63,240	67,667	71,050	74,603	77,587	80,690	83,918	87,275	90,766	94,396
51	6061	2201	Florida Retirement System	75,370	93,710	100,270	105,283	110,547	114,969	119,568	124,351	129,325	134,498	139,878
52	6061	2300	Insurance - Health	127,290	216,070	233,356	252,024	272,186	293,961	317,478	342,876	370,306	399,930	431,925
53	6061	2302	Vision Care	770	830	896	968	1,046	1,129	1,220	1,317	1,422	1,536	1,659
54	6061	2304	Dental, Life, and Disability	7,930	11,090	11,977	12,935	13,970	15,088	16,295	17,598	19,006	20,527	22,169
55	6061	2400	Workers' Compensation	3,740	4,680	5,008	5,258	5,521	5,742	5,971	6,210	6,459	6,717	6,986
56	6061	AddPers	Additional Personnel	-	-	29,303	30,006	30,726	31,494	106,426	108,980	111,596	114,162	116,788
57	6061	3103	Engineer/Architect	10,000	10,000	10,230	10,476	10,727	10,995	11,259	11,529	11,806	12,077	12,355
58	6061	3104	Medical Services	250	360	368	377	386	396	405	415	425	435	445
59	6061	3105	Other Professional Services	621,457	309,680	331,358	347,925	365,322	379,935	395,132	410,937	427,375	444,470	462,249
60	6061	4000	Travel and Per Diem	5,330	6,250	6,729	6,890	7,126	7,304	7,479	7,658	7,842	8,023	8,207
61	6061	4100	Communication Services	20,500	22,640	23,161	23,717	24,286	24,893	25,490	26,102	26,729	27,343	27,972
62	6061	4200	Postage and Mailing	770	770	788	807	826	847	867	888	909	930	951
63	6061	4302	Electric	326,760	720,200	769,743	822,097	877,407	935,827	997,517	1,062,645	1,131,387	1,203,928	1,280,462
64	6061	4312	Hillsborough (Electricity for Hillsborough Booster Station Water Purchase For Resale:	114,800	133,740	142,940	152,662	162,933	173,782	185,237	197,331	210,097	223,568	237,780
65	6061	4390PR	Peace River Water Supply Authority	3,081,323	2,738,245	2,884,703	3,028,938	3,180,385	3,339,405	3,506,375	3,681,694	3,865,778	4,059,067	4,262,021
66	6061	4600	Repairs and Maintenance	-	1,130	1,175	1,222	1,271	1,322	1,375	1,430	1,487	1,546	1,608
67	6061	4601	Repairs and Maintenance / Office Equipment	47,500	53,000	55,120	57,325	59,618	62,003	64,483	67,062	69,744	72,534	75,436
68	6061	4604	Repairs and Maintenance / Buildings	5,120	5,120	5,325	5,538	5,759	5,990	6,229	6,478	6,738	7,007	7,287
69	6061	4609	Repairs and Maintenance / Landscaping	36,900	44,400	46,176	48,023	49,944	51,942	54,019	56,180	58,427	60,764	63,195
70	6061	4611	Repairs and Maintenance/Special Equipment	476,830	318,390	331,126	344,371	358,145	372,471	387,370	402,865	418,980	435,739	453,168
71	6061	4650	Fleet - Administration	2,730	2,170	2,257	2,347	2,441	2,539	2,640	2,746	2,856	2,970	3,089
72	6061	4651	Fleet - Labor	2,420	2,720	2,829	2,942	3,060	3,182	3,309	3,442	3,579	3,723	3,871
73	6061	4652	Fleet - Parts	1,420	800	832	865	900	936	973	1,012	1,053	1,095	1,139
74	6061	4653	Fleet - Outsourced	690	700	728	757	787	819	852	886	921	958	996
75	6061	4700	Printing and Binding	350	350	358	367	375	385	394	404	413	423	432
76	6061	4905	Equipment Inspections and Testing	400	400	409	419	429	440	450	461	472	483	494
77	6061	4912	Ads and Legal Notices	100	100	102	105	107	110	113	115	118	121	124
78	6061	4914	Licenses / Fees / Permits	6,090	5,290	5,412	5,542	5,675	5,816	5,956	6,099	6,245	6,389	6,536
79	6061	5100	Office Supplies	1,000	1,000	1,023	1,048	1,073	1,100	1,126	1,153	1,181	1,208	1,236
80	6061	5201	Other Operating Supplies	73,550	101,400	106,604	112,103	117,804	123,836	129,892	136,167	142,668	149,257	152,690
81	6061	5202	Fuel	3,950	3,280	3,444	3,616	3,797	3,987	4,186	4,396	4,615	4,846	5,088
82	6061	5204	Diesel Fuel	24,470	30,000	31,500	33,075	34,729	36,465	38,288	40,203	42,213	44,324	46,540
83	6061	5205	Chemicals	481,000	891,800	953,147	1,017,975	1,086,465	1,158,804	1,235,193	1,315,838	1,400,959	1,490,784	1,585,554
84	6061	5207	Uniforms	1,910	2,720	2,928	2,999	3,101	3,179	3,255	3,333	3,413	3,491	3,572
85	6061	5250	Minor Operating Equipment	22,180	33,440	34,209	35,030	35,871	36,768	37,650	38,554	39,479	40,387	41,316
86	6061	5400	Books / Subscriptions / Memberships	1,520	1,520	1,636	1,676	1,733	1,776	1,819	1,863	1,907	1,951	1,996
87	6061	5500	Training and Education	11,220	18,020	19,400	19,865	20,544	21,058	21,563	22,081	22,611	23,131	23,663
88	<b>Total Water System</b>			<b>\$ 6,349,570</b>	<b>\$ 6,708,945</b>	<b>\$ 7,144,103</b>	<b>\$ 7,534,483</b>	<b>\$ 7,945,780</b>	<b>\$ 8,362,999</b>	<b>\$ 8,875,455</b>	<b>\$ 9,338,002</b>	<b>\$ 9,824,233</b>	<b>\$ 10,334,982</b>	<b>\$ 10,868,501</b>
<b>Wastewater System</b>														
89	6062	1200	Regular Salaries	\$ 635,450	\$ 682,210	\$ 716,321	\$ 752,137	\$ 789,743	\$ 821,333	\$ 854,186	\$ 888,354	\$ 923,888	\$ 960,844	\$ 999,277
90	6062	1400	Overtime	39,430	40,810	42,851	44,993	47,243	49,132	51,098	53,142	55,267	57,478	59,777
91	6062	1508	Clothing / Cleaning Allowance	1,350	1,680	1,764	1,852	1,945	2,023	2,104	2,188	2,275	2,366	2,461

Table 1-9

City of North Port, Florida  
Utility Rate Analysis  
Water and Wastewater System

Projected Combined Water and Wastewater Operating Expenses

Line No.	Division Code	Expense Code	Description	Fiscal Year Ending September 30,										
				2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
92	6062	2100	FICA	49,260	53,310	55,976	58,774	61,713	64,182	66,749	69,419	72,195	75,083	78,087
93	6062	2201	Florida Retirement System	72,840	79,000	82,950	87,098	91,452	95,110	98,915	102,871	106,986	111,266	115,716
94	6062	2300	Insurance - Health	129,560	158,060	170,705	184,361	199,110	215,039	232,242	250,821	270,887	292,558	315,963
95	6062	2302	Vision Care	730	770	832	898	970	1,048	1,131	1,222	1,320	1,425	1,539
96	6062	2304	Dental, Life, and Disability	9,860	8,740	9,439	10,194	11,010	11,891	12,842	13,869	14,979	16,177	17,471
97	6062	2400	Workers' Compensation	1,930	2,410	2,531	2,657	2,790	2,901	3,018	3,138	3,264	3,394	3,530
98	6062	2700	Educational Assistance	2,500	-	-	-	-	-	-	-	-	-	-
99	6062	AddPers	Additional Personnel	-	-	5,861	6,001	6,145	6,299	6,450	6,605	6,763	6,919	7,078
100	6062	3104	Medical Services	250	180	184	189	193	198	203	208	213	218	223
101	6062	1105SLUDGE	Other Professional Services - Sludge Hauling	218,277	170,000	178,500	187,425	196,796	206,636	216,968	227,816	239,207	251,167	263,726
102	6062	3105OTH	Other Professional Services - Other	283,003	55,080	57,834	60,726	63,762	66,312	68,965	71,724	74,593	77,576	80,679
103	6062	4000	Travel and Per Diem	7,040	8,000	8,192	8,389	8,675	8,992	9,106	9,324	9,548	9,768	9,992
104	6062	4100	Communication Services	20,270	15,626	15,626	16,001	16,385	16,795	17,198	17,611	18,033	18,448	18,872
105	6062	4200	Postage and Mailing	140	140	143	147	150	154	158	162	165	169	173
106	6062	4301	Water and Sewer	3,500	3,500	3,584	3,670	3,758	3,852	3,944	4,039	4,136	4,231	4,329
107	6062	4302	Electric	404,880	471,690	505,891	542,573	581,379	622,422	665,818	711,690	760,166	811,381	865,478
108	6062	4306	Electric - Wells	300	350	375	403	431	462	494	528	564	602	642
109	6062	4307	Electric - Deep Well Injection	510	600	644	690	740	792	847	905	967	1,032	1,101
110	6062	4601	Repairs and Maintenance / Office Equipment	28,980	53,480	55,619	57,844	60,158	62,564	65,067	67,669	70,376	73,191	76,119
111	6062	4604	Repairs and Maintenance / Buildings	12,800	12,800	13,312	13,844	14,398	14,974	15,573	16,196	16,844	17,518	18,218
112	6062	4609	Repairs and Maintenance / Landscaping	58,300	58,300	60,632	63,057	65,580	68,203	70,931	73,768	76,719	79,788	82,979
113	6062	4611	Repairs and Maintenance/Special Equipment	291,080	317,060	329,742	342,932	356,649	370,915	385,752	401,182	417,229	433,919	451,275
114	6062	4650	Fleet - Administration	13,690	11,250	11,700	12,168	12,655	13,161	13,687	14,235	14,806	15,396	16,012
115	6062	4651	Fleet - Labor	8,200	9,650	10,036	10,437	10,855	11,289	11,741	12,210	12,699	13,207	13,735
116	6062	4652	Fleet - Parts	6,700	8,320	8,653	8,999	9,359	9,733	10,123	10,527	10,949	11,386	11,842
117	6062	4653	Fleet - Outsourced	500	1,500	1,622	1,622	1,622	1,625	1,625	1,625	1,625	1,625	1,625
118	6062	4914	Licenses / Fees / Permits	5,850	1,250	1,280	1,311	1,342	1,376	1,409	1,443	1,477	1,511	1,546
119	6062	5100	Office Supplies	1,400	1,400	1,434	1,468	1,503	1,541	1,578	1,616	1,654	1,692	1,731
120	6062	5201	Other Operating Supplies	36,000	40,000	42,240	44,606	47,061	49,657	52,302	55,045	57,890	60,780	63,773
121	6062	5202	Fuel	4,740	4,840	5,082	5,336	5,603	5,883	6,177	6,486	6,810	7,151	7,508
122	6062	5204	Diesel Fuel	24,000	24,000	25,200	26,460	27,783	29,172	30,631	32,162	33,770	35,459	37,232
123	6062	5205	Chemicals	185,000	219,000	234,879	251,910	269,927	288,983	309,131	330,429	352,936	376,715	401,831
124	6062	5207	Uniforms	4,120	4,300	4,403	4,509	4,663	4,780	4,894	5,012	5,132	5,250	5,371
125	6062	5250	Minor Operating Equipment	23,900	15,900	16,282	16,672	17,072	17,499	17,919	18,349	18,790	19,222	19,664
126	6062	5400	Books / Subscriptions / Memberships	720	600	614	629	651	667	683	699	716	733	749
127	6062	5500	Training and Education	14,340	18,000	18,432	18,874	19,520	20,008	20,488	20,980	21,483	21,977	22,483
128			<b>Total Wastewater System</b>	\$ 2,601,400	\$ 2,553,440	\$ 2,701,302	\$ 2,851,857	\$ 3,010,858	\$ 3,167,632	\$ 3,332,345	\$ 3,505,542	\$ 3,687,670	\$ 3,879,051	\$ 4,080,319
			<b>Field Operations</b>											
129	6063	1200	Regular Salaries	\$ 1,706,440	\$ 1,904,100	\$ 1,999,305	\$ 2,099,270	\$ 2,204,234	\$ 2,292,403	\$ 2,384,099	\$ 2,479,463	\$ 2,578,642	\$ 2,681,787	\$ 2,789,059
130	6063	1400	Overtime	136,430	141,210	148,271	155,684	163,468	170,007	176,807	183,880	191,235	198,884	206,839
131	6063	1508	Clothing / Cleaning Allowance	-	240	246	252	258	264	270	277	284	290	297
132	6063	2100	FICA	132,400	147,930	155,327	163,093	171,247	178,097	185,221	192,630	200,335	208,349	216,683
133	6063	2201	Florida Retirement System	210,250	228,460	239,883	251,877	264,471	275,050	286,052	297,494	309,394	321,769	334,640
134	6063	2300	Insurance - Health	351,840	477,920	516,154	557,446	602,042	650,205	702,221	758,399	819,071	884,597	955,364
135	6063	2302	Vision Care	2,090	2,080	2,246	2,426	2,620	2,830	3,056	3,301	3,565	3,850	4,158
136	6063	2304	Dental, Life, and Disability	27,020	28,180	30,434	32,869	35,499	38,339	41,406	44,718	48,296	52,159	56,332
137	6063	2400	Workers' Compensation	12,370	15,460	16,233	17,045	17,897	18,613	19,357	20,132	20,937	21,774	22,645
138	6063	2700	Educational Assistance	-	5,000	5,250	5,513	5,788	6,020	6,260	6,511	6,771	7,042	7,324

Table 1-9

City of North Port, Florida  
 Utility Rate Analysis  
 Water and Wastewater System

Projected Combined Water and Wastewater Operating Expenses

Line No.	Division Code	Expense Code	Description	Fiscal Year Ending September 30,										
				2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
139	6063	AddPers	Additional Personnel	-	-	158,235	162,033	239,665	245,656	251,552	257,589	263,771	269,838	276,044
140	6063	3104	Medical Services	2,630	2,990	3,062	3,135	3,210	3,291	3,370	3,451	3,533	3,615	3,698
141	6063	3105	Other Professional Services	35,800	36,200	38,010	39,911	41,906	43,582	45,326	47,139	49,024	50,985	53,024
142	6063	4000	Travel and Per Diem	8,690	13,090	13,404	13,726	14,195	14,550	14,899	15,257	15,623	15,982	16,350
143	6063	4100	Communication Services	31,470	33,350	34,150	34,970	35,809	36,705	37,585	38,487	39,411	40,318	41,245
144	6063	4200	Postage and Mailing	25,800	25,800	26,419	27,053	27,703	28,395	29,077	29,774	30,489	31,190	31,908
145	6063	4301	Water and Sewer	450	450	461	472	483	495	507	519	532	544	557
146	6063	4302	Electric	10,710	12,480	13,329	14,235	15,193	16,205	17,273	18,401	19,591	20,847	22,172
147	6063	4304	Electric - Lift Stations	139,950	163,040	174,129	185,972	198,485	211,700	225,656	240,389	255,939	272,349	289,663
148	6063	4400	Rentals and Leases	4,500	4,500	4,608	4,719	4,832	4,953	5,071	5,193	5,318	5,440	5,565
149	6063	4601	Repairs and Maintenance / Office Equipment	5,160	7,660	7,966	8,285	8,616	8,961	9,320	9,692	10,080	10,483	10,903
150	6063	4602	Repairs and Maintenance / Communication Equipment	2,000	2,000	2,080	2,163	2,250	2,340	2,433	2,531	2,632	2,737	2,847
151	6063	4604	Repairs and Maintenance / Buildings	400	400	416	433	450	468	487	506	526	547	569
152	6063	4611	Repairs and Maintenance/Special Equipment	48,690	68,350	71,084	73,927	76,884	79,960	83,158	86,485	89,944	93,542	97,283
153	6063	4650	Fleet - Administration	105,580	82,790	86,102	89,546	93,127	96,853	100,727	104,756	108,946	113,304	117,836
154	6063	4651	Fleet - Labor	87,210	98,430	102,367	106,462	110,720	115,149	119,755	124,545	129,527	134,708	140,097
155	6063	4652	Fleet - Parts	116,020	125,300	130,312	135,524	140,945	146,583	152,447	158,544	164,886	171,482	178,341
156	6063	4653	Fleet - Outsourced	48,020	68,690	71,438	74,295	77,267	80,358	83,572	86,915	90,391	94,007	97,767
157	6063	4660	Repairs and Maintenance / Collection	393,700	462,260	480,750	499,980	519,980	540,779	562,410	584,906	608,303	632,635	657,940
158	6063	4661	Repairs and Maintenance / Distribution	123,790	130,550	135,772	141,203	146,851	152,725	158,834	165,187	171,795	178,667	185,813
159	6063	4664	Repairs and Maintenance / Hydrants	16,500	19,800	20,592	21,416	22,272	23,163	24,090	25,053	26,055	27,098	28,182
160	6063	4700	Printing and Binding	3,500	3,500	3,584	3,670	3,758	3,852	3,944	4,039	4,136	4,231	4,329
161	6063	4914	Licenses / Fees / Permits	3,610	4,580	4,690	4,802	4,918	5,041	5,162	5,286	5,412	5,537	5,664
162	6063	5100	Office Supplies	2,000	2,000	2,048	2,097	2,147	2,201	2,254	2,308	2,363	2,418	2,473
163	6063	5201	Other Operating Supplies	42,000	42,000	44,167	46,445	48,807	51,306	53,815	56,415	59,108	61,838	63,260
164	6063	5202	Fuel	110,000	136,390	143,210	150,370	157,888	165,783	174,072	182,776	191,914	201,510	211,586
165	6063	5207	Uniforms	13,620	15,900	16,282	16,672	17,242	17,673	18,098	18,532	18,977	19,413	19,860
166	6063	5250	Minor Operating Equipment	54,440	105,670	108,206	110,803	113,462	116,299	119,090	121,948	124,875	127,747	130,685
167	6063	5260	Collection Supplies	35,000	42,000	43,008	44,040	45,097	46,225	47,334	48,470	49,633	50,775	51,943
168	6063	5261	Distribution Supplies	15,000	18,000	18,432	18,874	19,327	19,811	20,286	20,773	21,271	21,761	22,261
169	6063	5262	Meters	844,620	844,620	864,891	885,648	906,904	929,576	951,886	974,732	998,125	1,021,082	1,044,567
170	6063	5263	New Installation Supplies	55,000	60,000	61,440	62,915	64,425	66,035	67,620	69,243	70,905	72,535	74,204
171	6063	5264	Hydrants and Parts	11,200	13,440	13,763	14,093	14,431	14,792	15,147	15,510	15,883	16,248	16,622
172	6063	5400	Books / Subscriptions / Memberships	1,070	1,070	1,096	1,122	1,160	1,189	1,218	1,247	1,277	1,306	1,336
173	6063	5500	Training and Education	18,670	20,080	20,562	21,055	21,775	22,320	22,855	23,404	23,966	24,517	25,081
174			<b>Total Field Operations</b>	\$ 4,995,640	\$ 5,617,960	\$ 6,033,411	\$ 6,307,542	\$ 6,669,711	\$ 6,946,800	\$ 7,235,079	\$ 7,536,806	\$ 7,852,692	\$ 8,181,738	\$ 8,525,015
<b>Engineering</b>														
175	6065	1200	Regular Salaries	\$ 616,410	\$ 720,140	\$ 756,147	\$ 793,954	\$ 833,652	\$ 866,998	\$ 901,678	\$ 937,745	\$ 975,255	\$ 1,014,265	\$ 1,054,836
176	6065	1400	Overtime	25,240	26,380	27,699	29,084	30,538	31,760	33,030	34,351	35,725	37,154	38,640
177	6065	2100	FICA	47,510	54,690	57,425	60,296	63,311	65,843	68,477	71,216	74,064	77,027	80,108
178	6065	2201	Florida Retirement System	69,240	81,650	85,733	90,019	94,520	98,301	102,233	106,322	110,575	114,998	119,598
179	6065	2300	Insurance - Health	95,470	129,230	139,568	150,734	162,793	175,816	189,881	205,072	221,478	239,196	258,331
180	6065	2302	Vision Care	560	610	659	712	768	830	896	968	1,045	1,129	1,219
181	6065	2304	Dental, Life, and Disability	6,220	7,730	8,348	9,016	9,738	10,517	11,358	12,267	13,248	14,308	15,452
182	6065	2400	Workers' Compensation	1,720	2,150	2,258	2,370	2,489	2,588	2,692	2,800	2,912	3,028	3,149
183	6065	AddPers	Additional Personnel	-	-	-	-	-	118,321	262,515	268,815	275,267	281,598	288,075
184	6065	3103	Engineer/Architect	270	180	184	189	193	198	203	208	213	218	223
185	6065	3105	Other Professional Services	458,660	58,560	61,488	64,562	67,791	70,502	73,322	76,255	79,305	82,478	85,777

Table 1-9

City of North Port, Florida  
Utility Rate Analysis  
Water and Wastewater System

Projected Combined Water and Wastewater Operating Expenses

Line No.	Division Code	Expense Code	Description	Fiscal Year Ending September 30,										
				2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
186	6065	4000	Travel and Per Diem	10,560	14,860	15,217	15,582	16,115	16,517	16,914	17,320	17,735	18,143	18,561
187	6065	4100	Communication Services	6,350	6,120	6,267	6,417	6,571	6,736	6,897	7,063	7,232	7,399	7,569
188	6065	4200	Postage and Mailing	100	100	105	111	116	122	128	135	141	148	151
189	6065	4601	Repairs and Maintenance / Office Equipment	1,000	1,000	1,040	1,082	1,125	1,170	1,217	1,265	1,316	1,369	1,423
190	6065	4611	Repairs and Maintenance/Special Equipment	2,200	2,400	2,496	2,596	2,700	2,808	2,920	3,037	3,158	3,285	3,416
191	6065	4650	Fleet - Administration	4,100	4,620	4,805	4,997	5,197	5,405	5,621	5,846	6,080	6,323	6,576
192	6065	4651	Fleet - Labor	3,120	3,550	3,692	3,840	3,993	4,153	4,319	4,492	4,672	4,858	5,053
193	6065	4652	Fleet - Parts	2,890	3,030	3,151	3,277	3,408	3,545	3,686	3,834	3,987	4,147	4,313
194	6065	4700	Printing and Binding	100	100	105	111	116	122	128	135	141	148	151
195	6065	4914	Licenses / Fees / Permits	7,150	6,700	6,861	7,025	7,194	7,374	7,551	7,732	7,918	8,100	8,286
196	6065	5100	Office Supplies	540	540	553	566	580	594	609	623	638	653	668
197	6065	5202	Fuel	9,230	11,870	12,464	13,087	13,741	14,428	15,149	15,907	16,702	17,537	18,414
198	6065	5207	Uniforms	2,000	2,000	2,048	2,097	2,169	2,223	2,276	2,331	2,387	2,442	2,498
199	6065	5250	Minor Operating Equipment	5,450	13,320	13,640	13,967	14,302	14,660	15,012	15,372	15,741	16,103	16,473
200	6065	5400	Books / Subscriptions / Memberships	1,610	2,210	2,263	2,317	2,397	2,456	2,515	2,576	2,638	2,698	2,760
201	6065	5500	Training and Education	8,370	10,370	10,619	10,874	11,245	11,527	11,803	12,087	12,377	12,661	12,953
202			<b>Total Engineering</b>	\$ 1,386,070	\$ 1,164,110	\$ 1,224,833	\$ 1,288,882	\$ 1,356,762	\$ 1,535,514	\$ 1,743,032	\$ 1,815,772	\$ 1,891,950	\$ 1,971,411	\$ 2,054,673
203			<b>TOTAL COMBINED OPERATING EXPENSES</b>	\$ 20,507,342	\$ 21,985,925	\$ 23,877,691	\$ 25,121,440	\$ 26,507,584	\$ 27,919,192	\$ 29,494,150	\$ 30,921,904	\$ 32,421,584	\$ 33,993,964	\$ 35,615,395

**Table 1-10**  
**City of North Port, Florida**  
**Utility Rate Analysis**  
**Water and Wastewater System**

Escalation References

Line No.	Description	Reference	Fiscal Year Ending September 30,								
			2024	2025	2026	2027	2028	2029	2030	2031	2032
1	Constant Factor	Constant	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
2	General Inflation (CPI Price Index) [1]	Inflation	1.0230	1.0240	1.0240	1.0250	1.0240	1.0240	1.0240	1.0230	1.0230
3	Labor	Labor	1.0700	1.0500	1.0500	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400
4	Health Insurance	HealthIns	1.0800	1.0800	1.0800	1.0800	1.0800	1.0800	1.0800	1.0800	1.0800
5	Customer Growth + Inflation - Water	Cust-Water	1.0519	1.0521	1.0514	1.0517	1.0494	1.0487	1.0482	1.0466	1.0230
6	Customer Growth + Inflation - Sewer	Cust-Sewer	1.0560	1.0560	1.0550	1.0552	1.0525	1.0517	1.0510	1.0492	1.0230
7	Water Rate Revenue	WRevenue	1.0677	1.0670	1.0663	1.0656	1.0644	1.0536	1.0531	1.0526	1.0000
8	Wastewater Rate Revenue	SRevenue	1.0717	1.0708	1.0699	1.0691	1.0675	1.0566	1.0559	1.0553	1.0000
9	Repair and Maintenance	Repair	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400
10	Water Billed + Inflation	Bill-W	1.0513	1.0516	1.0509	1.0512	1.0489	1.0483	1.0477	1.0462	1.0230
11	Wastewater Billed + Inflation	Bill-S	1.0555	1.0555	1.0546	1.0547	1.0521	1.0513	1.0506	1.0489	1.0230
12	Water Produced + Inflation	Prod-W	1.0513	1.0516	1.0509	1.0512	1.0489	1.0483	1.0477	1.0462	1.0230
13	Wastewater Treated + Inflation	Treat-S	1.0560	1.0560	1.0550	1.0552	1.0533	1.0525	1.0517	1.0499	1.0492
14	Electricity - Commodity	ElectricCommod	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400
15	Electricity - Water	ElectricW	1.0688	1.0680	1.0673	1.0666	1.0659	1.0653	1.0647	1.0641	1.0636
16	Electricity - Wastewater	ElectricS	1.0736	1.0725	1.0715	1.0706	1.0697	1.0689	1.0681	1.0674	1.0667
17	Chemicals - Commodity	ChemicalCommod	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400
18	Chemicals - Water	ChemicalW	1.0688	1.0680	1.0673	1.0666	1.0659	1.0653	1.0647	1.0641	1.0636
19	Chemicals - Wastewater	ChemicalS	1.0736	1.0725	1.0715	1.0706	1.0697	1.0689	1.0681	1.0674	1.0667
20	Fuel	Fuel	1.0500	1.0500	1.0500	1.0500	1.0500	1.0500	1.0500	1.0500	1.0500
21	Sludge	Sludge	1.0500	1.0500	1.0500	1.0500	1.0500	1.0500	1.0500	1.0500	1.0500
22	Inflation/Employee Growth	Inf/Emp	1.0766	1.0240	1.0342	1.0250	1.0240	1.0240	1.0240	1.0230	1.0230
23	Property/General Insurance Liability	Insurance	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400	1.0400
24	Peace River Base Charge	PRBase	1.0500	1.0500	1.0500	1.0500	1.0500	1.0500	1.0500	1.0500	1.0500
25	Peace River Volumetric Charge	PRVolume	1.0500	1.0500	1.0500	1.0500	1.0500	1.0500	1.0500	1.0500	1.0500
26	Marginal Escalator	Marginal	1.0100	1.0100	1.0100	1.0100	1.0100	1.0100	1.0100	1.0100	1.0100
27	Elimination Factor	Eliminate	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
28	Payment to General Fund	GenFund	1.0600	1.0600	1.0600	1.0600	1.0600	1.0600	1.0600	1.0600	1.0600
29	Other Professional Services - Admin	OtherProfAdmin	1.0230	1.0240	1.0240	1.0250	1.0240	1.0240	1.0240	1.0230	1.0230
30	Other Professional Services - Water	OthProfW	1.0230	1.0240	1.0240	1.0250	1.0240	1.0240	1.0240	1.0230	1.0230
31	Other Professional Services - Sewer	OthProfS	1.0230	1.0240	1.0240	1.0250	1.0240	1.0240	1.0240	1.0230	1.0230
32	Return on Investment	ROI	1.0500	1.0500	1.0500	1.0500	1.0500	1.0500	1.0500	1.0500	1.0500
33	Peace River Customer Assessment	PRA	1.0500	1.0500	1.0500	1.0500	1.0500	1.0500	1.0500	1.0500	1.0500
34	Water Guaranteed Revenue Charges	WGR	0.8798	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
35	Wastewater Guaranteed Revenue Charges	SGR	0.9678	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
36	Meter Installation Charges	MeterInstall	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000	1.0000
37	Line Extension Charges - Water	LineExtW	1.0000	2.9565	1.6949	1.1757	1.0000	1.0000	1.0000	1.0000	1.0000
38	Line Extension Charges - Wastewater	LineExtS	1.0000	1.0000	2.0500	1.2195	1.0000	1.0000	1.0000	1.0000	1.0000

Footnotes:

[1] Estimates based on projections contained in "The Budget and Economic Outlook: 2021 to 2031" published by the Congressional Budget Office in July 2021.

Table 1-11

City of North Port, Florida  
Utility Rate Analysis

Projected Wholesale Water Purchases From the Peace River / Manasota Regional Water Supply Authority

Line No.	Description	Escalation Reference	Fiscal Year Ending September 30,										
			2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
<b><u>CALCULATION OF NORTH PORT PEACE RIVER CHARGES:</u></b>													
<b>BASE CHARGES:</b>													
1	Monthly Base Charge	PRBase	\$ 196,861	\$ 211,775	\$ 222,364	\$ 233,482	\$ 245,156	\$ 257,414	\$ 270,285	\$ 283,799	\$ 297,989	\$ 312,888	\$ 328,533
2	Number of Months		12	12	12	12	12	12	12	12	12	12	12
3	Annual Base Charges (Monthly Base Charge x 12)		\$ 2,362,332	\$ 2,541,300	\$ 2,668,365	\$ 2,801,783	\$ 2,941,872	\$ 3,088,966	\$ 3,243,414	\$ 3,405,585	\$ 3,575,864	\$ 3,754,658	\$ 3,942,390
<b>VARIABLE (VOLUMETRIC) CHARGES:</b>													
4	Assumed Purchases (MGD)		2.249	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500
5	Annual Purchases (000's gallons)		820,974	182,500	182,500	182,500	182,500	182,500	182,500	182,500	182,500	182,500	182,500
6	Variable Rate Per 1,000 Gallons	PRVolume	\$ 0.820	\$ 0.890	\$ 0.935	\$ 0.981	\$ 1.030	\$ 1.082	\$ 1.136	\$ 1.193	\$ 1.252	\$ 1.315	\$ 1.381
7	Annual Variable Charges		\$ 673,199	\$ 162,425	\$ 170,546	\$ 179,074	\$ 188,027	\$ 197,429	\$ 207,300	\$ 217,665	\$ 228,548	\$ 239,976	\$ 251,974
8	<b>ADDITIONAL PAYMENTS FOR CAPACITY</b>		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9	<b>CUSTOMER PLANNING ASSESSMENT</b>	PRA	45,792	34,520	45,792	48,082	50,486	53,010	55,660	58,443	61,366	64,434	67,656
10	<b><u>TOTAL APPLICABLE PEACE RIVER CHARGES TO NORTH PORT</u></b>		\$ 3,081,323	\$ 2,738,245	\$ 2,884,703	\$ 3,028,938	\$ 3,180,385	\$ 3,339,405	\$ 3,506,375	\$ 3,681,694	\$ 3,865,778	\$ 4,059,067	\$ 4,262,021
11	<b><u>Combined Average Cost Per 1,000 Gallons</u></b>		\$ 3.75	\$ 15.00	\$ 15.81	\$ 16.60	\$ 17.43	\$ 18.30	\$ 19.21	\$ 20.17	\$ 21.18	\$ 22.24	\$ 23.35
<b><u>Peace River Debt Service:</u></b>													
12	Series 2010A Bonds	Expansion % 100.00%	\$ 83,373	\$ 83,373	\$ 83,373	\$ 83,373	\$ 83,373	\$ 83,373	\$ 83,373	\$ 83,373	\$ 83,373	\$ 83,373	\$ 83,373
13	Series 2010B Bonds	100.00%	675,669	675,669	675,669	675,669	675,669	675,669	675,669	675,669	675,669	675,669	675,669
14	Series 2014 Bonds	100.00%	470,389	470,732	470,255	675,040	675,438	674,577	674,554	675,345	674,848	649,240	940,300
15	Series 2015 Bonds	100.00%	-	-	-	-	-	-	-	-	-	-	-
16	Federal Subsidy for Series 2010B Bonds	100.00%	(206,511)	(206,511)	(206,511)	(206,511)	(206,511)	(206,511)	(206,511)	(206,511)	(206,511)	(206,511)	(206,511)
17	Total Peace River Debt Service		\$ 1,022,920	\$ 1,023,263	\$ 1,022,786	\$ 1,227,571	\$ 1,227,969	\$ 1,227,108	\$ 1,227,085	\$ 1,227,876	\$ 1,227,379	\$ 1,201,771	\$ 1,492,831
18	Amount Eligible to Be Paid with Water Capacity Fees		\$ 1,022,920	\$ 1,023,263	\$ 1,022,786	\$ 1,227,571	\$ 1,227,969	\$ 1,227,108	\$ 1,227,085	\$ 1,227,876	\$ 1,227,379	\$ 1,201,771	\$ 1,492,831
19	Available Water Capacity Fee Cash Balance Before Payment of Peace River Debt Service		\$ 4,547,472	\$ 4,145,829	\$ 1,411,117	\$ 1,374,673	\$ 1,338,046	\$ 1,301,236	\$ 1,265,446	\$ 1,229,387	\$ 1,193,058	\$ 1,157,640	\$ 1,172,367
20	Recognized Payment of Peace River Debt Service with Water Capacity Fees		\$ 1,000,000	\$ 1,000,000	\$ 800,000	\$ 800,000	\$ 800,000	\$ 800,000	\$ 800,000	\$ 800,000	\$ 800,000	\$ 750,000	\$ 750,000
21	Ending Water Capacity Fee Fund Balance		\$ 3,547,472	\$ 3,145,829	\$ 611,117	\$ 574,673	\$ 538,046	\$ 501,236	\$ 465,446	\$ 429,387	\$ 393,058	\$ 407,640	\$ 422,367



Table 1-12

City of North Port, Florida  
Utility Rate Analysis

Debt Service Allocation to Individual Systems

Line No.	Description	Percent		Fiscal Year Ending September 30,										
		Water	Wastewater	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
<b>EXISTING DEBT SERVICE</b>														
<b>Existing Senior Lien Debt</b>														
Utility System Refunding Revenue Bonds, Series 2005 (Private Placement)														
1	Amount Funded	3.21%	96.79%	\$ 6,211,908										
2	Start Balance			\$ 4,569,686	\$ 4,137,229	\$ 3,687,897	\$ 3,222,412	\$ 2,735,293	\$ 2,232,320	\$ 1,708,846	\$ 1,160,477	\$ 592,317	\$ 0	\$ 0
3	Plus: Interest			186,253	168,627	150,724	131,340	111,486	90,986	69,841	47,299	24,142	-	-
4	Less: Payments			618,709	617,959	616,209	618,459	614,459	614,459	618,209	615,459	616,459	-	-
5	Balance End of Year			\$ 4,137,229	\$ 3,687,897	\$ 3,222,412	\$ 2,735,293	\$ 2,232,320	\$ 1,708,846	\$ 1,160,477	\$ 592,317	\$ 0	\$ 0	\$ 0
Utility System Refunding Revenue Bonds, Series 2014 (BB&T Refunding Note)														
6	Amount Funded	41.90%	58.10%	\$ 11,670,000										
7	Start Balance			\$ 1,423,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8	Plus: Interest			30,493	-	-	-	-	-	-	-	-	-	-
9	Less: Payments			1,453,493	-	-	-	-	-	-	-	-	-	-
10	Balance End of Year			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Utility System Revenue Bond, Series 2020														
11	Amount Funded	0.00%	100.00%	\$ 16,264,500										
12	Start Balance			\$ 14,796,000	\$ 13,343,500	\$ 11,874,000	\$ 10,387,500	\$ 8,884,000	\$ 7,363,000	\$ 5,824,500	\$ 4,268,000	\$ 2,693,000	\$ 1,099,500	\$ (0)
13	Plus: Interest			171,634	154,785	137,738	120,495	103,054	85,411	67,564	49,509	31,239	12,754	-
14	Less: Payments			1,624,134	1,624,285	1,624,238	1,623,995	1,624,054	1,623,911	1,624,064	1,624,509	1,624,739	1,112,254	-
15	Balance End of Year			\$ 13,343,500	\$ 11,874,000	\$ 10,387,500	\$ 8,884,000	\$ 7,363,000	\$ 5,824,500	\$ 4,268,000	\$ 2,693,000	\$ 1,099,500	\$ (0)	\$ (0)
<b>Total Existing Senior Lien Debt</b>														
16	Amount Funded			\$ 34,146,408										
17	Start Balance			\$ 20,788,686	\$ 17,480,729	\$ 15,561,897	\$ 13,609,912	\$ 11,619,293	\$ 9,595,320	\$ 7,533,346	\$ 5,428,477	\$ 3,285,317	\$ 1,099,500	\$ 0
18	Plus: Interest			388,379	323,411	288,463	251,835	214,540	176,396	137,405	96,808	55,381	12,754	-
19	Less: Payments			3,696,335	2,242,244	2,240,448	2,242,454	2,238,514	2,238,370	2,242,273	2,239,968	2,241,198	1,112,254	-
20	Balance End of Year			\$ 17,480,729	\$ 15,561,897	\$ 13,609,912	\$ 11,619,293	\$ 9,595,320	\$ 7,533,346	\$ 5,428,477	\$ 3,285,317	\$ 1,099,500	\$ 0	\$ 0
<b>Total Existing Debt</b>														
21	Amount Funded			\$ 34,146,408										
22	Start Balance			\$ 20,788,686	\$ 17,480,729	\$ 15,561,897	\$ 13,609,912	\$ 11,619,293	\$ 9,595,320	\$ 7,533,346	\$ 5,428,477	\$ 3,285,317	\$ 1,099,500	\$ 0
23	Plus: Interest			388,379	323,411	288,463	251,835	214,540	176,396	137,405	96,808	55,381	12,754	-
24	Less: Payments			3,696,335	2,242,244	2,240,448	2,242,454	2,238,514	2,238,370	2,242,273	2,239,968	2,241,198	1,112,254	-
25	Balance End of Year			\$ 17,480,729	\$ 15,561,897	\$ 13,609,912	\$ 11,619,293	\$ 9,595,320	\$ 7,533,346	\$ 5,428,477	\$ 3,285,317	\$ 1,099,500	\$ 0	\$ 0
<b>PROPOSED DEBT SERVICE</b>														
<b>Proposed Senior Lien Debt</b>														
Additional Senior Lien Debt 1														
26	Amount Funded	0.00%	100.00%	\$ 9,025,000										
27	Start Balance			\$ -	\$ 9,025,000	\$ 8,606,761	\$ 8,167,610	\$ 7,706,501	\$ 7,222,337	\$ 6,713,965	\$ 6,180,174	\$ 5,619,693	\$ 5,031,189	\$ 4,413,259
28	Plus: Interest			-	451,250	430,338	408,380	385,325	361,117	335,698	309,009	280,985	251,559	-
29	Less: Payments			-	869,489	869,489	869,489	869,489	869,489	869,489	869,489	869,489	869,489	869,489
30	Balance End of Year			\$ -	\$ 8,606,761	\$ 8,167,610	\$ 7,706,501	\$ 7,222,337	\$ 6,713,965	\$ 6,180,174	\$ 5,619,693	\$ 5,031,189	\$ 4,413,259	\$ 0

Table 1-12

City of North Port, Florida  
Utility Rate Analysis

Debt Service Allocation to Individual Systems

Line No.	Description	Percent		Fiscal Year Ending September 30,										
		Water	Wastewater	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
<b>Additional Senior Lien Debt 2</b>														
31	Amount Funded	72.57%	27.43%	\$ 6,965,000										
32	Start Balance			\$ -	\$ -	\$ -	\$ 6,965,000	\$ 6,642,226	\$ 6,303,313	\$ 5,947,455	\$ 5,573,804	\$ 5,181,470	\$ 4,769,519	\$ 4,336,971
33	Plus: Interest			-	-	-	348,250	332,111	315,166	297,373	278,690	259,073	238,476	216,849
34	Less: Payments			-	-	-	671,024	671,024	671,024	671,024	671,024	671,024	671,024	671,024
35	Balance End of Year			\$ -	\$ -	\$ -	\$ 6,642,226	\$ 6,303,313	\$ 5,947,455	\$ 5,573,804	\$ 5,181,470	\$ 4,769,519	\$ 4,336,971	\$ 3,882,796
<b>Additional Senior Lien Debt 3</b>														
36	Amount Funded	0.00%	100.00%	\$ 5,075,000										
37	Start Balance			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 5,075,000	\$ 4,839,813	\$ 4,592,866
38	Plus: Interest			-	-	-	-	-	-	-	-	253,750	241,991	229,643
39	Less: Payments			-	-	-	-	-	-	-	-	488,937	488,937	488,937
40	Balance End of Year			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,839,813	\$ 4,592,866	\$ 4,333,573
<b>Total Proposed Senior Lien Debt</b>														
41	Amount Funded			\$ 21,065,000										
42	Start Balance			\$ -	\$ -	\$ 9,025,000	\$ 15,571,761	\$ 14,809,836	\$ 14,009,814	\$ 13,169,792	\$ 12,287,768	\$ 16,436,644	\$ 15,229,025	\$ 13,961,026
43	Plus: Interest			-	-	451,250	778,588	740,492	700,491	658,490	614,388	821,832	761,451	698,051
44	Less: Payments			-	-	869,489	1,540,513	1,540,513	1,540,513	1,540,513	1,540,513	2,029,450	2,029,450	2,029,450
45	Balance End of Year			\$ -	\$ -	\$ 8,606,761	\$ 14,809,836	\$ 14,009,814	\$ 13,169,792	\$ 12,287,768	\$ 11,361,644	\$ 15,229,025	\$ 13,961,026	\$ 12,629,627
<b>Proposed Subordinate Lien Debt</b>														
<b>Additional Junior Lien Debt 1</b>														
46	Amount Funded	100.00%	0.00%	\$ 10,360,000										
47	Start Balance			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,360,000	\$ 10,167,223	\$ 9,775,885
48	Plus: Interest			-	-	-	-	-	-	-	-	155,400	293,277	281,184
49	Less: Payments			-	-	-	-	-	-	-	-	348,177	696,355	696,355
50	Balance End of Year			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 10,167,223	\$ 9,775,885	\$ 9,372,806
<b>Additional Junior Lien Debt 2</b>														
51	Amount Funded	100.00%	0.00%	\$ 7,075,000										
52	Start Balance			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,075,000	\$ 6,811,699	\$ 6,540,499	\$ 6,261,163	\$ 5,973,446
53	Plus: Interest			-	-	-	-	-	-	212,250	204,351	196,215	187,835	179,203
54	Less: Payments			-	-	-	-	-	-	475,551	475,551	475,551	475,551	475,551
55	Balance End of Year			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,811,699	\$ 6,540,499	\$ 6,261,163	\$ 5,973,446	\$ 5,677,099
<b>Additional Junior Lien Debt 3</b>														
56	Amount Funded	0.00%	100.00%	\$ 3,610,000										
57	Start Balance			\$ -	\$ -	\$ -	\$ 3,610,000	\$ 3,461,424	\$ 3,309,877	\$ 3,155,299	\$ 2,997,629	\$ 2,836,806	\$ 2,672,766	\$ 2,505,446
58	Plus: Interest			-	-	-	72,200	69,228	66,198	63,106	59,953	56,736	53,455	50,109
59	Less: Payments			-	-	-	220,776	220,776	220,776	220,776	220,776	220,776	220,776	220,776
60	Balance End of Year			\$ -	\$ -	\$ -	\$ 3,461,424	\$ 3,309,877	\$ 3,155,299	\$ 2,997,629	\$ 2,836,806	\$ 2,672,766	\$ 2,505,446	\$ 2,334,779
<b>Total Proposed Subordinate Lien Debt</b>														
61	Amount Funded			\$ 21,045,000										
62	Start Balance			\$ -	\$ -	\$ -	\$ 3,610,000	\$ 3,461,424	\$ 3,309,877	\$ 10,230,299	\$ 20,169,328	\$ 19,544,527	\$ 18,709,813	\$ 17,851,698
63	Plus: Interest			-	-	-	72,200	69,228	66,198	275,356	419,704	557,968	534,567	510,496
64	Less: Payments			-	-	-	220,776	220,776	220,776	696,327	1,044,504	1,392,682	1,392,682	1,392,682
65	Balance End of Year			\$ -	\$ -	\$ -	\$ 3,461,424	\$ 3,309,877	\$ 3,155,299	\$ 9,809,328	\$ 19,544,527	\$ 18,709,813	\$ 17,851,698	\$ 16,969,513

Table 1-12

City of North Port, Florida  
Utility Rate Analysis

Debt Service Allocation to Individual Systems

Line No.	Description	Percent		Fiscal Year Ending September 30,										
		Water	Wastewater	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
<b>Total Proposed Debt</b>														
66	Amount Funded			\$ 42,110,000										
67	Start Balance			\$ -	\$ -	\$ 9,025,000	\$ 19,181,761	\$ 18,271,260	\$ 17,319,691	\$ 23,400,091	\$ 32,457,096	\$ 35,981,171	\$ 33,938,839	\$ 31,812,725
68	Plus: Interest			-	-	451,250	850,788	809,720	766,688	933,846	1,034,092	1,379,800	1,296,018	1,208,548
69	Less: Payments			-	-	869,489	1,761,289	1,761,289	1,761,289	2,236,840	2,585,017	3,422,132	3,422,132	3,422,132
70	Balance End of Year			\$ -	\$ -	\$ 8,606,761	\$ 18,271,260	\$ 17,319,691	\$ 16,325,091	\$ 22,097,096	\$ 30,906,171	\$ 33,938,839	\$ 31,812,725	\$ 29,599,141
<b>TOTAL DEBT</b>														
71	Amount Funded			\$ 76,256,408										
72	Start Balance			\$ 20,788,686	\$ 17,480,729	\$ 24,586,897	\$ 32,791,673	\$ 29,890,553	\$ 26,915,011	\$ 30,933,437	\$ 37,885,574	\$ 39,266,488	\$ 35,038,339	\$ 31,812,725
73	Plus: Interest			388,379	323,411	739,713	1,102,623	1,024,261	943,085	1,071,250	1,130,900	1,435,181	1,308,772	1,208,548
74	Less: Payments			3,696,335	2,242,244	3,109,937	4,003,743	3,999,803	3,999,659	4,479,113	4,824,985	5,663,330	4,534,386	3,422,132
75	Balance End of Year			\$ 17,480,729	\$ 15,561,897	\$ 22,216,673	\$ 29,890,553	\$ 26,915,011	\$ 23,858,437	\$ 27,525,574	\$ 34,191,488	\$ 35,038,339	\$ 31,812,725	\$ 29,599,141
76	Total Interest Payments			\$ 388,379	\$ 323,411	\$ 739,713	\$ 1,102,623	\$ 1,024,261	\$ 943,085	\$ 1,071,250	\$ 1,130,900	\$ 1,435,181	\$ 1,308,772	\$ 1,208,548
77	Total Principal Payments			3,307,956	1,918,833	2,370,224	2,901,120	2,975,542	3,056,574	3,407,863	3,694,086	4,228,149	3,225,614	2,213,584
78	Total Debt Service			\$ 3,696,335	\$ 2,242,244	\$ 3,109,937	\$ 4,003,743	\$ 3,999,803	\$ 3,999,659	\$ 4,479,113	\$ 4,824,985	\$ 5,663,330	\$ 4,534,386	\$ 3,422,132
<b>WATER SYSTEM DEBT SERVICE</b>														
Utility System Refunding Revenue Bonds, Series 2005														
79	(Private Placement)	3.21%		\$ 19,861	\$ 19,836	\$ 19,780	\$ 19,853	\$ 19,724	\$ 19,724	\$ 19,845	\$ 19,756	\$ 19,788	\$ -	\$ -
Utility System Refunding Revenue Bonds, Series 2014														
80	(BB&T Refunding Note)	41.90%		609,013	-	-	-	-	-	-	-	-	-	-
81	Utility System Revenue Bond, Series 2020	0.00%		-	-	-	-	-	-	-	-	-	-	-
82	Existing State Revolving Fund Loan 1	0.00%		-	-	-	-	-	-	-	-	-	-	-
83	Existing State Revolving Fund Loan 2	0.00%		-	-	-	-	-	-	-	-	-	-	-
84	Additional Senior Lien Debt 1	0.00%		-	-	-	-	-	-	-	-	-	-	-
85	Additional Senior Lien Debt 2	72.57%		-	-	-	486,955	486,955	486,955	486,955	486,955	486,955	486,955	486,955
86	Additional Senior Lien Debt 3	0.00%		-	-	-	-	-	-	-	-	-	-	-
87	Additional Junior Lien Debt 1	100.00%		-	-	-	-	-	-	-	348,177	696,355	696,355	696,355
88	Additional Junior Lien Debt 2	100.00%		-	-	-	-	-	-	-	475,551	475,551	475,551	475,551
89	Additional Junior Lien Debt 3	0.00%		-	-	-	-	-	-	-	-	-	-	-
90	Total			\$ 628,874	\$ 19,836	\$ 19,780	\$ 506,808	\$ 506,679	\$ 506,679	\$ 982,351	\$ 1,330,440	\$ 1,678,649	\$ 1,658,861	\$ 1,658,861
<b>WASTEWATER SYSTEM DEBT SERVICE</b>														
Utility System Refunding Revenue Bonds, Series 2005														
91	(Private Placement)	96.79%		\$ 598,849	\$ 598,123	\$ 596,429	\$ 598,607	\$ 594,735	\$ 594,735	\$ 598,365	\$ 595,703	\$ 596,671	\$ -	\$ -
Utility System Refunding Revenue Bonds, Series 2014														
92	(BB&T Refunding Note)	58.10%		844,479	-	-	-	-	-	-	-	-	-	-
93	Utility System Revenue Bond, Series 2020	100.00%		1,624,134	1,624,285	1,624,238	1,623,995	1,624,054	1,623,911	1,624,064	1,624,509	1,624,739	1,112,254	-
94	Existing State Revolving Fund Loan 1	100.00%		-	-	-	-	-	-	-	-	-	-	-
95	Existing State Revolving Fund Loan 2	100.00%		-	-	-	-	-	-	-	-	-	-	-
96	Additional Senior Lien Debt 1	100.00%		-	-	869,489	869,489	869,489	869,489	869,489	869,489	869,489	869,489	869,489
97	Additional Senior Lien Debt 2	27.43%		-	-	-	184,069	184,069	184,069	184,069	184,069	184,069	184,069	184,069
98	Additional Senior Lien Debt 3	100.00%		-	-	-	-	-	-	-	-	488,937	488,937	488,937
99	Additional Junior Lien Debt 1	0.00%		-	-	-	-	-	-	-	-	-	-	-
100	Additional Junior Lien Debt 2	0.00%		-	-	-	-	-	-	-	-	-	-	-
101	Additional Junior Lien Debt 3	100.00%		-	-	-	220,776	220,776	220,776	220,776	220,776	220,776	220,776	220,776
102	Total			\$ 3,067,461	\$ 2,222,407	\$ 3,090,156	\$ 3,496,936	\$ 3,493,123	\$ 3,492,980	\$ 3,496,763	\$ 3,494,546	\$ 3,984,681	\$ 2,875,525	\$ 1,763,271
103	Water System (%)			17.01%	0.88%	0.64%	12.66%	12.67%	12.67%	21.93%	27.57%	29.64%	36.58%	48.47%
104	Wastewater System (%)			82.99%	99.12%	99.36%	87.34%	87.33%	87.33%	78.07%	72.43%	70.36%	63.42%	51.53%
105	Total			100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%

Table 1-13

City of North Port, Florida  
Utility Rate Analysis

Estimated Multi-Year Capital Improvement Program and Funding Sources

Line No.	Description	Funding Source	Fiscal Year Ending September 30,										Total	
			Adjusted 2022	2023	2024	2025	2026	2027	2028	2029	2030	2031		2032
<b>WATER SYSTEM CAPITAL IMPROVEMENT PROGRAM</b>														
<b>Departmental Capital</b>														
1	Administration / Customer Service	REV	\$ 348,194	\$ 14,948	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 363,142
2	Water System	REV	278,070	243,000	-	-	-	-	-	-	-	-	-	521,070
3	Field Operations	REV	908,265	1,524,706	-	-	-	-	-	-	-	-	-	2,432,971
4	Engineering	REV	45,084	-	-	-	-	-	-	-	-	-	-	45,084
5	Allowance for Future Departmental Capital	REV	-	-	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	9,000,000	
6	Adjustments	REV	-	-	-	-	-	-	-	-	-	-	-	-
7	Subtotal - Departmental Capital		\$ 1,579,613	\$ 1,782,654	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 12,362,267	
<b>Major Capital Projects</b>														
8	Utility Administration/Field Ops Bldg.	CRF	\$ -	\$ 1,810,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,810,000
9	Water & Sewer Line Extension	Surtax	638,850	651,650	664,700	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	11,955,200
10	Water & Sewer Line Extension - Non-Surtax Portion	CRF	-	-	-	250,000	500,000	750,000	1,000,000	1,250,000	1,250,000	1,250,000	1,250,000	7,500,000
11	Water Transmission Service Improvements	Surtax	712,360	428,210	385,430	365,500	460,300	279,970	458,700	400,000	400,000	400,000	400,000	4,690,470
12	Energy Audit Study - Both Plants	CRF	-	125,000	-	-	-	-	-	-	-	-	-	125,000
13	Utility Master Plan Updates	CRF	187,500	-	-	-	-	187,500	-	-	-	-	-	375,000
14	Utility Rate Study Update	CRF	15,000	-	-	15,000	-	-	15,000	-	-	-	15,000	60,000
15	AWIA Risk Assessment (every 5 years)	CRF	-	-	-	37,500	-	-	-	-	37,500	-	-	75,000
16	New Residential Meters	CRF	117,370	120,891	124,518	128,253	132,101	136,064	140,146	144,350	148,681	153,141	157,736	1,503,252
17	New Commercial Meters	CRF	9,461	9,745	10,037	10,338	10,648	10,968	11,297	11,636	11,985	12,344	12,715	121,174
18	Commercial Change Out Meters	CRF	11,539	11,539	11,539	11,539	11,539	11,539	11,539	11,539	11,539	11,539	11,539	126,933
19	Replacement Meters	CRF	168,805	178,934	189,670	201,050	213,113	225,900	239,454	253,821	269,050	285,193	302,305	2,527,295
20	Water Transmission Relocation	CRF	60,000	65,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	800,000
21	Study Lake Frankie	CRF	-	-	-	-	-	-	50,000	-	-	-	-	50,000
22	MOTE HBMP Required Tri-Annual Report	CRF	-	-	40,000	-	-	40,000	-	-	40,000	-	-	120,000
23	MOTE HBMP Annual Monitoring	CRF	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	1,100,000
24	Ortiz-WMS Bridge Pipeline Replacement	CRF	200,000	-	-	-	-	-	-	-	-	-	-	200,000
25	Bridge Water Main Replacements	Surtax	275,000	170,000	170,000	278,000	278,000	278,000	278,000	278,000	278,000	278,000	278,000	2,839,000
26	Plant Rehab/Maintenance	CRF	3,037,000	330,000	400,000	500,000	222,500	150,000	-	300,000	-	330,000	-	5,269,500
27	Generator Switchgear (20 years)	CRF	-	-	150,000	150,000	150,000	150,000	-	-	-	-	-	600,000
28	Pump Replacement	CRF	85,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000	85,000	935,000
29	Chem Pump Skid Replacement (per schedule)	CRF	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	70,000	770,000
30	Well Cleaning/Rehab	CRF	170,000	180,000	150,000	75,000	-	-	-	-	125,000	12,000	15,000	727,000
31	Coatings	CRF	-	160,000	190,000	85,000	5,000	-	-	62,000	-	-	270,000	772,000
32	VFD Replacements	CRF	-	75,000	-	80,000	30,000	55,000	35,000	-	-	-	-	275,000
33	PLC Panel Replacement	CRF	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	440,000
34	Security System Upgrades	CRF	27,000	-	30,000	-	-	50,000	32,000	-	-	-	100,000	239,000
35	Bulk Chemical Tank Replacement	CRF	45,000	35,000	-	-	90,000	155,000	50,000	175,000	35,000	100,000	50,000	735,000
36	Required Service (Mote Marine,GST cleaning, AWIA)	CRF	100,000	100,000	387,500	175,000	107,500	140,000	107,500	190,000	272,500	100,000	107,500	1,787,500
37	Fence Replacement	CRF	70,000	-	-	-	132,000	14,000	72,000	7,000	7,000	7,000	7,000	316,000
38	SCADA/Server Replacement	CRF	-	-	-	-	70,000	25,000	-	-	-	25,000	75,000	195,000
39	Water Transmission Oversizing	WCF	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	550,000
40	Water Supply Facilities 10 yr work plan	CRF	55,000	-	-	-	-	-	-	-	-	-	-	55,000
41	Sludge Press	B2	-	-	-	-	3,000,000	-	-	-	-	-	-	3,000,000
42	Treatability Study Results	J2	-	-	-	-	1,000,000	5,800,000	-	-	-	-	-	6,800,000
43	Treatability Study Results	WCF	-	-	-	-	-	200,000	-	-	-	-	-	200,000
44	Reclaimed to Potable (DPR)	WCF	-	-	2,500,000	-	-	-	-	-	-	-	-	2,500,000
45	Developer funded water treatment plant	CC	24,150,000	-	-	-	-	-	-	-	-	-	-	24,150,000
46	MCWTP Pre-disinfection	CRF	-	-	-	-	-	-	-	500,000	-	-	-	500,000
47	NEB recirc pump project	CRF	-	-	-	-	-	-	95,000	-	-	-	-	95,000
48	MCWTP Roof Replacement	CRF	125,000	-	-	-	-	-	-	-	-	-	-	125,000
49	I&C/Maintenance Building (Split Cost with WWTP)	CRF	-	-	-	45,000	300,000	-	-	-	-	-	-	345,000

Table 1-13

City of North Port, Florida  
Utility Rate Analysis

Estimated Multi-Year Capital Improvement Program and Funding Sources

Line No.	Description	Funding Source	Fiscal Year Ending September 30,											Total	
			Adjusted 2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032		
50	PR interconnect MOV & controls	CRF	-	100,000	-	-	-	-	-	-	-	-	-	-	100,000
51	Hillsborough Relocation (road widening)	B2	-	-	-	2,000,000	-	-	-	-	-	-	-	-	2,000,000
52	Hillsborough Relocation (road widening)	CRF	-	500,000	200,000	-	-	-	-	-	-	-	-	-	700,000
53	Replace PAC	CRF	-	-	-	-	370,000	-	-	-	-	-	-	-	370,000
54	RO Plant Run w/o Surface Water	CRF	-	-	-	50,000	-	-	-	-	-	-	-	-	50,000
55	Raw Water Intake Structure	CRF	-	400,000	-	-	-	-	-	-	-	-	-	-	400,000
56	Reservoir	J1	-	-	-	-	-	-	10,000,000	-	-	-	-	-	10,000,000
57	2017 ASR Permanent Facility	WCF	2,527	-	-	-	-	-	-	-	-	-	-	-	2,527
58	Transfer Pump Upgrades	WCF	49,399	-	-	-	-	-	-	-	-	-	-	-	49,399
59	Transfer Pump Upgrades	CRF	5,500	-	-	-	-	-	-	-	-	-	-	-	5,500
60	2018 Utilities Administration Building	CRF	726,698	-	-	-	-	-	-	-	-	-	-	-	726,698
61	2018 Utilities Administration Building	WCF	1,300,000	-	-	-	-	-	-	-	-	-	-	-	1,300,000
62	2018 Utilities Administration Building	CRF	1,200,000	-	-	-	-	-	-	-	-	-	-	-	1,200,000
63	2018 Utilities Administration Building	CRF	300,000	-	-	-	-	-	-	-	-	-	-	-	300,000
64	2018 Utilities Administration Building	WCF	2,500,000	-	-	-	-	-	-	-	-	-	-	-	2,500,000
65	2019 MCWTP Water Treatability	CRF	67,031	-	-	-	-	-	-	-	-	-	-	-	67,031
66	2019 Water Transmission San Mateo/Hillsborough	WCF	1,467,557	-	-	-	-	-	-	-	-	-	-	-	1,467,557
67	2021 Water Bridge Pipeline Replacements	CRF	301,885	-	-	-	-	-	-	-	-	-	-	-	301,885
68	2021 Lift Station Rehabilitation	CRF	-	-	-	-	-	-	-	-	-	-	-	-	-
69	Permenant Bypass Pumps	WGRT	168,751	-	-	-	-	-	-	-	-	-	-	-	168,751
70	Water Plant Improvements	CRF	660,000	-	-	-	-	-	-	-	-	-	-	-	660,000
71	Water Plant Improvements	WCF	660,000	-	-	-	-	-	-	-	-	-	-	-	660,000
72	Chain Link Fence Replacement at MCWTP	CRF	275,100	-	-	-	-	-	-	-	-	-	-	-	275,100
73	2017 ASR Permanent Facility	CRF	6,316	-	-	-	-	-	-	-	-	-	-	-	6,316
74	Transfer Pumps-Water Plant	WCF	6,979	-	-	-	-	-	-	-	-	-	-	-	6,979
75	Transfer Pumps-Water Plant	WCF	6,265	-	-	-	-	-	-	-	-	-	-	-	6,265
76	Transfer Pumps-Water Plant	WCF	29,014	-	-	-	-	-	-	-	-	-	-	-	29,014
77	2018 Utilities Administration Building	CRF	40,838	-	-	-	-	-	-	-	-	-	-	-	40,838
78	2018 Utilities Administration Building	CRF	569	-	-	-	-	-	-	-	-	-	-	-	569
79	2018 Utilities Administration Building	CRF	360,917	-	-	-	-	-	-	-	-	-	-	-	360,917
80	2018 Water Transmission WTP to Ortiz	WCF	5,604	-	-	-	-	-	-	-	-	-	-	-	5,604
81	2018 Water Transmission WTP to Ortiz	WCF	223,198	-	-	-	-	-	-	-	-	-	-	-	223,198
82	2019 MCWTP Water Treatability	CRF	27,231	-	-	-	-	-	-	-	-	-	-	-	27,231
83	2019 Water Transmission San Mateo/Hillsborough	WCF	15,790	-	-	-	-	-	-	-	-	-	-	-	15,790
84	2019 Water Transmission San Mateo/Hillsborough	WCF	129,879	-	-	-	-	-	-	-	-	-	-	-	129,879
85	2021 Permanent Bypass Pumps	WGRT	114,050	-	-	-	-	-	-	-	-	-	-	-	114,050
86	2021 Water Distribution System Improvements	CRF	244,428	-	-	-	-	-	-	-	-	-	-	-	244,428
87	MCWTP Improvements	CRF	75,345	-	-	-	-	-	-	-	-	-	-	-	75,345
88	2019 Water Bridge Pipeline Replacement	CRF	2,041	-	-	-	-	-	-	-	-	-	-	-	2,041
89	Plant Data Management Software	CRF	39,888	-	-	-	-	-	-	-	-	-	-	-	39,888
90	Toledo Blade Line Extensions	WGRT	62,677	-	-	-	-	-	-	-	-	-	-	-	62,677
91	WMS Water Pipeline Bridge Replacement	CRF	45,000	-	-	-	-	-	-	-	-	-	-	-	45,000
92	WMS Water Pipeline Bridge Replacement	WCF	5,000	-	-	-	-	-	-	-	-	-	-	-	5,000
93	WVID Water Treatment Plant Design Review	CC	45,504	-	-	-	-	-	-	-	-	-	-	-	45,504
94	Security System Upgrades at MCWTP	CRF	96,270	-	-	-	-	-	-	-	-	-	-	-	96,270
95	Evaluation of Raw Water Intake Structure	CRF	50,181	-	-	-	-	-	-	-	-	-	-	-	50,181
96	Modeling Services	CRF	43,530	-	-	-	-	-	-	-	-	-	-	-	43,530
97	Direct Potable Reuse Feasibility Study	WGRT	238,854	-	-	-	-	-	-	-	-	-	-	-	238,854
98	Toledo Blade Utility Extension Project	CRF	5,000	-	-	-	-	-	-	-	-	-	-	-	5,000
99	2021 Water Treatment Plant Improvements	CRF	140,790	-	-	-	-	-	-	-	-	-	-	-	140,790
100	Adjustments	CRF	-	-	-	-	-	-	-	-	-	-	-	-	-
101	Subtotal - Major Capital Projects		\$ 42,265,490	\$ 5,795,969	\$ 6,023,394	\$ 6,127,181	\$ 8,752,702	\$ 10,328,941	\$ 14,265,636	\$ 5,253,347	\$ 4,556,255	\$ 4,649,218	\$ 4,706,794	\$ 112,724,928	
102	TOTAL WATER SYSTEM CAPITAL IMPROVEMENT PROGRAM		\$ 43,845,103	\$ 7,578,623	\$ 7,023,394	\$ 7,127,181	\$ 9,752,702	\$ 11,328,941	\$ 15,265,636	\$ 6,253,347	\$ 5,556,255	\$ 5,649,218	\$ 5,706,794	\$ 125,087,195	

Table 1-13

City of North Port, Florida  
Utility Rate Analysis

Estimated Multi-Year Capital Improvement Program and Funding Sources

Line No.	Description	Funding Source	Fiscal Year Ending September 30,											Total	
			Adjusted 2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032		
<b>WASTEWATER SYSTEM CAPITAL IMPROVEMENT PROGRAM</b>															
<b>Departmental Capital</b>															
103	Administration / Customer Service	REV	\$ 280,716	\$ 12,052	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 292,768
104	Wastewater System	REV	300,620	447,000	-	-	-	-	-	-	-	-	-	-	747,620
105	Field Operations	REV	646,086	1,084,584	-	-	-	-	-	-	-	-	-	-	1,730,670
106	Engineering	REV	34,216	-	-	-	-	-	-	-	-	-	-	-	34,216
107	Allowance for Future Departmental Capital	REV	-	-	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	9,000,000	
108	Adjustments	REV	-	-	-	-	-	-	-	-	-	-	-	-	
109	Subtotal - Departmental Capital		\$ 1,261,638	\$ 1,543,636	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 1,000,000	\$ 11,805,274	
<b>Major Capital Projects</b>															
110	Utility Administration/Field Ops Bldg.	CRF	\$ -	\$ 1,810,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,810,000
111	Water & Sewer Line Extension	Surtax	638,850	651,650	664,700	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	11,955,200
112	Water & Sewer Line Extension - Non-Surtax Portion	CRF	-	-	-	250,000	500,000	750,000	1,000,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	7,500,000
113	Energy Audit Study - Both Plants	CRF	-	125,000	-	-	-	-	-	-	-	-	-	-	125,000
114	Utility Master Plan Updates	CRF	187,500	-	-	-	-	187,500	-	-	-	-	-	-	375,000
115	Utility Rate Study Update	CRF	15,000	-	-	15,000	-	-	15,000	-	-	-	15,000	-	60,000
116	AWIA Risk Assessment (every 5 years)	CRF	-	-	-	37,500	-	-	-	-	37,500	-	-	-	75,000
117	Inflow & Infiltration (televising)	CRF	-	113,534	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	300,000	2,813,534
118	Inflow & Infiltration (televising)	SGRT	300,000	536,466	-	-	-	-	-	-	-	-	-	-	836,466
119	New Residential Meters	CRF	92,158	94,922	97,770	100,703	103,724	106,836	110,041	113,342	116,743	120,245	123,852	1,180,336	
120	New Commercial Meters	CRF	7,429	7,651	7,881	8,117	8,361	8,612	8,870	9,136	9,410	9,693	9,983	95,144	
121	Commercial Change Out Meters	CRF	9,061	9,061	9,061	9,061	9,061	9,061	9,061	9,061	9,061	9,061	9,061	99,667	
122	Replacement Meters	CRF	132,544	140,497	148,927	157,862	167,334	177,374	188,016	199,297	211,255	223,930	237,366	1,984,403	
123	Wastewater Transmission Relocation	SCF	60,000	65,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	800,000	
124	Study Lake Frankie	CRF	-	-	-	-	-	-	50,000	-	-	-	-	-	50,000
125	Lift Station Rehab	CRF	546,995	1,040,000	1,081,600	1,124,864	1,169,859	1,216,653	1,265,319	1,315,932	1,368,569	1,423,312	1,480,244	13,033,346	
126	Lift Station Rehab	SGRT	453,005	-	-	-	-	-	-	-	-	-	-	-	453,005
127	Switch Gear Replacement	CRF	-	290,000	-	-	-	-	150,000	-	-	-	-	-	440,000
128	Coatings	CRF	150,000	70,000	250,000	75,000	130,000	200,000	55,000	17,000	522,000	230,000	50,000	1,749,000	
129	Rehab	CRF	8,000	480,000	600,000	95,000	300,000	-	30,000	865,000	240,000	25,000	170,000	2,813,000	
130	Rehab	B3	-	-	-	-	-	-	-	-	5,000,000	-	-	5,000,000	
131	Service	CRF	-	350,000	-	-	-	-	-	-	-	-	-	350,000	
132	DIW Projects MIT/Permit/Rehab	CRF	225,000	60,000	490,000	-	225,000	-	-	850,000	-	225,000	-	2,075,000	
133	Chem Pump Skid Replacement	CRF	-	-	25,000	-	60,000	70,000	25,000	-	-	25,000	-	205,000	
134	Bulk Chemical Tank Replacement	CRF	50,000	-	-	-	60,000	-	60,000	-	-	70,000	-	240,000	
135	Fence Replacement	CRF	-	-	-	7,000	-	257,000	50,000	-	7,000	-	7,000	328,000	
136	Security System	CRF	61,000	40,000	-	-	50,000	50,000	50,000	-	-	50,000	-	251,000	
137	Field Instrument Replacement Schedule	CRF	-	8,000	62,000	104,000	-	-	-	-	101,000	-	-	275,000	
138	VFD/Soft Start Replacements	CRF	14,000	14,000	-	7,000	7,000	7,000	-	-	-	-	-	49,000	
139	PLC Panel Replacement	CRF	40,000	140,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	40,000	540,000	
140	SCADA/Server Replacement	CRF	-	-	-	30,000	30,000	-	-	-	80,000	80,000	-	220,000	
141	Master Pumping Station(Toledo & Price)	B1	-	-	2,950,000	-	-	-	-	-	-	-	-	2,950,000	
142	Wastewater Oversizing	CRF	-	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	500,000	
143	I&C/Maintenance Building (split cost with WTP)	CRF	-	-	-	45,000	300,000	-	-	-	-	-	-	345,000	
144	Yard Dog Replacement (fleet conversion)	CRF	-	20,000	-	-	-	-	-	-	-	-	20,000	40,000	
145	Gator Pan Am	CRF	-	12,000	-	-	-	-	-	-	-	-	-	12,000	
146	Effluent Pumping Station/pipe line	B1	-	-	6,000,000	-	-	-	-	-	-	-	-	6,000,000	
147	Effluent Pumping Station/pipe line	CRF	-	1,000,000	-	-	-	-	-	-	-	-	-	1,000,000	
148	Pan AM Reuse Pump Building	CRF	-	-	-	-	200,000	-	-	-	-	-	-	200,000	
149	RLI for MW Arsnic sample parameter removal (Permit Mod) Organize Permit	CRF	-	-	100,000	-	-	-	-	-	-	-	-	100,000	
150	Pan Am Centerfuge Building	CRF	-	402,500	-	-	-	-	-	-	-	-	-	402,500	

Table 1-13

City of North Port, Florida  
Utility Rate Analysis

Estimated Multi-Year Capital Improvement Program and Funding Sources

Line No.	Description	Funding Source	Fiscal Year Ending September 30,										Total		
			Adjusted 2022	2023	2024	2025	2026	2027	2028	2029	2030	2031		2032	
151	Pan AM new Office building	CRF	-	-	5,000	-	-	-	-	-	-	-	-	-	5,000
152	Pan AM new Office building	B2	-	-	-	290,000	1,600,000	-	-	-	-	-	-	-	1,890,000
153	Forcemain on Cranberry	CRF	-	700,000	-	-	-	-	-	-	-	-	-	-	700,000
154	Forcemain on Cranberry	J3	-	-	3,500,000	-	-	-	-	-	-	-	-	-	3,500,000
155	Drying Bed at SWWRF	CRF	-	1,000,000	-	-	-	-	-	-	-	-	-	-	1,000,000
156	2018 Utilities Administration Building	CRF	726,698	-	-	-	-	-	-	-	-	-	-	-	726,698
157	2018 Utilities Administration Building	CRF	2,500,000	-	-	-	-	-	-	-	-	-	-	-	2,500,000
158	2018 Utilities Administration Building	CRF	300,000	-	-	-	-	-	-	-	-	-	-	-	300,000
159	2018 Utilities Administration Building	SCF	1,000,000	-	-	-	-	-	-	-	-	-	-	-	1,000,000
160	2018 Utilities Administration Building	CRF	1,500,000	-	-	-	-	-	-	-	-	-	-	-	1,500,000
161	2021 Inflow & Infiltration	SGRT	251,834	-	-	-	-	-	-	-	-	-	-	-	251,834
162	2021 Lift Station Rehabilitation	CRF	574,168	-	-	-	-	-	-	-	-	-	-	-	574,168
163	Permenant Bypass Pumps	SGRT	168,751	-	-	-	-	-	-	-	-	-	-	-	168,751
164	Lift Station Rehab WVID LS 88	CRF	146,250	-	-	-	-	-	-	-	-	-	-	-	146,250
165	Wastewater Treatment Plant Improvements	CRF	1,727	-	-	-	-	-	-	-	-	-	-	-	1,727
166	2018 Utilities Administration Building	CRF	40,838	-	-	-	-	-	-	-	-	-	-	-	40,838
167	2018 Utilities Administration Building	CRF	569	-	-	-	-	-	-	-	-	-	-	-	569
168	2018 Utilities Administration Building	CRF	360,917	-	-	-	-	-	-	-	-	-	-	-	360,917
169	2021 Lift Station Rehab	CRF	31,390	-	-	-	-	-	-	-	-	-	-	-	31,390
170	2021 Permanent Bypass Pumps	SGRT	114,050	-	-	-	-	-	-	-	-	-	-	-	114,050
171	2020 Inflow & Infiltration	SGRT	61,700	-	-	-	-	-	-	-	-	-	-	-	61,700
172	Plant Data Management Software	CRF	39,888	-	-	-	-	-	-	-	-	-	-	-	39,888
173	Toledo Blade Line Extensions	SGRT	110,465	-	-	-	-	-	-	-	-	-	-	-	110,465
174	Adjustments	CRF	-	-	-	-	-	-	-	-	-	-	-	-	-
175	Subtotal - Major Capital Projects		\$ 10,919,785	\$ 9,230,281	\$ 16,456,938	\$ 4,071,107	\$ 6,525,338	\$ 4,815,035	\$ 4,721,307	\$ 6,403,768	\$ 10,667,538	\$ 5,351,240	\$ 5,192,507	\$	\$ 84,354,845
176	<b>TOTAL WASTEWATER SYSTEM CAPITAL IMPROVEMENT PROGRAM</b>		\$ 12,181,423	\$ 10,773,917	\$ 17,456,938	\$ 5,071,107	\$ 7,525,338	\$ 5,815,035	\$ 5,721,307	\$ 7,403,768	\$ 11,667,538	\$ 6,351,240	\$ 6,192,507	\$	\$ 96,160,119
177	<b>TOTAL WATER AND WASTEWATER SYSTEM CAPITAL IMPROVEMENT PROGRAM</b>		\$ 56,026,526	\$ 18,352,540	\$ 24,480,332	\$ 12,198,288	\$ 17,278,040	\$ 17,143,976	\$ 20,986,943	\$ 13,657,115	\$ 17,223,793	\$ 12,000,459	\$ 11,899,301	\$	\$ 221,247,314
<b>FUNDING SOURCES</b>															
<b>WATER SYSTEM</b>															
178	Capital Replacement Fund Deposits	CRF	\$ 9,408,233	\$ 4,496,109	\$ 2,253,264	\$ 2,183,681	\$ 2,714,402	\$ 2,470,971	\$ 2,228,936	\$ 3,275,347	\$ 2,578,255	\$ 2,671,218	\$ 2,728,794	\$	\$ 37,009,211
179	Water System Capacity Fees	WCF	6,451,212	50,000	2,550,000	50,000	50,000	250,000	50,000	50,000	50,000	50,000	50,000	50,000	9,651,212
180	Additional Senior Lien Debt 2	B2	-	-	-	2,000,000	3,000,000	-	-	-	-	-	-	-	5,000,000
181	Additional Junior Lien Debt 1	J1	-	-	-	-	-	-	10,000,000	-	-	-	-	-	10,000,000
182	Additional Junior Lien Debt 2	J2	-	-	-	-	1,000,000	5,800,000	-	-	-	-	-	-	6,800,000
183	Contributed Capital - Developer	CC	24,195,504	-	-	-	-	-	-	-	-	-	-	-	24,195,504
184	Surtax	Surtax	1,626,210	1,249,860	1,220,130	1,893,500	1,988,300	1,807,970	1,986,700	1,928,000	1,928,000	1,928,000	1,928,000	1,928,000	19,484,670
185	Outside Agency Grants	WGRT	584,331	-	-	-	-	-	-	-	-	-	-	-	584,331
186	User Rate Revenue	REV	1,579,613	1,782,654	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	12,362,267
187	<b>TOTAL WATER SYSTEM FUNDING SOURCES</b>		\$ 43,845,103	\$ 7,578,623	\$ 7,023,394	\$ 7,127,181	\$ 9,752,702	\$ 11,328,941	\$ 15,265,636	\$ 6,253,347	\$ 5,556,255	\$ 5,649,218	\$ 5,706,794	\$	\$ 125,087,195

Table 1-13

City of North Port, Florida  
Utility Rate Analysis

Estimated Multi-Year Capital Improvement Program and Funding Sources

Line No.	Description	Funding Source	Fiscal Year Ending September 30,										Total	
			Adjusted 2022	2023	2024	2025	2026	2027	2028	2029	2030	2031		2032
<b>WASTEWATER SYSTEM</b>														
188	Capital Replacement Fund Deposits	CRF	\$ 7,761,130	\$ 7,977,165	\$ 3,267,238	\$ 2,456,107	\$ 3,600,338	\$ 3,490,035	\$ 3,396,307	\$ 5,078,768	\$ 4,342,538	\$ 4,026,240	\$ 3,867,507	\$ 49,263,374
189	Wastewater System Capacity Fees	SCF	1,060,000	65,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	1,800,000
190	Additional Senior Lien Debt 1	B1	-	-	8,950,000	-	-	-	-	-	-	-	-	8,950,000
191	Additional Senior Lien Debt 2	B2	-	-	-	290,000	1,600,000	-	-	-	-	-	-	1,890,000
192	Additional Senior Lien Debt 3	B3	-	-	-	-	-	-	-	-	5,000,000	-	-	5,000,000
193	Additional Junior Lien Debt 3	J3	-	-	3,500,000	-	-	-	-	-	-	-	-	3,500,000
194	Surtax	Surtax	638,850	651,650	664,700	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	11,955,200
195	Outside Agency Grants	SGRT	1,459,804	536,466	-	-	-	-	-	-	-	-	-	1,996,270
196	User Rate Revenue	REV	1,261,638	1,543,636	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	1,000,000	11,805,274
197	<b>TOTAL WASTEWATER SYSTEM FUNDING SOURCES</b>		<b>\$ 12,181,423</b>	<b>\$ 10,773,917</b>	<b>\$ 17,456,938</b>	<b>\$ 5,071,107</b>	<b>\$ 7,525,338</b>	<b>\$ 5,815,035</b>	<b>\$ 5,721,307</b>	<b>\$ 7,403,768</b>	<b>\$ 11,667,538</b>	<b>\$ 6,351,240</b>	<b>\$ 6,192,507</b>	<b>\$ 96,160,119</b>
<b>WATER AND WASTEWATER SYSTEM</b>														
198	Capital Replacement and Improvement Fund Deposits	CRF	\$ 17,169,363	\$ 12,473,274	\$ 5,520,502	\$ 4,639,788	\$ 6,314,740	\$ 5,961,006	\$ 5,625,243	\$ 8,354,115	\$ 6,920,793	\$ 6,697,459	\$ 6,596,301	\$ 86,272,586
199	Water System Capacity Fees	WCF	6,451,212	50,000	2,550,000	50,000	50,000	250,000	50,000	50,000	50,000	50,000	50,000	9,651,212
200	Wastewater System Capacity Fees	SCF	1,060,000	65,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	1,800,000
201	Additional Senior Lien Debt 1	B1	-	-	8,950,000	-	-	-	-	-	-	-	-	8,950,000
202	Additional Senior Lien Debt 2	B2	-	-	-	2,290,000	4,600,000	-	-	-	-	-	-	6,890,000
203	Additional Senior Lien Debt 3	B3	-	-	-	-	-	-	-	-	5,000,000	-	-	5,000,000
204	Additional Junior Lien Debt 1	J1	-	-	-	-	-	-	10,000,000	-	-	-	-	10,000,000
205	Additional Junior Lien Debt 2	J2	-	-	-	-	1,000,000	5,800,000	-	-	-	-	-	6,800,000
206	Additional Junior Lien Debt 3	J3	-	-	3,500,000	-	-	-	-	-	-	-	-	3,500,000
207	Contributed Capital - Developer	CC	24,195,504	-	-	-	-	-	-	-	-	-	-	24,195,504
208	Surtax	Surtax	2,265,060	1,901,510	1,884,830	3,143,500	3,238,300	3,057,970	3,236,700	3,178,000	3,178,000	3,178,000	3,178,000	31,439,870
209	Outside Agency Grants - Water System	WGRT	584,331	-	-	-	-	-	-	-	-	-	-	584,331
210	Outside Agency Grants - Wastewater System	SGRT	1,459,804	536,466	-	-	-	-	-	-	-	-	-	1,996,270
211	User Rate Revenue	REV	2,841,251	3,326,290	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	24,167,541
212	<b>TOTAL WATER AND WASTEWATER SYSTEM FUNDING SOURCES</b>		<b>\$ 56,026,526</b>	<b>\$ 18,352,540</b>	<b>\$ 24,480,332</b>	<b>\$ 12,198,288</b>	<b>\$ 17,278,040</b>	<b>\$ 17,143,976</b>	<b>\$ 20,986,943</b>	<b>\$ 13,657,115</b>	<b>\$ 17,223,793</b>	<b>\$ 12,000,459</b>	<b>\$ 11,899,301</b>	<b>\$ 221,247,314</b>



**Table 1-14**  
**City of North Port, Florida**  
**Utility Rate Analysis**  
**Water and Wastewater System**

**Projection of Fund Cash Balances and Interest Income**

Line No.	Description	[1]	Fiscal Year Ending September 30,										
			2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
<b>OPERATION AND MAINTENANCE FUND</b>													
1	Beginning Balance		\$ 33,475,636										
2	Adjustment for Open Purchase Orders		-										
3	Adjusted Beginning Balance		\$ 33,475,636	\$ 19,229,529	\$ 11,017,865	\$ 9,868,031	\$ 10,153,493	\$ 10,254,325	\$ 11,930,956	\$ 14,429,190	\$ 15,063,053	\$ 17,141,421	\$ 21,505,645
4	Transfers In - Grant Reimbursement		-	-	-	-	-	-	-	-	-	-	-
5	Transfers Out - Capital Improvement Program - Water		-	-	-	-	-	-	-	-	-	-	-
6	Transfers Out - Capital Improvement Program - Wastewater		-	-	-	-	-	-	-	-	-	-	-
7	Transfers Out - Renewal and Replacement Fund - Water		-	-	-	-	-	-	-	-	-	-	-
8	Transfers Out - Renewal and Replacement Fund - Wastewater		-	-	-	-	-	-	-	-	-	-	-
9	Transfers In / (Out) - Surplus / (Deficiency) - Water		(8,062,963)	(3,229,855)	(534,071)	(510,781)	(630,591)	(32,141)	(22,270)	(1,004,127)	(430,934)	(297,807)	(91,142)
10	Transfers In / (Out) - Surplus / (Deficiency) - Wastewater		(6,183,144)	(4,981,810)	(615,764)	796,243	731,424	1,708,772	2,520,504	1,637,990	2,509,302	4,662,031	6,635,237
11	Interest Rate	(S)	0.00%	0.25%	0.25%	0.50%	0.50%	0.50%	0.75%	0.75%	0.75%	1.00%	1.00%
12	Interest Income		-	48,074	27,545	49,340	50,767	51,272	89,482	108,219	112,973	171,414	215,056
	Recognition of Interest Earnings in Revenue Requirements		-	48,074	27,545	49,340	50,767	51,272	89,482	108,219	112,973	171,414	215,056
14	Ending Balance		\$ 19,229,529	\$ 11,017,865	\$ 9,868,031	\$ 10,153,493	\$ 10,254,325	\$ 11,930,956	\$ 14,429,190	\$ 15,063,053	\$ 17,141,421	\$ 21,505,645	\$ 28,049,740
Days of Rate Revenue (Target = 120 Days)													
15	With Rate Stabilization Fund Balance		300	164	139	133	126	135	149	146	155	181	221
16	Without Rate Stabilization Fund Balance		276	142	119	115	108	118	134	131	141	168	208
Days of Operation & Maintenance Expenses													
17	With Rate Stabilization Fund Balance		372	210	176	172	164	178	199	197	212	249	304
18	Without Rate Stabilization Fund Balance		342	183	151	148	141	156	179	178	193	231	287
19	Percent Allocable to Water System		49.88%	49.78%	49.69%	49.60%	49.52%	49.44%	49.36%	49.29%	49.22%	49.15%	49.09%
20	Interest Income Allocable to Water System	UW	\$ -	\$ 23,933	\$ 13,687	\$ 24,473	\$ 25,138	\$ 25,347	\$ 44,168	\$ 53,338	\$ 55,603	\$ 84,253	\$ 105,569
21	Interest Income Allocable to Wastewater System	US	-	24,140	13,858	24,867	25,629	25,925	45,314	54,881	57,370	87,161	109,488
<b>CAPITAL REPLACEMENT AND IMPROVEMENT FUND - WATER</b>													
22	Beginning Balance		\$ -										
23	Adjustment For Open Purchase Orders		-										
24	Adjusted Beginning Balance		\$ -	\$ -	\$ 217,815	\$ 426,277	\$ 626,348	\$ 809,789	\$ 976,787	\$ 1,133,169	\$ 1,279,019	\$ 1,409,828	\$ 1,534,065
25	Transfers In		9,408,233	4,713,925	2,461,726	2,383,751	2,897,843	2,637,969	2,385,318	3,421,197	2,709,064	2,795,456	2,838,955
26	Transfers In - Peace River Project Savings		-	-	-	-	-	-	-	-	-	-	-
27	Transfers Out - Capital Improvement Program		9,408,233	4,496,109	2,253,264	2,183,681	2,714,402	2,470,971	2,228,936	3,275,347	2,578,255	2,671,218	2,728,794
28	Interest Rate	(S)	0.00%	0.25%	0.25%	0.50%	0.50%	0.50%	0.75%	0.75%	0.75%	1.00%	1.00%
29	Interest Income		-	272	805	2,632	3,590	4,466	7,912	9,046	10,083	14,719	15,891
	Recognition of Interest Earnings in Revenue Requirements		-	272	805	2,632	3,590	4,466	7,912	9,046	10,083	14,719	15,891
31	Ending Balance		\$ -	\$ 217,815	\$ 426,277	\$ 626,348	\$ 809,789	\$ 976,787	\$ 1,133,169	\$ 1,279,019	\$ 1,409,828	\$ 1,534,065	\$ 1,644,226
32	Percent Allocable to Water System		100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
33	Interest Income Allocable to Water System	UW	\$ -	\$ 272	\$ 805	\$ 2,632	\$ 3,590	\$ 4,466	\$ 7,912	\$ 9,046	\$ 10,083	\$ 14,719	\$ 15,891
34	Interest Income Allocable to Wastewater System	US	0	0	0	0	0	0	0	0	0	0	0

**Table 1-14**  
**City of North Port, Florida**  
**Utility Rate Analysis**  
**Water and Wastewater System**

**Projection of Fund Cash Balances and Interest Income**

Line No.	Description	[1]	Fiscal Year Ending September 30,										
			2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
<b>CAPITAL REPLACEMENT AND IMPROVEMENT FUND - WASTEWATER</b>													
35	Beginning Balance		\$ -										
36	Adjustment For Open Purchase Orders		-										
37	Adjusted Beginning Balance		\$ -	\$ -	\$ 217,815	\$ 426,277	\$ 626,348	\$ 809,789	\$ 976,787	\$ 1,133,169	\$ 1,279,019	\$ 1,409,828	\$ 1,534,065
38	Transfers In		7,761,130	8,194,981	3,475,700	2,656,178	3,783,780	3,657,033	3,552,689	5,224,619	4,473,346	4,150,478	3,977,667
39	Transfers Out - Capital Improvement Program		7,761,130	7,977,165	3,267,238	2,456,107	3,600,338	3,490,035	3,396,307	5,078,768	4,342,538	4,026,240	3,867,507
40	Interest Rate	(S)	0.00%	0.25%	0.25%	0.50%	0.50%	0.50%	0.75%	0.75%	0.75%	1.00%	1.00%
41	Interest Income		0	272	805	2,632	3,590	4,466	7,912	9,046	10,083	14,719	15,891
	Recognition of Interest Earnings												
42	in Revenue Requirements		0	272	805	2,632	3,590	4,466	7,912	9,046	10,083	14,719	15,891
43	Ending Balance		\$0	\$217,815	\$426,277	\$626,348	\$809,789	\$976,787	\$1,133,169	\$1,279,019	\$1,409,828	\$1,534,065	\$1,644,226
44	Percent Allocable to Water System		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
45	Interest Income Allocable to Water System	UW	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
46	Interest Income Allocable to Wastewater System	US	-	272	805	2,632	3,590	4,466	7,912	9,046	10,083	14,719	15,891
<b>RENEWAL AND REPLACEMENT FUND</b>													
47	Beginning Balance		\$ 3,436,549										
48	Adjustment For Open Purchase Orders		-										
49	Adjusted Beginning Balance		\$ 3,436,549	\$ 3,436,549	\$ 3,436,549	\$ 3,436,549	\$ 3,436,549	\$ 3,436,549	\$ 3,436,549	\$ 3,436,549	\$ 3,436,549	\$ 3,436,549	\$ 3,436,549
50	Transfers In - Water		-	-	-	-	-	-	-	-	-	-	-
51	Transfers In - Wastewater		-	-	-	-	-	-	-	-	-	-	-
52	Interest Rate	(S)	0.00%	0.25%	0.25%	0.50%	0.50%	0.50%	0.75%	0.75%	0.75%	1.00%	1.00%
53	Interest Income		-	8,591	8,591	17,183	17,183	17,183	25,774	25,774	25,774	34,365	34,365
	Recognition of Interest Earnings												
54	in Revenue Requirements		-	8,591	8,591	17,183	17,183	17,183	25,774	25,774	25,774	34,365	34,365
55	Ending Balance		\$ 3,436,549	\$ 3,436,549	\$ 3,436,549	\$ 3,436,549	\$ 3,436,549	\$ 3,436,549	\$ 3,436,549	\$ 3,436,549	\$ 3,436,549	\$ 3,436,549	\$ 3,436,549
56	Percent Allocable to Water System		49.27%	51.15%	50.08%	50.26%	49.92%	49.41%	49.17%	49.12%	49.07%	49.01%	48.96%
57	Interest Income Allocable to Water System	UW	\$ -	\$ 4,394	\$ 4,303	\$ 8,635	\$ 8,578	\$ 8,489	\$ 12,674	\$ 12,660	\$ 12,646	\$ 16,843	\$ 16,826
58	Interest Income Allocable to Wastewater System	US	0	4,197	4,288	8,547	8,605	8,694	13,100	13,114	13,128	17,522	17,540
<b>CUSTOMER DEPOSITS</b>													
59	Beginning Balance		\$ 208,275	\$ 208,275	\$ 208,275	\$ 208,275	\$ 208,275	\$ 208,275	\$ 208,275	\$ 208,275	\$ 208,275	\$ 208,275	\$ 208,275
60	Transfers In		0	0	0	0	0	0	0	0	0	0	0
61	Transfers Out		0	0	0	0	0	0	0	0	0	0	0
62	Interest Rate		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
63	Interest Income		0	0	0	0	0	0	0	0	0	0	0
	Recognition of Interest Earnings												
64	in Revenue Requirements		0	0	0	0	0	0	0	0	0	0	0
65	Ending Balance		208,275	208,275	208,275	208,275	208,275	208,275	208,275	208,275	208,275	208,275	208,275
66	Percent Allocable to Water System		56.02%	55.91%	55.82%	55.73%	55.64%	55.56%	55.49%	55.41%	55.34%	55.28%	55.22%
67	Interest Income Allocable to Water System	RW	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
68	Interest Income Allocable to Wastewater System	RS	-	-	-	-	-	-	-	-	-	-	-
<b>SINKING FUND</b>													
69	Sinking Fund Deposit		\$ 3,696,335	\$ 2,242,244	\$ 3,109,937	\$ 4,003,743	\$ 3,999,803	\$ 3,999,659	\$ 4,479,113	\$ 4,824,985	\$ 5,663,330	\$ 4,534,386	\$ 3,422,132
70	Average Balance		924,084	560,561	777,484	1,000,936	999,951	999,915	1,119,778	1,206,246	1,415,832	1,133,597	855,533
71	Interest Rate	(S)	0.00%	0.25%	0.25%	0.50%	0.50%	0.50%	0.75%	0.75%	0.75%	1.00%	1.00%
72	Interest Income		-	1,401	1,944	5,005	5,000	5,000	8,398	9,047	10,619	11,336	8,555
	Recognition of Interest Earnings												
73	in Revenue Requirements		-	1,401	1,944	5,005	5,000	5,000	8,398	9,047	10,619	11,336	8,555
74	Percent Allocable to Water System		17.01%	0.88%	0.64%	12.66%	12.67%	12.67%	21.93%	27.57%	29.64%	36.58%	48.47%
75	Interest Income Allocable to Water System	UW	\$ -	\$ 12	\$ 12	\$ 634	\$ 633	\$ 633	\$ 1,842	\$ 2,495	\$ 3,147	\$ 4,147	\$ 4,147
76	Interest Income Allocable to Wastewater System	US	-	1,389	1,931	4,371	4,366	4,366	6,556	6,552	7,471	7,189	4,408

**Table 1-14**  
**City of North Port, Florida**  
**Utility Rate Analysis**  
**Water and Wastewater System**

**Projection of Fund Cash Balances and Interest Income**

Line No.	Description	[1]	Fiscal Year Ending September 30,										
			2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
<b>RATE STABILIZATION FUND</b>													
77	Beginning Balance		\$ 1,661,179	\$ 1,661,179	\$ 1,661,179	\$ 1,661,179	\$ 1,661,179	\$ 1,661,179	\$ 1,661,179	\$ 1,661,179	\$ 1,661,179	\$ 1,661,179	
78	Transfers In (Water)		-	-	-	-	-	-	-	-	-	-	
79	Transfers In (Wastewater)		-	-	-	-	-	-	-	-	-	-	
80	Transfers Out (Water)		-	-	-	-	-	-	-	-	-	-	
81	Transfers Out (Wastewater)		-	-	-	-	-	-	-	-	-	-	
82	Interest Rate	(S)	0.00%	0.25%	0.25%	0.50%	0.50%	0.50%	0.75%	0.75%	0.75%	1.00%	
83	Interest Income		-	4,153	4,153	8,306	8,306	8,306	12,459	12,459	12,459	16,612	
	Recognition of Interest Earnings in Revenue Requirements		-	4,153	4,153	8,306	8,306	8,306	12,459	12,459	12,459	16,612	
84	Ending Balance		\$ 1,661,179	\$ 1,661,179	\$ 1,661,179	\$ 1,661,179	\$ 1,661,179	\$ 1,661,179	\$ 1,661,179	\$ 1,661,179	\$ 1,661,179	\$ 1,661,179	
85	Percent Allocable to Water System		49.88%	49.88%	49.88%	49.88%	49.88%	49.88%	49.88%	49.88%	49.88%	49.88%	
86	Interest Income Allocable to Water System	UW	\$ -	\$ 2,072	\$ 2,072	\$ 4,143	\$ 4,143	\$ 4,143	\$ 6,215	\$ 6,215	\$ 6,215	\$ 8,287	
86	Interest Income Allocable to Wastewater System	US	-	2,081	2,081	4,163	4,163	4,163	6,244	6,244	6,244	8,325	
<b>CONSTRUCTION FUND</b>													
87	Balance as of September 30, 2018		\$ -	-	-	-	-	-	-	-	-	-	
87	Adjustment For Open Purchase Orders		-	-	-	-	-	-	-	-	-	-	
88	Adjusted Beginning Balance		\$ -	\$ -	\$ -	\$ -	\$ 4,600,000	\$ 5,800,000	\$ -	\$ -	\$ -	\$ -	
88	Transfers In		-	-	12,450,000	6,890,000	6,800,000	-	10,000,000	-	5,000,000	-	
89	Transfers Out - Capital Improvement Program		-	-	12,450,000	2,290,000	5,600,000	5,800,000	10,000,000	-	5,000,000	-	
89	Interest Rate	(C)	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
90	Interest Income		-	-	-	-	-	-	-	-	-	-	
	Recognition of Interest Earnings in Revenue Requirements		-	-	-	-	-	-	-	-	-	-	
91	Ending Balance		\$ -	\$ -	\$ -	\$ 4,600,000	\$ 5,800,000	\$ -	\$ -	\$ -	\$ -	\$ -	
92	Percent Allocable to Water System		52.99%	52.99%	52.99%	52.99%	52.99%	52.99%	52.99%	52.99%	52.99%	52.99%	
93	Interest Income Allocable to Water System	RW	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
93	Interest Income Allocable to Wastewater System	RS	-	-	-	-	-	-	-	-	-	-	
<b>WATER CAPACITY FEE FUND</b>													
94	Beginning Balance		\$ 9,698,684	-	-	-	-	-	-	-	-	-	
94	Adjustment For Open Purchase Orders		-	-	-	-	-	-	-	-	-	-	
95	Adjusted Beginning Balance		\$ 9,698,684	\$ 3,547,472	\$ 3,145,829	\$ 593,317	\$ 538,961	\$ 484,334	\$ 228,933	\$ 173,256	\$ 117,162	\$ 60,646	
96	Transfers In		1,300,000	640,000	792,821	792,821	792,821	792,821	792,821	792,821	792,821	792,821	
97	Transfers In - Grant Funding		-	-	-	-	-	-	-	-	-	-	
98	Transfers Out - Capital Improvement Program		6,451,212	50,000	2,550,000	50,000	50,000	250,000	50,000	50,000	50,000	50,000	
99	Transfers Out - Payment of City Debt Service		-	-	-	-	-	-	-	-	-	-	
100	Transfers Out - Payment of Peace River Debt Service		1,000,000	1,000,000	800,000	800,000	800,000	800,000	800,000	800,000	800,000	750,000	
101	Transfers Out - Developer Reimbursement		-	-	-	-	-	-	-	-	-	-	
102	Interest Rate	(S)	0.00%	0.25%	0.25%	0.50%	0.50%	0.50%	0.75%	0.75%	0.75%	1.00%	
103	Interest Income		-	8,356	4,668	2,824	2,552	1,779	1,503	1,085	664	571	
	Recognition of Interest Earnings in Revenue Requirements		-	-	-	-	-	-	-	-	-	-	
104	Ending Balance		\$ 3,547,472	\$ 3,145,829	\$ 593,317	\$ 538,961	\$ 484,334	\$ 228,933	\$ 173,256	\$ 117,162	\$ 60,646	\$ 54,037	
106	Percent Allocable to Water System		100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%	
107	Interest Income Allocable to Water System	RW	\$ -	\$ 8,356	\$ 4,668	\$ 2,824	\$ 2,552	\$ 1,779	\$ 1,503	\$ 1,085	\$ 664	\$ 571	
108	Interest Income Allocable to Wastewater System	RS	-	-	-	-	-	-	-	-	-	-	

**Table 1-14**  
**City of North Port, Florida**  
**Utility Rate Analysis**  
**Water and Wastewater System**

**Projection of Fund Cash Balances and Interest Income**

Line No.	Description	[1]	Fiscal Year Ending September 30,									
			2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
<b>WASTEWATER CAPACITY FEE FUND</b>												
109	Beginning Balance		\$ 2,869,511									
110	Adjustment For Open Purchase Orders		-									
111	Adjusted Beginning Balance		\$ 2,869,511	\$ 1,602,111	\$ 1,090,472	\$ 538,112	\$ 186,076	\$ 180,686	\$ 175,268	\$ 170,253	\$ 165,201	\$ 160,111
112	Transfers In		415,000	656,240	668,695	668,695	668,695	668,695	668,695	668,695	668,695	668,695
113	Transfers Out - Capital Improvement Program		1,060,000	65,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000	75,000
114	Transfers Out - Payment of City Debt Service		150,000	500,000	500,000	600,000	600,000	600,000	600,000	600,000	600,000	650,000
115	Transfers Out - Developer Reimbursement		472,400	606,240	648,088	347,536	-	-	-	-	-	-
116	Interest Rate	(S)	0.00%	0.25%	0.25%	0.50%	0.50%	0.50%	0.75%	0.75%	0.75%	1.00%
117	Interest Income		-	3,362	2,033	1,806	915	888	1,291	1,253	1,215	1,320
	Recognition of Interest Earnings											
118	in Revenue Requirements		-	-	-	-	-	-	-	-	-	-
119	Ending Balance		\$ 1,602,111	\$ 1,090,472	\$ 538,112	\$ 186,076	\$ 180,686	\$ 175,268	\$ 170,253	\$ 165,201	\$ 160,111	\$ 49,590
120	Percent Allocable to Water System		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
121	Interest Income Allocable to Water System	RW	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
122	Interest Income Allocable to Wastewater System	RS	-	3,362	2,033	1,806	915	888	1,291	1,253	1,215	770
<b>INTEREST INCOME</b>												
Unrestricted												
123	Water System	UW	\$ -	\$ 30,684	\$ 20,879	\$ 40,517	\$ 42,083	\$ 43,079	\$ 72,811	\$ 83,753	\$ 87,694	\$ 128,250
124	Wastewater System	US	-	32,080	22,964	44,580	46,354	47,614	79,127	89,837	94,297	134,917
125	Total		\$ -	\$ 62,764	\$ 43,843	\$ 85,097	\$ 88,437	\$ 90,693	\$ 151,938	\$ 173,590	\$ 181,991	\$ 263,166
Restricted												
126	Water System	RW	\$ -	\$ 8,356	\$ 4,668	\$ 2,824	\$ 2,552	\$ 1,779	\$ 1,503	\$ 1,085	\$ 664	\$ 571
127	Wastewater System	RS	-	3,362	2,033	1,806	915	888	1,291	1,253	1,215	770
128	Total		\$ -	\$ 11,718	\$ 6,701	\$ 4,630	\$ 3,466	\$ 2,666	\$ 2,793	\$ 2,338	\$ 1,880	\$ 1,890
<b>TOTAL INTEREST INCOME</b>												
129	Water System		\$ -	\$ 39,040	\$ 25,547	\$ 43,340	\$ 44,635	\$ 44,858	\$ 74,314	\$ 84,838	\$ 88,359	\$ 128,820
130	Wastewater System		-	35,442	24,997	46,386	47,268	48,502	80,418	91,091	95,512	136,236
131	Total		\$ -	\$ 74,482	\$ 50,544	\$ 89,726	\$ 91,903	\$ 93,359	\$ 154,732	\$ 175,928	\$ 183,871	\$ 265,057

**Footnotes:**

- [1] UW or US = Interest earnings unrestricted and assumed to be available to meet system expenditure requirements.  
RW or RS = Interest earnings restricted and assumed to not be available to meet system expenditure requirements.

Table 1-15

City of North Port, Florida  
Utility Rate Analysis  
Water and Wastewater System

Projected Other Operating Revenues

Line No.	Revenue Code	Description	Escalation Reference	Fiscal Year Ending September 30,										
				2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
<b>WATER SYSTEM</b>														
1	3020	Other Water Revenue	Constant	\$ 151,245	\$ 140,041	\$ 140,041	\$ 140,041	\$ 140,041	\$ 140,041	\$ 140,041	\$ 140,041	\$ 140,041	\$ 140,041	\$ 140,041
2	3025	Late and Return Check Charges	Constant	71,701	71,701	71,701	71,701	71,701	71,701	71,701	71,701	71,701	71,701	71,701
3	3030	Water Guaranteed Revenues	WGR	189,440	204,590	180,000	180,000	180,000	180,000	180,000	180,000	180,000	180,000	180,000
4	3031	Fire Protection	Constant	171,760	196,030	196,030	196,030	196,030	196,030	196,030	196,030	196,030	196,030	196,030
5	3035	Installation Fees	MeterInstall	158,499	154,891	154,891	154,891	154,891	154,891	154,891	154,891	154,891	154,891	154,891
6	3045	Backflow Revenue	Constant	37,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000
7	3050	Line Extension Charges	Calculated	75,833	76,667	76,667	226,667	384,167	451,667	451,667	451,667	451,667	451,667	451,667
8	6001	Cost Recovery Income	Constant	647,930	147,330	147,330	147,330	147,330	147,330	147,330	147,330	147,330	147,330	147,330
9	3000CW	City Wide Fee Ordinances	Constant	18,955	79,900	79,900	79,900	79,900	79,900	79,900	79,900	79,900	79,900	79,900
10	5000	Inspection / Plan Review	Constant	482,000	137,500	137,500	137,500	137,500	137,500	137,500	137,500	137,500	137,500	137,500
11	3000V	Violation Fees	Constant	50	50	50	50	50	50	50	50	50	50	50
12	9000	Other Miscellaneous Revenues	Constant	8,350	8,350	8,350	8,350	8,350	8,350	8,350	8,350	8,350	8,350	8,350
14		Total Other Water Operating Revenue		<u>\$ 2,012,763</u>	<u>\$ 1,253,050</u>	<u>\$ 1,228,460</u>	<u>\$ 1,378,460</u>	<u>\$ 1,535,960</u>	<u>\$ 1,603,460</u>	<u>\$ 1,603,460</u>	<u>\$ 1,603,460</u>	<u>\$ 1,603,460</u>	<u>\$ 1,603,460</u>	<u>\$ 1,603,460</u>
<b>WASTEWATER SYSTEM</b>														
15	3020	Other Water Revenue	Constant	\$ 118,755	\$ 109,959	\$ 109,959	\$ 109,959	\$ 109,959	\$ 109,959	\$ 109,959	\$ 109,959	\$ 109,959	\$ 109,959	\$ 109,959
16	3025	Late and Return Check Charges	Constant	56,299	56,299	56,299	56,299	56,299	56,299	56,299	56,299	56,299	56,299	56,299
17	3035	Installation Fees	MeterInstall	124,451	121,619	121,619	121,619	121,619	121,619	121,619	121,619	121,619	121,619	121,619
18	3050	Line Extension Charges	LineExtS	151,667	153,333	153,333	153,333	314,333	383,333	383,333	383,333	383,333	383,333	383,333
19	5020REUSE	Effluent Reuse	Constant	244,660	246,000	246,000	246,000	246,000	246,000	246,000	246,000	246,000	246,000	246,000
20	5020FM	Force Main Pressure Tests	Constant	300	300	300	300	300	300	300	300	300	300	300
21	5030	Wastewater Guaranteed Revenue	SGR	125,000	204,590	-	300,000	615,000	750,000	750,000	750,000	750,000	750,000	750,000
22	3000CW	City Wide Fee Ordinances	Constant	18,955	79,900	79,900	79,900	79,900	79,900	79,900	79,900	79,900	79,900	79,900
23	5000	Inspection / Plan Review	Constant	482,000	137,500	137,500	137,500	137,500	137,500	137,500	137,500	137,500	137,500	137,500
24	3000V	Violation Fees	Constant	50	50	50	50	50	50	50	50	50	50	50
25	9000	Other Miscellaneous Revenues	Constant	8,350	8,350	8,350	8,350	8,350	8,350	8,350	8,350	8,350	8,350	8,350
26		Total Other Wastewater Operating Revenue		<u>\$ 1,330,487</u>	<u>\$ 1,117,900</u>	<u>\$ 913,310</u>	<u>\$ 1,213,310</u>	<u>\$ 1,689,310</u>	<u>\$ 1,893,310</u>	<u>\$ 1,893,310</u>	<u>\$ 1,893,310</u>	<u>\$ 1,893,310</u>	<u>\$ 1,893,310</u>	<u>\$ 1,893,310</u>
27		Total Other Operating Revenue		<u>\$ 3,343,250</u>	<u>\$ 2,370,950</u>	<u>\$ 2,141,770</u>	<u>\$ 2,591,770</u>	<u>\$ 3,225,270</u>	<u>\$ 3,496,770</u>	<u>\$ 3,496,770</u>	<u>\$ 3,496,770</u>	<u>\$ 3,496,770</u>	<u>\$ 3,496,770</u>	<u>\$ 3,496,770</u>

Table 1-16

City of North Port, Florida  
Utility Rate Analysis  
Water and Wastewater System

Projected Operating Results and Debt Service Coverage

Line No.	Description	Fiscal Year Ending September 30,										
		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
System Revenue												
User Rate Revenue												
1	Water User Rate Revenue	\$ 12,689,124	\$ 13,036,179	\$ 13,383,235	\$ 13,730,291	\$ 14,077,347	\$ 14,424,403	\$ 14,771,458	\$ 15,118,514	\$ 15,465,570	\$ 15,812,626	\$ 16,159,682
2	Wastewater User Rate Revenue	12,747,773	13,148,957	13,550,140	13,951,324	14,352,508	14,753,691	15,154,875	15,556,059	15,957,242	16,358,426	16,759,610
<u>Water System</u>												
3	Rate Adjustment (%)	0.00%	8.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	3.00%	3.00%	3.00%
<u>Wastewater System</u>												
4	Rate Adjustment (%)	0.00%	8.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	3.00%	3.00%	3.00%
5	Cumulative Additional User Rate Adjustment Revenue - Water	\$ -	\$ 1,042,894	\$ 1,648,815	\$ 2,308,446	\$ 3,024,562	\$ 3,800,069	\$ 4,638,018	\$ 5,541,609	\$ 6,302,852	\$ 7,111,999	\$ 7,970,926
6	Cumulative Additional User Rate Adjustment Revenue - Wastewater	-	1,051,917	1,669,377	2,345,608	3,083,681	3,886,819	4,758,405	5,701,988	6,503,228	7,357,482	8,266,847
7	Total User Rate Revenue	\$ 25,436,897	\$ 28,279,947	\$ 30,251,567	\$ 32,335,670	\$ 34,538,097	\$ 36,864,982	\$ 39,322,757	\$ 41,918,170	\$ 44,228,893	\$ 46,640,532	\$ 49,157,065
8	Other Operating Revenue	\$ 3,343,250	\$ 2,370,950	\$ 2,141,770	\$ 2,591,770	\$ 3,225,270	\$ 3,496,770	\$ 3,496,770	\$ 3,496,770	\$ 3,496,770	\$ 3,496,770	\$ 3,496,770
9	Bulk Water Revenue	38,039	38,039	38,039	38,039	38,039	38,039	38,039	38,039	38,039	38,039	38,039
10	Unrestricted Interest Income	-	62,764	43,843	85,097	88,437	90,693	151,938	173,590	181,991	263,166	306,372
11	Transfers (To) / From Rate Stabilization Fund	-	-	-	-	-	-	-	-	-	-	-
12	Total System Revenue	\$ 28,818,185	\$ 30,751,700	\$ 32,475,219	\$ 35,050,575	\$ 37,889,842	\$ 40,490,484	\$ 43,009,504	\$ 45,626,569	\$ 47,945,692	\$ 50,438,507	\$ 52,998,245
Operating Expenses												
13	Administration / Customer Service	\$ 5,174,662	\$ 5,941,470	\$ 6,774,041	\$ 7,138,676	\$ 7,524,473	\$ 7,906,247	\$ 8,308,239	\$ 8,725,783	\$ 9,165,039	\$ 9,626,782	\$ 10,086,887
14	Water System	6,349,570	6,708,945	7,144,103	7,534,483	7,945,780	8,362,999	8,875,455	9,338,002	9,824,233	10,334,982	10,868,501
15	Wastewater System	2,601,400	2,553,440	2,701,302	2,851,857	3,010,858	3,167,632	3,332,345	3,505,542	3,687,670	3,879,051	4,080,319
16	Field Operations	4,995,640	5,617,960	6,033,411	6,307,542	6,669,711	6,946,800	7,235,079	7,536,806	7,852,692	8,181,738	8,525,015
17	Engineering	1,386,070	1,164,110	1,224,833	1,288,882	1,356,762	1,535,514	1,743,032	1,815,772	1,891,950	1,971,411	2,054,673
18	Total Operating Expenses	\$ 20,507,342	\$ 21,985,925	\$ 23,877,691	\$ 25,121,440	\$ 26,507,584	\$ 27,919,192	\$ 29,494,150	\$ 30,921,904	\$ 32,421,584	\$ 33,993,964	\$ 35,615,395
19	Operating Ratio	71%	71%	74%	72%	70%	69%	69%	68%	68%	67%	67%
20	Net Revenues Available for Debt Service	\$ 8,310,843	\$ 8,765,775	\$ 8,597,528	\$ 9,929,134	\$ 11,382,258	\$ 12,571,292	\$ 13,515,354	\$ 14,704,664	\$ 15,524,108	\$ 16,444,543	\$ 17,382,850
21	Special Assessment Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capacity Fees												
22	Water	\$ 1,300,000	\$ 640,000	\$ 792,821	\$ 792,821	\$ 792,821	\$ 792,821	\$ 792,821	\$ 792,821	\$ 792,821	\$ 792,821	\$ 792,821
23	Wastewater	415,000	656,240	668,695	668,695	668,695	668,695	668,695	668,695	668,695	668,695	668,695
24	Total Capacity Fee Collections	\$ 1,715,000	\$ 1,296,240	\$ 1,461,515	\$ 1,461,515	\$ 1,461,515	\$ 1,461,515	\$ 1,461,515	\$ 1,461,515	\$ 1,461,515	\$ 1,461,515	\$ 1,461,515
25	Interest Income on Capacity Fee Balances	\$ -	\$ 11,718	\$ 6,701	\$ 4,630	\$ 3,466	\$ 2,793	\$ 1,880	\$ 1,274	\$ -	\$ -	\$ -
26	Pledged Funds Available for Debt Service	\$ 10,025,843	\$ 10,073,732	\$ 10,065,745	\$ 11,395,279	\$ 12,847,240	\$ 14,035,600	\$ 14,978,749	\$ 16,167,454	\$ 16,985,624	\$ 17,906,058	\$ 18,844,365
Senior Lien Indebtedness												
27	Utility System Refunding Revenue Bonds, Series 2005 (Private Placement)	\$ 618,709	\$ 617,959	\$ 616,209	\$ 618,459	\$ 614,459	\$ 614,459	\$ 618,209	\$ 615,459	\$ 616,459	\$ -	\$ -
28	Utility System Refunding Revenue Bonds, Series 2014 (BB&T Refunding Note)	1,453,493	-	-	-	-	-	-	-	-	-	-
29	Utility System Revenue Bond, Series 2020	1,624,134	1,624,285	1,624,238	1,623,995	1,624,054	1,623,911	1,624,064	1,624,509	1,624,739	1,112,254	-
30	Additional Senior Lien Debt 1	-	-	869,489	869,489	869,489	869,489	869,489	869,489	869,489	869,489	869,489
31	Additional Senior Lien Debt 2	-	-	-	671,024	671,024	671,024	671,024	671,024	671,024	671,024	671,024
32	Additional Senior Lien Debt 3	-	-	-	-	-	-	-	-	488,937	488,937	488,937
33	Total Annual Debt Service on Senior Lien Indebtedness	\$ 3,696,335	\$ 2,242,244	\$ 3,109,937	\$ 3,782,967	\$ 3,779,027	\$ 3,778,883	\$ 3,782,787	\$ 3,780,481	\$ 4,270,648	\$ 3,141,704	\$ 2,029,450

Table 1-16

City of North Port, Florida  
Utility Rate Analysis  
Water and Wastewater System

Projected Operating Results and Debt Service Coverage

Line No.	Description	Fiscal Year Ending September 30,										
		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Junior Lien Indebtedness												
34	Additional Junior Lien Debt 1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 348,177	\$ 696,355	\$ 696,355	\$ 696,355
35	Additional Junior Lien Debt 2	-	-	-	-	-	-	475,551	475,551	475,551	475,551	475,551
36	Additional Junior Lien Debt 3	-	-	-	220,776	220,776	220,776	220,776	220,776	220,776	220,776	220,776
37	Total Annual Debt Service on Junior Lien Indebtedness	\$ -	\$ -	\$ -	\$ 220,776	\$ 220,776	\$ 220,776	\$ 696,327	\$ 1,044,504	\$ 1,392,682	\$ 1,392,682	\$ 1,392,682
Required Transfers per Bond Ordinance												
38	Reserve Account	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
39	Transfer to Renewal and Replacement Fund	-	-	-	-	-	-	-	-	-	-	-
40	Repayments to Water and Wastewater Capacity Fee Funds	-	-	-	-	-	-	-	-	-	-	-
41	Payments on Subordinated Indebtedness	-	-	-	-	-	-	-	-	-	-	-
42	Total Required Transfers per Bond Ordinance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
<b>SENIOR LIEN BONDS DEBT SERVICE COVERAGE:</b>												
<b>TEST (A): Net Revenues Debt Service Coverage</b>												
43	Net Revenues Available for Debt Service	\$ 8,310,843	\$ 8,765,775	\$ 8,597,528	\$ 9,929,134	\$ 11,382,258	\$ 12,571,292	\$ 13,515,354	\$ 14,704,664	\$ 15,524,108	\$ 16,444,543	\$ 17,382,850
44	Total Annual Debt Service on Senior Lien Indebtedness	\$ 3,696,335	\$ 2,242,244	\$ 3,109,937	\$ 3,782,967	\$ 3,779,027	\$ 3,778,883	\$ 3,782,787	\$ 3,780,481	\$ 4,270,648	\$ 3,141,704	\$ 2,029,450
45	Debt Service Coverage (110% Required)	225%	391%	276%	262%	301%	333%	357%	389%	364%	523%	857%
AND												
46	Net Revenues Available for Debt Service	\$ 8,310,843	\$ 8,765,775	\$ 8,597,528	\$ 9,929,134	\$ 11,382,258	\$ 12,571,292	\$ 13,515,354	\$ 14,704,664	\$ 15,524,108	\$ 16,444,543	\$ 17,382,850
47	Less Total Required Transfers per Bond Ordinance	-	-	-	-	-	-	-	-	-	-	-
48	Net Revenues After Payment of Required Transfers	\$ 8,310,843	\$ 8,765,775	\$ 8,597,528	\$ 9,929,134	\$ 11,382,258	\$ 12,571,292	\$ 13,515,354	\$ 14,704,664	\$ 15,524,108	\$ 16,444,543	\$ 17,382,850
49	Total Annual Debt Service on Senior Lien Indebtedness	\$ 3,696,335	\$ 2,242,244	\$ 3,109,937	\$ 3,782,967	\$ 3,779,027	\$ 3,778,883	\$ 3,782,787	\$ 3,780,481	\$ 4,270,648	\$ 3,141,704	\$ 2,029,450
50	Debt Service Coverage (100% Required)	225%	391%	276%	262%	301%	333%	357%	389%	364%	523%	857%
OR												
<b>TEST (B): Pledged Funds Debt Service Coverage</b>												
51	Pledged Funds Available for Debt Service	\$ 10,025,843	\$ 10,073,732	\$ 10,065,745	\$ 11,395,279	\$ 12,847,240	\$ 14,035,600	\$ 14,978,749	\$ 16,167,454	\$ 16,985,624	\$ 17,906,058	\$ 18,844,365
52	Total Annual Debt Service on Senior Lien Indebtedness	\$ 3,696,335	\$ 2,242,244	\$ 3,109,937	\$ 3,782,967	\$ 3,779,027	\$ 3,778,883	\$ 3,782,787	\$ 3,780,481	\$ 4,270,648	\$ 3,141,704	\$ 2,029,450
53	Debt Service Coverage (115% Required)	271%	449%	324%	301%	340%	371%	396%	428%	398%	570%	929%
AND												
54	Pledged Funds Available for Debt Service	\$ 10,025,843	\$ 10,073,732	\$ 10,065,745	\$ 11,395,279	\$ 12,847,240	\$ 14,035,600	\$ 14,978,749	\$ 16,167,454	\$ 16,985,624	\$ 17,906,058	\$ 18,844,365
55	Less Total Required Transfers per Bond Ordinance	-	-	-	-	-	-	-	-	-	-	-
56	Net Pledged Revenues After Payment of Required Transfers	\$ 10,025,843	\$ 10,073,732	\$ 10,065,745	\$ 11,395,279	\$ 12,847,240	\$ 14,035,600	\$ 14,978,749	\$ 16,167,454	\$ 16,985,624	\$ 17,906,058	\$ 18,844,365
57	Total Annual Debt Service on Senior Lien Indebtedness	\$ 3,696,335	\$ 2,242,244	\$ 3,109,937	\$ 3,782,967	\$ 3,779,027	\$ 3,778,883	\$ 3,782,787	\$ 3,780,481	\$ 4,270,648	\$ 3,141,704	\$ 2,029,450
58	Debt Service Coverage (105% Required)	271%	449%	324%	301%	340%	371%	396%	428%	398%	570%	929%

Table 1-16

City of North Port, Florida  
Utility Rate Analysis  
Water and Wastewater System

Projected Operating Results and Debt Service Coverage

Line No.	Description	Fiscal Year Ending September 30,										
		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
<b>SRF LOAN DEBT SERVICE COVERAGE:</b>												
<b>SRF LOAN: Net Revenues Debt Service Coverage</b>												
59	Net Revenues After Payment of Senior Lien Indebtedness	\$ 4,614,508	\$ 6,523,531	\$ 5,487,592	\$ 6,146,167	\$ 7,603,231	\$ 8,792,408	\$ 9,732,568	\$ 10,924,183	\$ 11,253,460	\$ 13,302,839	\$ 15,353,399
60	Less Allowance for Senior Lien Debt Service Coverage	(831,084)	(876,577)	(859,753)	(992,913)	(1,138,226)	(1,257,129)	(1,351,535)	(1,470,466)	(1,552,411)	(1,644,454)	(1,738,285)
61	Adjusted Net Revenues After Payment of Senior Lien Debt Service	\$ 3,783,424	\$ 5,646,953	\$ 4,627,839	\$ 5,153,253	\$ 6,465,005	\$ 7,535,279	\$ 8,381,032	\$ 9,453,717	\$ 9,701,049	\$ 11,658,384	\$ 13,615,114
62	Total Annual Debt Service on Junior Lien Indebtedness	\$ -	\$ -	\$ -	\$ 220,776	\$ 220,776	\$ 220,776	\$ 696,327	\$ 1,044,504	\$ 1,392,682	\$ 1,392,682	\$ 1,392,682
	Debt Service Coverage (115% Required)	N/A	N/A	N/A	2334%	2928%	3413%	1204%	905%	697%	837%	978%
<b>ALL-IN / OVERALL DEBT SERVICE COVERAGE:</b>												
<b>Net Revenues Debt Service Coverage</b>												
63	Net Revenues Available for Debt Service	\$ 8,310,843	\$ 8,765,775	\$ 8,597,528	\$ 9,929,134	\$ 11,382,258	\$ 12,571,292	\$ 13,515,354	\$ 14,704,664	\$ 15,524,108	\$ 16,444,543	\$ 17,382,850
64	Senior and Junior Lien Indebtedness	\$ 3,696,335	\$ 2,242,244	\$ 3,109,937	\$ 4,003,743	\$ 3,999,803	\$ 3,999,659	\$ 4,479,113	\$ 4,824,985	\$ 5,663,330	\$ 4,534,386	\$ 3,422,132
65	Debt Service Coverage (150% Target)	225%	391%	276%	248%	285%	314%	302%	305%	274%	363%	508%
<b>Pledged Funds Debt Service Coverage</b>												
66	Pledged Funds Available for Debt Service	\$ 10,025,843	\$ 10,073,732	\$ 10,065,745	\$ 11,395,279	\$ 12,847,240	\$ 14,035,600	\$ 14,978,749	\$ 16,167,454	\$ 16,985,624	\$ 17,906,058	\$ 18,844,365
67	Senior and Junior Lien Indebtedness	\$ 3,696,335	\$ 2,242,244	\$ 3,109,937	\$ 4,003,743	\$ 3,999,803	\$ 3,999,659	\$ 4,479,113	\$ 4,824,985	\$ 5,663,330	\$ 4,534,386	\$ 3,422,132
68	Debt Service Coverage (200% Target)	271%	449%	324%	285%	321%	351%	334%	335%	300%	395%	551%
69	Net Revenues After Payment of Debt Service and Required Transfers - Available for Other System Purposes	\$ 4,614,508	\$ 6,523,531	\$ 5,487,592	\$ 5,925,391	\$ 7,382,456	\$ 8,571,633	\$ 9,036,241	\$ 9,879,679	\$ 9,860,779	\$ 11,910,157	\$ 13,960,718



Table 1-17

City of North Port, Florida  
Utility Rate Analysis

Summary of Projected Sources and Uses of Funds

Line No.	Description	Fiscal Year Ending September 30,										
		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
1	Unrestricted Cash Balances from Below	\$ 24,327,258	\$ 16,551,224	\$ 15,818,313	\$ 16,503,916	\$ 16,971,632	\$ 18,982,258	\$ 21,793,256	\$ 22,718,820	\$ 25,058,806	\$ 29,671,504	\$ 36,435,920
<b>OPERATION AND MAINTENANCE FUND AND RATE STABILIZATION FUND</b>												
<u>Sources of Funds</u>												
2	Water and Wastewater User Rate Revenue	\$ 25,436,897	\$ 28,279,947	\$ 30,251,567	\$ 32,335,670	\$ 34,538,097	\$ 36,864,982	\$ 39,322,757	\$ 41,918,170	\$ 44,228,893	\$ 46,640,532	\$ 49,157,065
3	Other Operating Revenue	3,343,250	2,370,950	2,141,770	2,591,770	3,225,270	3,496,770	3,496,770	3,496,770	3,496,770	3,496,770	3,496,770
4	Bulk Water Revenue	38,039	38,039	38,039	38,039	38,039	38,039	38,039	38,039	38,039	38,039	38,039
5	Unrestricted Interest Income	-	62,764	43,843	85,097	88,437	90,693	151,938	173,590	181,991	263,166	306,372
6	Capacity Fees Used to Pay City Debt Service	150,000	500,000	500,000	600,000	600,000	600,000	600,000	600,000	600,000	650,000	650,000
7	Capacity Fees Used to Pay Peace River Debt Service	1,000,000	1,000,000	800,000	800,000	800,000	800,000	800,000	800,000	800,000	750,000	750,000
8	Available Cash Balances	35,136,815	20,890,709	12,679,044	11,529,210	11,814,672	11,915,505	13,592,135	16,090,369	16,724,233	18,802,601	23,166,824
9	<b>Total Sources of Funds</b>	<b>\$ 65,105,000</b>	<b>\$ 53,142,408</b>	<b>\$ 46,454,263</b>	<b>\$ 47,979,785</b>	<b>\$ 51,104,515</b>	<b>\$ 53,805,988</b>	<b>\$ 58,001,639</b>	<b>\$ 63,116,938</b>	<b>\$ 66,069,925</b>	<b>\$ 70,641,108</b>	<b>\$ 77,565,069</b>
<u>Uses of Funds</u>												
10	Operating Expenses:	\$ 20,507,342	\$ 21,985,925	\$ 23,877,691	\$ 25,121,440	\$ 26,507,584	\$ 27,919,192	\$ 29,494,150	\$ 30,921,904	\$ 32,421,584	\$ 33,993,964	\$ 35,615,395
11	City Debt Service	3,696,335	2,242,244	3,109,937	4,003,743	3,999,803	3,999,659	4,479,113	4,824,985	5,663,330	4,534,386	3,422,132
12	Capital Funded from Rates	2,841,251	3,326,290	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000
13	Transfers to Capital Replacement Funds	17,169,363	12,908,905	5,937,426	5,039,929	6,681,623	6,295,003	5,938,006	8,645,816	7,182,411	6,945,933	6,816,623
14	<b>Total Uses of Funds</b>	<b>\$ 44,214,292</b>	<b>\$ 40,463,364</b>	<b>\$ 34,925,053</b>	<b>\$ 36,165,113</b>	<b>\$ 39,189,010</b>	<b>\$ 40,213,853</b>	<b>\$ 41,911,270</b>	<b>\$ 46,392,705</b>	<b>\$ 47,267,324</b>	<b>\$ 47,474,284</b>	<b>\$ 47,854,150</b>
15	Ending Cash Balances	\$ 20,890,709	\$ 12,679,044	\$ 11,529,210	\$ 11,814,672	\$ 11,915,505	\$ 13,592,135	\$ 16,090,369	\$ 16,724,233	\$ 18,802,601	\$ 23,166,824	\$ 29,710,920
16	<b>Total Uses of Funds and Ending Cash Balances</b>	<b>\$ 65,105,000</b>	<b>\$ 53,142,408</b>	<b>\$ 46,454,263</b>	<b>\$ 47,979,785</b>	<b>\$ 51,104,515</b>	<b>\$ 53,805,988</b>	<b>\$ 58,001,639</b>	<b>\$ 63,116,938</b>	<b>\$ 66,069,925</b>	<b>\$ 70,641,108</b>	<b>\$ 77,565,069</b>
<b>RENEWAL AND REPLACEMENT FUND</b>												
<u>Sources of Funds</u>												
17	Available Cash Balances	\$ 3,436,549	\$ 3,436,549	\$ 3,436,549	\$ 3,436,549	\$ 3,436,549	\$ 3,436,549	\$ 3,436,549	\$ 3,436,549	\$ 3,436,549	\$ 3,436,549	\$ 3,436,549
18	Transfers In - Operations	-	-	-	-	-	-	-	-	-	-	-
19	Interest Income	-	8,591	8,591	17,183	17,183	17,183	25,774	25,774	25,774	34,365	34,365
20	<b>Total Sources of Funds</b>	<b>\$ 3,436,549</b>	<b>\$ 3,445,140</b>	<b>\$ 3,445,140</b>	<b>\$ 3,453,732</b>	<b>\$ 3,453,732</b>	<b>\$ 3,453,732</b>	<b>\$ 3,462,323</b>	<b>\$ 3,462,323</b>	<b>\$ 3,462,323</b>	<b>\$ 3,470,914</b>	<b>\$ 3,470,914</b>
<u>Uses of Funds</u>												
21	Transfers Out	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
21	Interest Income to Fund Operations	-	8,591	8,591	17,183	17,183	17,183	25,774	25,774	25,774	34,365	34,365
22	<b>Total Uses of Funds</b>	<b>\$ -</b>	<b>\$ 8,591</b>	<b>\$ 8,591</b>	<b>\$ 17,183</b>	<b>\$ 17,183</b>	<b>\$ 17,183</b>	<b>\$ 25,774</b>	<b>\$ 25,774</b>	<b>\$ 25,774</b>	<b>\$ 34,365</b>	<b>\$ 34,365</b>
23	Ending Cash Balances	\$ 3,436,549	\$ 3,436,549	\$ 3,436,549	\$ 3,436,549	\$ 3,436,549	\$ 3,436,549	\$ 3,436,549	\$ 3,436,549	\$ 3,436,549	\$ 3,436,549	\$ 3,436,549
24	<b>Total Uses of Funds and Ending Cash Balances</b>	<b>\$ 3,436,549</b>	<b>\$ 3,445,140</b>	<b>\$ 3,445,140</b>	<b>\$ 3,453,732</b>	<b>\$ 3,453,732</b>	<b>\$ 3,453,732</b>	<b>\$ 3,462,323</b>	<b>\$ 3,462,323</b>	<b>\$ 3,462,323</b>	<b>\$ 3,470,914</b>	<b>\$ 3,470,914</b>

Table 1-17

City of North Port, Florida  
Utility Rate Analysis

Summary of Projected Sources and Uses of Funds

Line No.	Description	Fiscal Year Ending September 30,										
		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
<b>CAPITAL REPLACEMENT AND IMPROVEMENT FUNDS (COMBINED WATER AND WASTEWATER)</b>												
<u>Sources of Funds</u>												
25	Available Cash Balances	\$ -	\$ -	\$ 435,631	\$ 852,554	\$ 1,252,695	\$ 1,619,578	\$ 1,953,574	\$ 2,266,338	\$ 2,558,039	\$ 2,819,656	\$ 3,068,131
26	Transfers In - Operations	17,169,363	12,908,905	5,937,426	5,039,929	6,681,623	6,295,003	5,938,006	8,645,816	7,182,411	6,945,933	6,816,623
27	Transfers In - Peace River Project Savings	-	-	-	-	-	-	-	-	-	-	-
28	Interest Income	-	545	1,610	5,263	7,181	8,933	15,825	18,091	20,166	29,439	31,783
29	<b>Total Sources of Funds</b>	<b>\$ 17,169,363</b>	<b>\$ 12,909,450</b>	<b>\$ 6,374,667</b>	<b>\$ 5,897,747</b>	<b>\$ 7,941,499</b>	<b>\$ 7,923,513</b>	<b>\$ 7,907,405</b>	<b>\$ 10,930,245</b>	<b>\$ 9,760,615</b>	<b>\$ 9,795,028</b>	<b>\$ 9,916,536</b>
<u>Uses of Funds</u>												
30	Capital Projects	\$ 17,169,363	\$ 12,473,274	\$ 5,520,502	\$ 4,639,788	\$ 6,314,740	\$ 5,961,006	\$ 5,625,243	\$ 8,354,115	\$ 6,920,793	\$ 6,697,459	\$ 6,596,301
31	Interest Income to Fund Operations	-	545	1,610	5,263	7,181	8,933	15,825	18,091	20,166	29,439	31,783
32	<b>Total Uses of Funds</b>	<b>\$ 17,169,363</b>	<b>\$ 12,473,819</b>	<b>\$ 5,522,113</b>	<b>\$ 4,645,051</b>	<b>\$ 6,321,921</b>	<b>\$ 5,969,939</b>	<b>\$ 5,641,068</b>	<b>\$ 8,372,206</b>	<b>\$ 6,940,959</b>	<b>\$ 6,726,898</b>	<b>\$ 6,628,084</b>
33	Ending Cash Balances	\$ -	\$ 435,631	\$ 852,554	\$ 1,252,695	\$ 1,619,578	\$ 1,953,574	\$ 2,266,338	\$ 2,558,039	\$ 2,819,656	\$ 3,068,131	\$ 3,288,452
34	<b>Total Uses of Funds and Ending Cash Balances</b>	<b>\$ 17,169,363</b>	<b>\$ 12,909,450</b>	<b>\$ 6,374,667</b>	<b>\$ 5,897,747</b>	<b>\$ 7,941,499</b>	<b>\$ 7,923,513</b>	<b>\$ 7,907,405</b>	<b>\$ 10,930,245</b>	<b>\$ 9,760,615</b>	<b>\$ 9,795,028</b>	<b>\$ 9,916,536</b>
<b>WATER CAPACITY FEE FUND</b>												
<u>Sources of Funds</u>												
35	Available Cash Balances	\$ 9,698,684	\$ 3,547,472	\$ 3,145,829	\$ 593,317	\$ 538,961	\$ 484,334	\$ 228,933	\$ 173,256	\$ 117,162	\$ 60,646	\$ 54,037
36	Transfers In - Water Impact Fee Collections	1,300,000	640,000	792,821	792,821	792,821	792,821	792,821	792,821	792,821	792,821	792,821
37	Interest Income	-	8,356	4,668	2,824	2,552	1,779	1,503	1,085	664	571	504
38	<b>Total Sources of Funds</b>	<b>\$ 10,998,684</b>	<b>\$ 4,195,829</b>	<b>\$ 3,943,317</b>	<b>\$ 1,388,961</b>	<b>\$ 1,334,334</b>	<b>\$ 1,278,933</b>	<b>\$ 1,023,256</b>	<b>\$ 967,162</b>	<b>\$ 910,646</b>	<b>\$ 854,037</b>	<b>\$ 847,362</b>
<u>Uses of Funds</u>												
39	Capital Projects	\$ 6,451,212	\$ 50,000	\$ 2,550,000	\$ 50,000	\$ 50,000	\$ 250,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
40	Payment of City Debt Service	-	-	-	-	-	-	-	-	-	-	-
41	Payment of Peace River Debt Service	1,000,000	1,000,000	800,000	800,000	800,000	800,000	800,000	800,000	800,000	750,000	750,000
42	<b>Total Uses of Funds</b>	<b>\$ 7,451,212</b>	<b>\$ 1,050,000</b>	<b>\$ 3,350,000</b>	<b>\$ 850,000</b>	<b>\$ 850,000</b>	<b>\$ 1,050,000</b>	<b>\$ 850,000</b>	<b>\$ 850,000</b>	<b>\$ 850,000</b>	<b>\$ 800,000</b>	<b>\$ 800,000</b>
43	Ending Cash Balances	\$ 3,547,472	\$ 3,145,829	\$ 593,317	\$ 538,961	\$ 484,334	\$ 228,933	\$ 173,256	\$ 117,162	\$ 60,646	\$ 54,037	\$ 47,362
44	<b>Total Uses of Funds and Ending Cash Balances</b>	<b>\$ 10,998,684</b>	<b>\$ 4,195,829</b>	<b>\$ 3,943,317</b>	<b>\$ 1,388,961</b>	<b>\$ 1,334,334</b>	<b>\$ 1,278,933</b>	<b>\$ 1,023,256</b>	<b>\$ 967,162</b>	<b>\$ 910,646</b>	<b>\$ 854,037</b>	<b>\$ 847,362</b>

Table 1-17

City of North Port, Florida  
Utility Rate Analysis

Summary of Projected Sources and Uses of Funds

Line No.	Description	Fiscal Year Ending September 30,										
		2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
<b>WASTEWATER CAPACITY FEE FUND</b>												
<u>Sources of Funds</u>												
45	Available Cash Balances	\$ 2,869,511	\$ 1,602,111	\$ 1,090,472	\$ 538,112	\$ 186,076	\$ 180,686	\$ 175,268	\$ 170,253	\$ 165,201	\$ 160,111	\$ 105,126
46	Transfers In - Wastewater Impact Fee Collections	415,000	656,240	668,695	668,695	668,695	668,695	668,695	668,695	668,695	668,695	668,695
47	Interest Income	-	3,362	2,033	1,806	915	888	1,291	1,253	1,215	1,320	770
48	<b>Total Sources of Funds</b>	<b>\$ 3,284,511</b>	<b>\$ 2,261,712</b>	<b>\$ 1,761,200</b>	<b>\$ 1,208,612</b>	<b>\$ 855,686</b>	<b>\$ 850,268</b>	<b>\$ 845,253</b>	<b>\$ 840,201</b>	<b>\$ 835,111</b>	<b>\$ 830,126</b>	<b>\$ 774,590</b>
<u>Uses of Funds</u>												
49	Capital Projects	\$ 1,060,000	\$ 65,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000
50	Payment of Debt Service	150,000	500,000	500,000	600,000	600,000	600,000	600,000	600,000	600,000	650,000	650,000
51	Transfers Out - Developer Reimbursement	472,400	606,240	648,088	347,536	-	-	-	-	-	-	-
52	<b>Total Uses of Funds</b>	<b>\$ 1,682,400</b>	<b>\$ 1,171,240</b>	<b>\$ 1,223,088</b>	<b>\$ 1,022,536</b>	<b>\$ 675,000</b>	<b>\$ 675,000</b>	<b>\$ 675,000</b>	<b>\$ 675,000</b>	<b>\$ 675,000</b>	<b>\$ 725,000</b>	<b>\$ 725,000</b>
53	Ending Cash Balances	\$ 1,602,111	\$ 1,090,472	\$ 538,112	\$ 186,076	\$ 180,686	\$ 175,268	\$ 170,253	\$ 165,201	\$ 160,111	\$ 105,126	\$ 49,590
54	<b>Total Uses of Funds and Ending Cash Balances</b>	<b>\$ 3,284,511</b>	<b>\$ 2,261,712</b>	<b>\$ 1,761,200</b>	<b>\$ 1,208,612</b>	<b>\$ 855,686</b>	<b>\$ 850,268</b>	<b>\$ 845,253</b>	<b>\$ 840,201</b>	<b>\$ 835,111</b>	<b>\$ 830,126</b>	<b>\$ 774,590</b>

# **SECTION 2**

## **User Rate Design**

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## SECTION 2:

# USER RATE DESIGN

### 2-1: User Rate Design - General

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

- The financial and rate plan should consider utility best management practices and should promote financial sustainability and creditworthiness.
- The proposed monthly user rates should be considered equitable, affordable, and competitive.
- The proposed rate plan should not cause "rate shock" to customers. From a best financial management practices standpoint, smaller incremental increases over time can help avoid future rate shock and large "catch up" rate increases.
- The proposed rates should enable the utility to perform the necessary capital improvements and operational changes to remain compliant with the regulatory requirements of the Florida Department of Environmental Protection and the Florida Department of Health. The rates should also provide sufficient margins for capital reinvestment in the aging System.
- The proposed user rates should provide the System with an adequate level of revenue stability given the seasonality and cyclical nature of water sales and corresponding billable wastewater flow.
- The water user rate structure should encourage conservation of water resources consistent with the requirements of the utility's water consumptive use permit from the Southwest Florida Water Management District.

The City provided GovRates with detailed customer and sales information by customer classification and service type on a monthly basis over the past few years. The billing information was used to develop a bill frequency analysis for the water and wastewater system. This bill frequency analysis is used to develop a projection of detailed billing determinants for each customer class (i.e., water usage by rate block) which, along with the customer and sales forecast, provides the basis for estimating utility rate revenues and projecting the effects of proposed rate changes. A summary of the Fiscal Year 2021 bill frequency percentages under the existing rate blocks by customer class is shown in the following Exhibit 2-1:

**Exhibit 2-1: Fiscal Year 2021 Percentages of Billed Consumption By Block (Bill Frequency Analysis)**

Description	Block 1	Block 2	Block 3	Block 4	Block 5	Block 6
<b>INSIDE CITY</b>						
Single Family Residential	77.3%	16.2%	3.5%	1.2%	0.5%	1.3%
Master-Metered Residential	69.3%	20.8%	5.9%	2.1%	1.0%	0.9%
Commercial	47.8%	20.8%	10.2%	5.8%	3.6%	11.8%
Irrigation-Single Family Residential	21.4%	15.6%	13.8%	11.3%	9.3%	28.6%
Irrigation-Commercial	23.2%	18.3%	13.7%	8.0%	5.3%	31.6%
<b>OUTSIDE CITY</b>						
Single Family Residential	93.1%	4.2%	0.8%	0.4%	0.3%	1.3%
Master-Metered Residential	90.7%	9.3%	0.0%	0.0%	0.0%	0.0%
Commercial	51.4%	22.6%	13.2%	7.8%	2.9%	2.2%
<b>TOTAL SYSTEM</b>						
All Classes	73.1%	16.4%	4.5%	1.9%	1.0%	3.0%

The above table shows the percentage of total consumption billed in each price block. For example, 77.3% of all usage of inside-City single family customers was billed at the lowest-priced tier.

## 2-2: Proposed Monthly Water User Rate Design

In accordance with the rate design guidelines, customer forecast, projected net revenue requirements, and discussions with City staff, GovRates developed the proposed water user rates shown in Table ES-1 of the executive summary of this report. The proposed Fiscal Year 2023 water rates represent 8.0% uniform / across-the-board rate adjustments above the existing rates. It is recommended that the City maintain the existing outside-City surcharge of 15% that is currently applied to the water and wastewater rates being charged to customers located outside the City limits. The outside-City surcharge is allowed by Florida Statutes, Chapter 180.191 (1), which states that:

*"(1) Any municipality within the state operating a water or sewer utility outside of the boundaries of such municipality shall charge consumers outside the boundaries rates, fees, and charges determined in one of the following manners:*

- (a) It may charge the same fees and charges as consumers inside the municipal boundaries. However, in addition thereto, the municipality may add a surcharge of not more than 25 percent of such rates, fees, and charges to consumers outside the boundaries.*
- (b) It may charge rates, fees, and charges that are just and equitable and which are based on the same factors used in fixing the rates, fees, and charges for consumers inside the municipal boundaries. In addition thereto, the municipality may add a surcharge not to exceed 25 percent of such rates, fees, and charges for said services to consumers outside the boundaries. However, the total of all such rates, fees, and charges for services to consumers outside the*

*boundaries shall not be more than 50 percent in excess of the total amount the municipality charges consumers served within the municipality for corresponding service."*

An outside-City surcharge is applied by many municipalities throughout Florida that provide water and wastewater service outside the corporate boundaries. Most of these municipalities charge a 25% surcharge instead of the 15% applied by the City of North Port.

### 2-3: Proposed Monthly Wastewater Rate Design

In accordance with the rate design guidelines, customer forecast, projected net revenue requirements, and discussions with City staff, GovRates developed the proposed wastewater rates shown in Table ES-2 of the executive summary of this report. The proposed Fiscal Year 2023 wastewater rates represent 8.0% uniform / across-the-board rate adjustments above the current rates. As with the water system rates, the outside-City surcharge of 15.0% was maintained as allowable under Florida law. The wastewater billing maximum usage level or threshold for individually metered residential customers is recommended to be maintained at 12,000 gallons.

### 2-4: Single Family Residential Bill Comparison Under Proposed User Rates

As shown in the following Exhibit 2-2, under the proposed water and wastewater user rates, all users are affected approximately the same with respect to the overall percentage rate increase:

**Exhibit 2-2: Single Family Residential Bill Comparison**

Monthly Usage (gallons)	Existing Combined Rates		Proposed Combined Rates - Fiscal Year 2023			
	Monthly Bill		Monthly Bill		Difference From Existing Rates	
					Amount	Percent
0	\$	51.80	\$	55.95	\$4.15	8.0%
2,000		74.16		80.09	5.93	8.0%
3,000 [*]		85.34		92.16	6.82	8.0%
5,000		109.95		118.73	8.78	8.0%
6,000		123.38		133.23	9.85	8.0%
8,000		150.24		162.23	11.99	8.0%
10,000		182.56		197.13	14.57	8.0%
15,000		252.83		273.01	20.18	8.0%
20,000		330.40		356.79	26.39	8.0%

[\*] Historical average monthly usage of a single family residential customer in the System.

## 2-5: Bill Comparisons – Neighboring Utilities

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In order to provide the City with additional information regarding the current rates charged for service, a comparison of the City's existing and proposed rates for customers served by a 5/8-inch or 3/4-inch meter (representative of the single-family residential class and a large portion of the commercial class) with charges for similar service by 26 neighboring utilities has been made.

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

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

For the utilities included in the rate comparisons on Tables 2-1 through 2-3 at the end of this section, no analysis has been made of the above-mentioned factors as they relate to the reported water and wastewater rates currently being charged by the other utilities surveyed for the purposes of this analysis. However, the proposed water and wastewater rates of the City produce bills that are comparable with those of neighboring utilities.

Figures 2-1 to 2-3 at the end of this section show graphical comparisons of how bills under the proposed Fiscal Year 2023 rates compare with those of other "neighboring" utilities for a single family residential customer with a monthly usage of 3,000 gallons – the historical average monthly usage for a 5/8" or 3/4" meter customer in this class. As indicated in Figure 2-3, at the 3,000-gallon usage level, five (5) utilities –



the City of Venice, the City of Marco Island, DeSoto County, Charlotte County, and the Gasparilla Island Water Association, Inc. – currently charge more for combined water and wastewater service than what the City would charge under the Fiscal Year 2023 proposed rates. Moreover, it is important to note that the majority of the surveyed utilities are currently evaluating the sufficiency of their water and wastewater rates, or have already scheduled future rate adjustments. The proposed Fiscal Year 2023 rates for the City are lower than the existing rates of two of the three other current Peace River customers receiving service.

## 2-6: Wholesale or Bulk Water Rate

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As mentioned previously, the City currently provides wholesale or bulk water service to Charlotte County, and there may exist an opportunity in the future to sell bulk water to other utility systems. Under the terms of the Interlocal Agreement, the City may charge the County a rate which is based on the actual costs of providing service. The bulk water rate designed by GovRates would be applicable to any entity which would qualify as a bulk customer.

For the purpose of designing the bulk water rate, the Fiscal Year 2025 served as the design year for revenue requirement and cost allocation purposes. The water-related net revenue requirements were allocated to the bulk or wholesale service function based on the estimated benefit to a purchaser of wholesale water for each line item. Costs that were directly related to providing service to the ultimate customer (retail) were not recognized in the development of the proposed wholesale service rates since there would not be an applicable benefit received.

The allocation of the water system net revenue requirements between the wholesale and retail classifications is included in Table 2-4 at the end of this section.

The water bulk rate was calculated at \$7.50 per 1,000 gallons for Fiscal Year 2025 as indicated in Table 2-4 and summarized in the following Exhibit 2-3:

**Exhibit 2-3: Allocation of Water System Net Revenue Requirements to Bulk Service**

Description	Fiscal Year 2025	
	Water System Net Revenue Requirements	Amount Directly Allocated to Bulk Service
Water System Operating Expenses:		
Administration / Customer Service	\$ 3,371,545	\$ 125,279
Water System	7,534,483	7,534,483
Field Operations	3,277,667	367,599
Engineering	732,280	517,176
<b>Total Water System Operating Expenses:</b>	<b>14,915,975</b>	<b>8,544,537</b>
Debt Service	506,808	285,788
Other Revenue Requirements:		
Transfer to Capital Replacement and Improvement Fund	2,383,751	1,398,994
Capital Funded from Rates	1,000,000	586,888
Less Income and Funds from Other Sources		
Other Operating Revenue and Funding Sources	(2,216,499)	(147,330)
Unrestricted Interest Income	(40,517)	(21,003)
and Allocation of Indirect Expenses	(510,781)	91,053
<b>Total Cost</b>	<b>\$ 16,038,737</b>	<b>\$ 10,738,926</b>
Projected Water Treated and Purchased in Fiscal Year 2025 (kgal)	1,431,291	1,431,291
<b>Total Cost Per 1,000 Gallons</b>	<b>\$ 11.21</b>	<b>\$ 7.50</b>
Percentage of Total Cost		67.0%

[\*] Derived from Table 2-4.

As shown in the preceding Exhibit 2-3, the calculated bulk water rate is about 67% of the overall water system cost per 1,000 gallons. As a "rule of thumb," wholesale rates are typically 60% to 80% of the system-wide cost.

Based on discussions with City staff, GovRates recommends that the City increase the existing bulk water rate of \$5.50 per 1,000 gallons by \$0.50 per year with a cap at the calculated Fiscal Year 2025 rate. This rate would apply for inside-City service. For customers located outside the City, a 15% surcharge would be applied. With a 15% outside-City surcharge, the bulk water rate would still be within 60% to 80% of the overall water system cost per 1,000 gallons. The proposed monthly wholesale / bulk user rates would apply unless alternative rates are established through a contract or agreement.

**2-7: Reclaimed Water Rates**

For several years, the City has been providing irrigation quality (IQ) or reclaimed water consisting of highly treated effluent from the North Port Wastewater Treatment Plant and has been charging \$0.55 per 1,000 gallons for this alternative water resource. Based on discussions with City staff, an analysis of the costs to provide service, and directives from the Southwest Florida Water Management District to expand the reclaimed water customer base, the \$0.55 per 1,000 gallons rate is recommended to increase to \$0.68 per 1,000 gallons. This analysis is shown in Table 2-5 at the end of this section.

The bulk reclaimed water rate associated with the Southwest Water Reclamation Facility is recommended to be increased from \$0.21 per 1,000 gallons to \$0.31 per 1,000 gallons, and the derivation is shown in Table 2-6 at the end of this section. The offsite reuse system is owned, operated, and maintained by the West Villages Improvement District, not the City. The City is responsible for the onsite system that includes the reclaimed / deep injection well pump, approximately 1,000 linear feet of reclaimed water main, and a meter installed at the property line, and the bulk reclaimed water rate recovers the costs associated with the City's responsibilities.

The proposed reclaimed water rates are considered competitive with those of other Florida utilities and should not discourage customers from connecting to the reclaimed water system.

**Table 2-1  
City of North Port, Florida**

**Comparison of Typical Monthly Residential Bills for Water Service**

Residential Service for a 5/8" or 3/4" Meter [1]										
Line No.	Description	WATER USAGE								
		0 Gallons	2,000 Gallons	3,000 Gallons [2]	5,000 Gallons	6,000 Gallons	8,000 Gallons	10,000 Gallons	15,000 Gallons	20,000 Gallons
<b>City of North Port, Florida</b>										
1	Existing Water Rates - Effective October 1, 2021	\$ 21.11	\$ 30.11	\$ 34.61	\$ 45.86	\$ 52.61	\$ 66.11	\$ 85.07	\$ 141.98	\$ 219.55
2	Proposed Water Rates - Effective October 1, 2022	22.80	32.52	37.38	49.53	56.82	71.40	91.88	153.34	237.12
3	Difference - Amount	1.69	2.41	2.77	3.67	4.21	5.29	6.81	11.36	17.57
4	Difference - Percent	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%
<b>Other Florida Utilities:</b>										
5	Bonita Springs Utilities, Inc. [3]	\$ 12.17	\$ 19.49	\$ 23.15	\$ 30.47	\$ 34.13	\$ 43.01	\$ 51.89	\$ 76.43	\$ 104.09
6	City of Bradenton [3]	15.66	20.58	23.04	30.94	34.89	42.79	50.69	70.44	90.19
7	City of Cape Coral	17.32	25.12	29.02	36.82	41.37	50.47	59.57	93.87	145.12
8	Charlotte County [3]	27.18	38.88	44.73	56.43	62.28	75.72	89.16	129.76	176.79
9	City of Clearwater [3]	25.05	25.05	25.05	45.37	55.53	75.85	98.81	162.81	226.81
10	Collier County [3]	24.79	31.47	34.81	41.49	46.54	56.64	66.74	100.29	133.84
11	DeSoto County	34.35	46.79	53.01	65.45	73.74	90.32	106.90	169.05	251.95
12	Englewood Water District [3]	19.18	23.74	26.02	30.58	32.86	38.96	51.10	93.60	155.58
13	City of Fort Myers [3]	8.89	18.47	23.26	32.84	42.42	61.58	80.74	147.79	214.84
14	Gasparilla Island Water Association, Inc. [3]	40.30	40.30	40.30	40.30	48.35	64.45	80.55	120.80	171.20
15	City of Gulfport [3]	19.74	19.74	29.62	51.98	64.49	89.51	114.53	183.58	259.23
16	Hillsborough County [3]	15.34	23.08	26.95	34.69	40.07	50.83	61.59	88.49	123.34
17	Lee County	12.59	19.13	22.40	28.94	32.21	40.39	48.57	71.48	99.29
18	Town of Longboat Key [3]	15.55	20.97	23.68	29.10	32.80	40.20	47.60	71.05	104.35
19	Manatee County [3]	9.78	14.48	16.83	21.53	23.88	29.76	35.64	50.34	85.69
20	City of Marco Island [3]	35.96	44.94	49.43	58.41	62.90	71.88	80.86	103.31	125.76
21	City of Naples [3]	8.44	11.36	12.82	15.74	17.20	20.67	25.79	38.59	56.79
22	Okeechobee Utility Authority [3]	20.91	29.95	34.47	48.07	54.87	68.47	82.07	116.07	150.07
23	City of Palmetto [3]	9.98	23.72	30.59	45.87	53.51	68.79	85.55	138.49	204.84
24	City of Pinellas Park [3]	22.23	22.23	22.23	37.05	44.46	59.28	74.96	116.21	161.26
25	City of Punta Gorda	16.23	22.95	26.31	33.03	36.90	44.64	52.38	76.33	100.28
26	City of St. Petersburg [3]	13.51	18.19	20.53	25.21	28.05	35.21	46.81	75.81	118.16
27	City of Sanibel [3]	13.00	19.60	22.90	29.50	33.45	41.35	49.25	72.25	98.50
28	City of Sarasota [3]	18.54	26.04	29.79	37.95	42.36	51.18	63.54	103.65	149.90
29	Sarasota County [3]	17.87	23.07	25.67	31.55	34.83	41.39	52.75	92.31	146.77
30	City of Venice [3]	26.35	36.17	43.75	58.91	68.38	87.32	106.26	165.36	224.46
31	Other Florida Utilities Average	\$ 19.27	\$ 25.60	\$ 29.24	\$ 38.39	\$ 43.94	\$ 55.41	\$ 67.86	\$ 104.93	\$ 149.20
32	Minimum	8.44	11.36	12.82	15.74	17.20	20.67	25.79	38.59	56.79
33	Maximum	40.30	46.79	53.01	65.45	73.74	90.32	114.53	183.58	259.23

Footnotes:

- [1] Amounts reflect bills under single family residential user rates in effect June 2022 and do not include any taxes, franchise fees, or water restriction surcharges, if any. These bills also reflect rates charged to customers within the municipal borders (e.g., no outside-municipality surcharges, if applied, are included in the bill comparison).
- [2] Reflects historical average usage of a typical single family residential customer with both water and wastewater service within the service area of the City of North Port utility system.
- [3] Utility is currently involved in a rate study, is planning to conduct a rate study, or plans to implement a rate revision or price index / pass-through adjustment within the next twelve months following the comparison preparation date.

**Table 2-2  
City of North Port, Florida**

**Comparison of Typical Monthly Residential Bills for Wastewater Service**

Residential Service for a 5/8" or 3/4" Meter [1]										
Line No.	Description	WASTEWATER FLOW								
		0 Gallons	2,000 Gallons	3,000 Gallons [2]	5,000 Gallons	6,000 Gallons	8,000 Gallons	10,000 Gallons	15,000 Gallons	20,000 Gallons
<b>City of North Port, Florida</b>										
1	Existing Wastewater Rates - Effective October 1, 2021	\$ 30.69	\$ 44.05	\$ 50.73	\$ 64.09	\$ 70.77	\$ 84.13	\$ 97.49	\$ 110.85	\$ 110.85
2	Proposed Wastewater Rates - Effective October 1, 2022	33.15	47.57	54.78	69.20	76.41	90.83	105.25	119.67	119.67
3	Difference - Amount	2.46	3.52	4.05	5.11	5.64	6.70	7.76	8.82	8.82
4	Difference - Percent	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%
<b>Other Florida Utilities:</b>										
5	Bonita Springs Utilities, Inc. [3]	\$ 28.48	\$ 35.88	\$ 39.58	\$ 46.98	\$ 50.68	\$ 58.08	\$ 65.48	\$ 83.98	\$ 87.68
6	City of Bradenton [3]	23.13	27.33	29.43	38.75	43.41	52.73	62.05	85.35	108.65
7	City of Cape Coral	21.07	39.15	48.19	66.27	75.31	93.39	111.47	156.67	201.87
8	Charlotte County [3]	40.41	51.67	57.30	68.56	74.19	85.45	96.71	96.71	96.71
9	City of Clearwater [3]	34.50	34.50	34.50	57.50	69.00	92.00	115.00	172.50	230.00
10	Collier County [3]	37.30	47.80	53.05	63.55	68.80	79.30	89.80	116.05	116.05
11	DeSoto County	25.30	37.30	43.30	55.30	61.30	73.30	85.30	115.30	145.30
12	Englewood Water District [3]	27.91	35.01	38.56	45.66	49.21	56.31	63.41	81.16	98.91
13	City of Fort Myers [3]	15.35	42.65	56.30	83.60	97.25	124.55	151.85	220.10	288.35
14	Gasparilla Island Water Association, Inc. [3]	40.49	56.29	64.19	79.99	87.89	103.69	119.49	119.49	119.49
15	City of Gulfport [3]	26.86	26.86	40.28	68.56	83.38	113.02	142.66	220.46	301.76
16	Hillsborough County [3]	16.74	27.52	32.91	43.69	49.08	59.86	59.86	59.86	59.86
17	Lee County	20.45	32.15	38.00	49.70	55.55	67.25	73.10	73.10	73.10
18	Town of Longboat Key [3]	17.44	29.92	36.16	48.64	54.88	67.36	79.84	79.84	79.84
19	Manatee County [3]	23.32	33.72	38.92	49.32	54.52	64.92	75.32	75.32	75.32
20	City of Marco Island [3]	29.32	40.90	46.69	58.27	64.06	64.06	64.06	64.06	64.06
21	City of Naples [3]	21.13	29.33	33.43	41.63	45.73	53.93	62.13	62.13	62.13
22	Okeechobee Utility Authority [3]	23.97	38.89	46.35	61.27	68.73	83.65	98.57	135.87	173.17
23	City of Palmetto [3]	19.14	26.90	30.78	39.38	43.68	52.28	60.88	69.48	69.48
24	City of Pinellas Park [3]	31.74	31.74	31.74	52.90	63.48	84.64	105.80	158.70	211.60
25	City of Punta Gorda	28.89	32.25	33.93	37.29	38.97	42.33	45.69	45.69	45.69
26	City of St. Petersburg [3]	22.36	39.52	48.10	65.26	73.84	91.00	108.16	151.06	193.96
27	City of Sanibel [3]	68.14	68.14	68.14	68.14	68.14	68.14	68.14	68.14	68.14
28	City of Sarasota [3]	25.51	40.37	47.80	63.98	72.73	90.23	107.73	151.48	195.23
29	Sarasota County [3]	18.72	36.68	45.66	63.62	72.60	90.56	108.52	108.52	108.52
30	City of Venice [3]	26.89	42.09	49.69	64.89	72.49	87.69	102.89	140.89	178.89
31	Other Florida Utilities Average	\$ 27.48	\$ 37.87	\$ 43.58	\$ 57.03	\$ 63.80	\$ 76.91	\$ 89.38	\$ 112.00	\$ 132.84
32	Minimum	15.35	26.86	29.43	37.29	38.97	42.33	45.69	45.69	45.69
33	Maximum	68.14	68.14	68.14	83.60	97.25	124.55	151.85	220.46	301.76

Footnotes:

- [1] Amounts reflect bills under single family residential user rates in effect June 2022 and do not include any taxes, franchise fees, or water restriction surcharges, if any. These bills also reflect rates charged to customers within the municipal borders (e.g., no outside-municipality surcharges, if applied, are included in the bill comparison).
- [2] Reflects historical average usage of a typical single family residential customer with both water and wastewater service within the service area of the City of North Port utility system.
- [3] Utility is currently involved in a rate study, is planning to conduct a rate study, or plans to implement a rate revision or price index / pass-through adjustment within the next twelve months following the comparison preparation date.

**Table 2-3  
City of North Port, Florida**

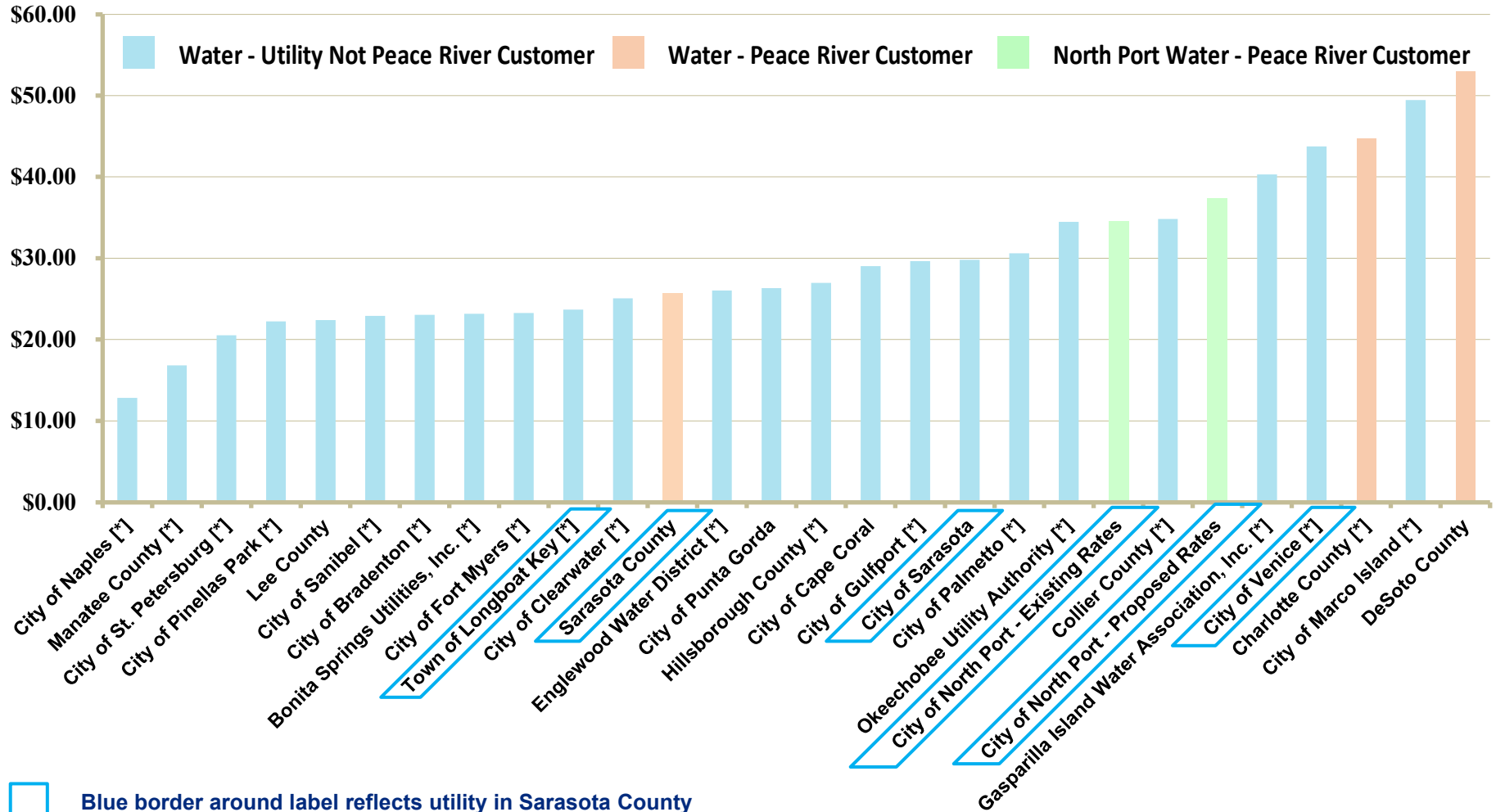
**Comparison of Typical Monthly Residential Bills for Combined Water and Wastewater Service**

		Residential Service for a 5/8" or 3/4" Meter [1]								
		COMBINED WATER AND WASTEWATER								
Line No.	Description	0 Gallons	2,000 Gallons	3,000 Gallons [2]	5,000 Gallons	6,000 Gallons	8,000 Gallons	10,000 Gallons	15,000 Gallons	20,000 Gallons
<b>City of North Port, Florida</b>										
1	Existing Combined Rates - Effective October 1, 2021	\$ 51.80	\$ 74.16	\$ 85.34	\$ 109.95	\$ 123.38	\$ 150.24	\$ 182.56	\$ 252.83	\$ 330.40
2	Proposed Combined Rates - Effective October 1, 2022	55.95	80.09	92.16	118.73	133.23	162.23	197.13	273.01	356.79
3	Difference - Amount	4.15	5.93	6.82	8.78	9.85	11.99	14.57	20.18	26.39
4	Difference - Percent	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%
<b>Other Florida Utilities:</b>										
5	Bonita Springs Utilities, Inc. [3]	\$ 40.65	\$ 55.37	\$ 62.73	\$ 77.45	\$ 84.81	\$ 101.09	\$ 117.37	\$ 160.41	\$ 191.77
6	City of Bradenton [3]	38.79	47.91	52.47	69.69	78.30	95.52	112.74	155.79	198.84
7	City of Cape Coral	38.39	64.27	77.21	103.09	116.68	143.86	171.04	250.54	346.99
8	Charlotte County [3]	67.59	90.55	102.03	124.99	136.47	161.17	185.87	226.47	273.50
9	City of Clearwater [3]	59.55	59.55	59.55	102.87	124.53	167.85	213.81	335.31	456.81
10	Collier County [3]	62.09	79.27	87.86	105.04	115.34	135.94	156.54	216.34	249.89
11	DeSoto County	59.65	84.09	96.31	120.75	135.04	163.62	192.20	284.35	397.25
12	Englewood Water District [3]	47.09	58.75	64.58	76.24	82.07	95.27	114.51	174.76	254.49
13	City of Fort Myers [3]	24.24	61.12	79.56	116.44	139.67	186.13	232.59	367.89	503.19
14	Gasparilla Island Water Association, Inc. [3]	80.79	96.59	104.49	120.29	136.24	168.14	200.04	240.29	290.69
15	City of Gulfport [3]	46.60	46.60	69.90	120.54	147.87	202.53	257.19	404.04	560.99
16	Hillsborough County [3]	32.08	50.60	59.86	78.38	89.15	110.69	121.45	148.35	183.20
17	Lee County	33.04	51.28	60.40	78.64	87.76	107.64	121.67	144.58	172.39
18	Town of Longboat Key [3]	32.99	50.89	59.84	77.74	87.68	107.56	127.44	150.89	184.19
19	Manatee County [3]	33.10	48.20	55.75	70.85	78.40	94.68	110.96	125.66	161.01
20	City of Marco Island [3]	65.28	85.84	96.12	116.68	126.96	135.94	144.92	167.37	189.82
21	City of Naples [3]	29.57	40.69	46.25	57.37	62.93	74.60	87.92	100.72	118.92
22	Okeechobee Utility Authority [3]	44.88	68.84	80.82	109.34	123.60	152.12	180.64	251.94	323.24
23	City of Palmetto [3]	29.12	50.62	61.37	85.25	97.19	121.07	146.43	207.97	274.32
24	City of Pinellas Park [3]	53.97	53.97	53.97	89.95	107.94	143.92	180.76	274.91	372.86
25	City of Punta Gorda	45.12	55.20	60.24	70.32	75.87	86.97	98.07	122.02	145.97
26	City of St. Petersburg [3]	35.87	57.71	68.63	90.47	101.89	126.21	154.97	226.87	312.12
27	City of Sanibel [3]	81.14	87.74	91.04	97.64	101.59	109.49	117.39	140.39	166.64
28	City of Sarasota [3]	44.05	66.41	77.59	101.93	115.09	141.41	171.27	255.13	345.13
29	Sarasota County [3]	36.59	59.75	71.33	95.17	107.43	131.95	161.27	200.83	255.29
30	City of Venice [3]	53.24	78.26	93.44	123.80	140.87	175.01	209.15	306.25	403.35
31	Other Florida Utilities Average	\$ 46.75	\$ 63.46	\$ 72.82	\$ 95.42	\$ 107.74	\$ 132.32	\$ 157.24	\$ 216.93	\$ 282.03
32	Minimum	24.24	40.69	46.25	57.37	62.93	74.60	87.92	100.72	118.92
33	Maximum	81.14	96.59	104.49	124.99	147.87	202.53	257.19	404.04	560.99

Footnotes:

- [1] Amounts reflect bills under single family residential user rates in effect June 2022 and do not include any taxes, franchise fees, or water restriction surcharges, if any. These bills also reflect rates charged to customers within the municipal borders (e.g., no outside-municipality surcharges, if applied, are included in the bill comparison).
- [2] Reflects historical average usage of a typical single family residential customer with both water and wastewater service within the service area of the City of North Port utility system.
- [3] Utility is currently involved in a rate study, is planning to conduct a rate study, or plans to implement a rate revision or price index / pass-through adjustment within the next twelve months following the comparison preparation date.

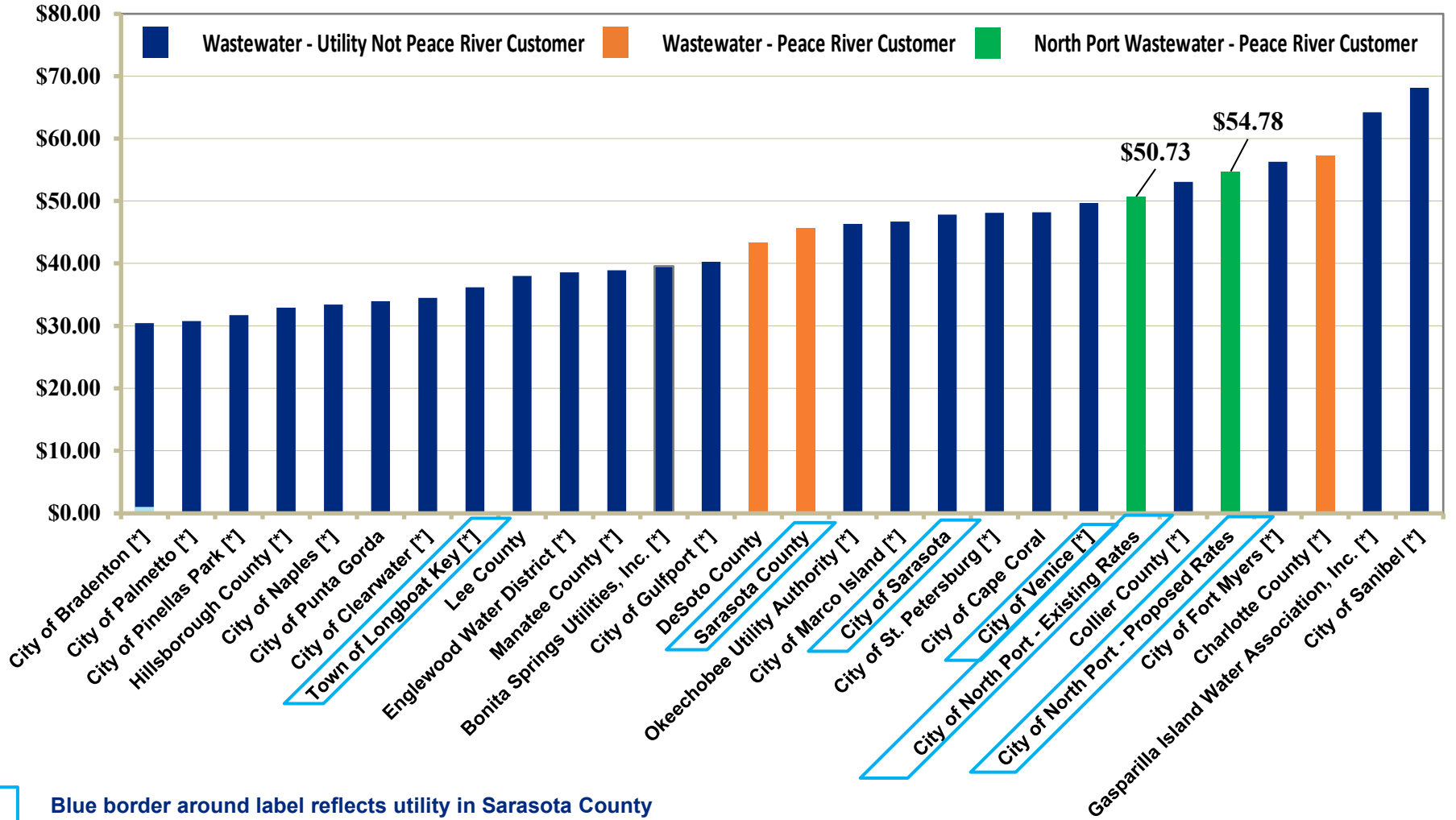
**Figure 2-1**  
**City of North Port, Florida**  
**Comparison of**  
**Monthly Charges for Water Service for**  
**Single Family Residential Customers Using 3,000 Gallons**



Blue border around label reflects utility in Sarasota County

[\*] Utility is currently involved in a rate study, is planning to conduct a rate study, or plans to implement a rate revision or price index / pass-through adjustment within the next twelve months following the comparison preparation date

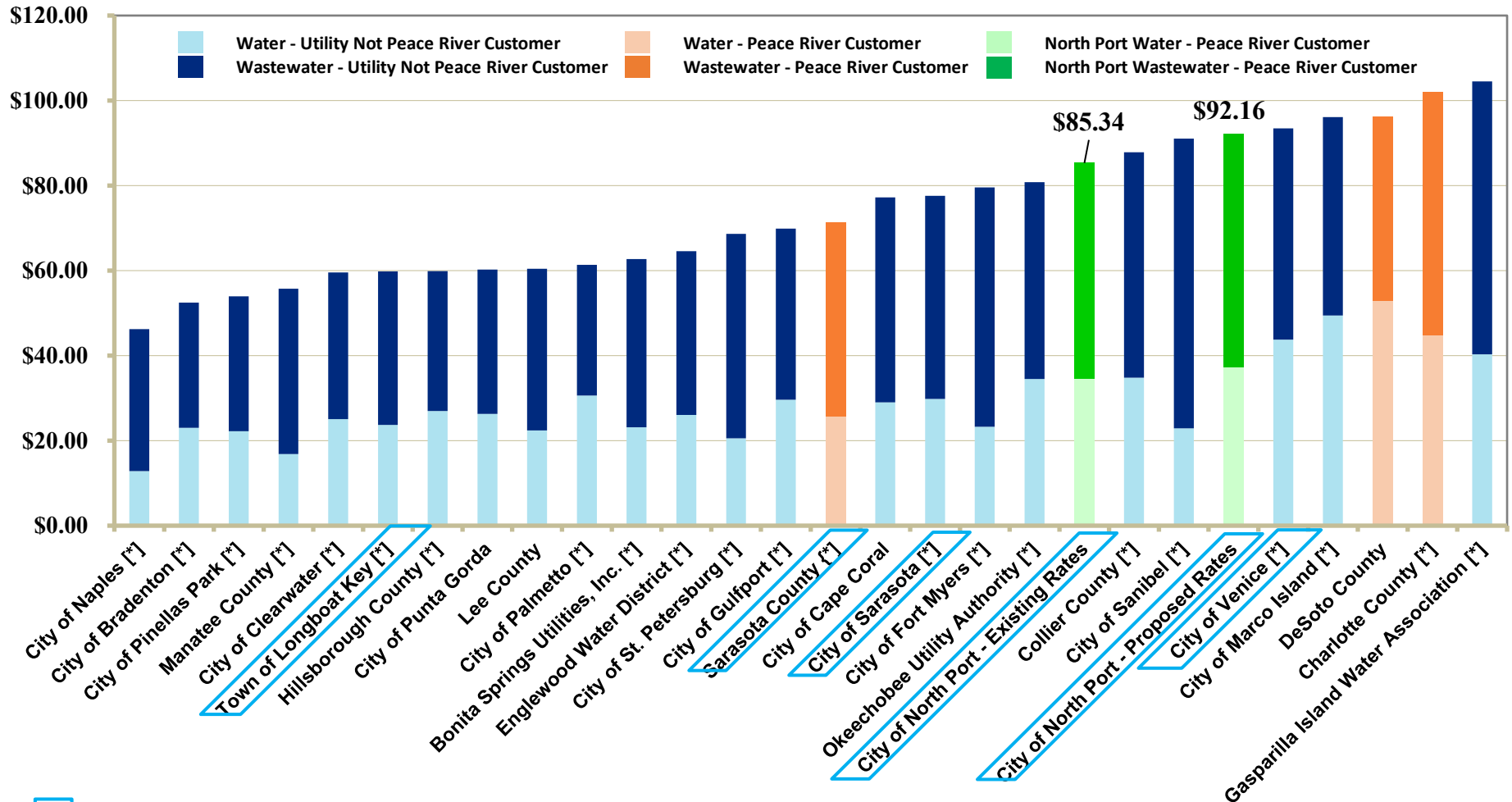
**Figure 2-2**  
**City of North Port, Florida**  
**Comparison of**  
**Monthly Charges for Wastewater Service for**  
**Single Family Residential Customers Using 3,000 Gallons**



□ Blue border around label reflects utility in Sarasota County  
 [\*] Utility is currently involved in a rate study, is planning to conduct a rate study, or plans to implement a rate revision or price index / pass-through adjustment within the next twelve months following the comparison preparation date



**Figure 2-3**  
**City of North Port, Florida**  
**Comparison of Monthly Charges for**  
**Combined Water and Wastewater Service for**  
**Single Family Residential Customers Using 3,000 Gallons**



Blue border around label reflects utility in Sarasota County

[\*] Utility is currently involved in a rate study, is planning to conduct a rate study, or plans to implement a rate revision or price index / pass-through adjustment within the next twelve months following the comparison preparation date

Table 2-4

City of North Port, Florida  
Utility Rate Analysis  
Water System

Allocation of Water System Revenue Requirements to Wholesale or Bulk Service

Line No.	Division Code	Expense Code	Description	Fiscal Year 2025		Allocation Amount				Total
				Net Revenue Requirements	Allocation Reference	Bulk / Retail	Retail Only	Indirect Costs	Customer Service	
<b>OPERATING EXPENSES</b>										
<b>Administration / Customer Service</b>										
1	6060	1100	Executive Salaries	\$ 89,172	Indirect	\$ -	\$ -	\$ 89,172	\$ -	\$ 89,172
2	6060	1200	Regular Salaries	736,862	AdminSalaries	-	-	374,145	362,717	736,862
3	6060	1400	Overtime	323	DirRetail	-	323	-	-	323
4	6060	2100	FICA	61,705	AdminSalaries	-	-	31,331	30,374	61,705
5	6060	2201	Florida Retirement System	107,865	AdminSalaries	-	-	54,769	53,096	107,865
6	6060	2300	Insurance - Health	138,544	AdminSalaries	-	-	70,346	68,198	138,544
7	6060	2302	Vision Care	607	AdminSalaries	-	-	308	299	607
8	6060	2304	Dental, Life, and Disability	9,073	AdminSalaries	-	-	4,607	4,466	9,073
9	6060	2400	Workers' Compensation	840	AdminSalaries	-	-	426	413	840
10	6060	2700	Educational Assistance	4,665	AdminSalaries	-	-	2,369	2,296	4,665
11	6060	AddPers	Additional Personnel	48,094	Accounts	2	48,092	-	-	48,094
12	6060	3104	Medical Services	-	DirRetail	-	-	-	-	-
13	6060	3105	Other Professional Services	68,315	DirRetail	-	68,315	-	-	68,315
14	6060	3200	Accounting and Auditing	1,450	OpExp	831	503	63	53	1,450
15	6060	4000	Travel and Per Diem	12,109	DirRetail	-	12,109	-	-	12,109
16	6060	4100	Communication Services	6,704	Accounts	0	6,704	-	-	6,704
17	6060	4200	Postage and Mailing	71,544	Accounts	3	71,542	-	-	71,544
18	6060	4301	Water and Sewer	249	AdminSalaries	-	-	127	123	249
19	6060	4302	Electric	4,539	AdminSalaries	-	-	2,305	2,234	4,539
20	6060	4400	Rentals and Leases	21,036	AdminSalaries	-	-	10,681	10,355	21,036
21	6060	4500	Insurance	204,991	WAssetsNoPR	120,307	84,684	-	-	204,991
22	6060	4601	Repairs and Maintenance / Office Equipment	4,574	AdminSalaries	-	-	2,323	2,252	4,574
23	6060	4611	Repairs and Maintenance/Special Equipment	303	AdminSalaries	-	-	154	149	303
24	6060	4650	Fleet - Administration	952	AdminSalaries	-	-	483	469	952
25	6060	4651	Fleet - Labor	635	AdminSalaries	-	-	322	312	635
26	6060	4652	Fleet - Parts	234	AdminSalaries	-	-	119	115	234
27	6060	4700	Printing and Binding	15,871	Accounts	1	15,871	-	-	15,871
28	6060	4800	Promotional Activities	4,030	DirRetail	-	4,030	-	-	4,030
29	6060	4901	Bank and Transaction Fees	90,357	DirRetail	-	90,357	-	-	90,357
30	6060	4902	Cash Over and Short	100	DirRetail	-	100	-	-	100
31	6060	4912	Ads and Legal Notices	52	DirRetail	-	52	-	-	52
32	6060	4914	Licenses / Fees / Permits	7,047	WAssetsNoPR	4,136	2,911	-	-	7,047
33	6060	4950	Customer Deposit Interest	2,480	DirRetail	-	2,480	-	-	2,480
34	6060	4969	Food	105	DirRetail	-	105	-	-	105
35	6060	4970	Payment to General Fund	1,191,010	DirRetail	-	1,191,010	-	-	1,191,010
36	6060	4972	Payments to Solid Waste Department	14,908	DirRetail	-	14,908	-	-	14,908

Table 2-4

City of North Port, Florida  
Utility Rate Analysis  
Water System

Allocation of Water System Revenue Requirements to Wholesale or Bulk Service

Line No.	Division Code	Expense Code	Description	Fiscal Year 2025		Allocation Amount				Total
				Net Revenue Requirements	Allocation Reference	Bulk / Retail	Retail Only	Indirect Costs	Customer Service	
37	6060	4975	Return on Investment	232,230	DirRetail	-	232,230	-	-	232,230
38	6060	4990	Bad Debt Expense	40,177	DirRetail	-	40,177	-	-	40,177
39	6060	5100	Office Supplies	3,190	Accounts	0	3,190	-	-	3,190
40	6060	5201	Other Operating Supplies	58	DirRetail	-	58	-	-	58
41	6060	5202	Fuel	848	Accounts	0	848	-	-	848
42	6060	5207	Uniforms	1,086	Accounts	0	1,086	-	-	1,086
43	6060	5250	Minor Operating Equipment	9,303	Accounts	0	9,302	-	-	9,303
44	6060	5400	Books / Subscriptions / Memberships	1,398	AdminSalaries	-	-	710	688	1,398
45	6060	5500	Training and Education	14,227	AdminSalaries	-	-	7,224	7,003	14,227
46	6060	Contingency	Contingency Allowance	147,683	DirRetail	-	147,683	-	-	147,683
47			<b>Total Administration / Customer Service</b>	<b>\$ 3,371,545</b>		<b>\$ 125,279</b>	<b>\$ 2,048,672</b>	<b>\$ 651,983</b>	<b>\$ 545,612</b>	<b>\$ 3,371,545</b>
			<b>Water System</b>							
48	6061	1200	Regular Salaries	\$ 911,080	Bulk/Retail	\$ 911,080	\$ -	\$ -	\$ -	\$ 911,080
49	6061	1400	Overtime	52,355	Bulk/Retail	52,355	-	-	-	52,355
50	6061	1508	Clothing / Cleaning Allowance	2,427	Bulk/Retail	2,427	-	-	-	2,427
51	6061	2100	FICA	71,050	Bulk/Retail	71,050	-	-	-	71,050
52	6061	2201	Florida Retirement System	105,283	Bulk/Retail	105,283	-	-	-	105,283
53	6061	2300	Insurance - Health	252,024	Bulk/Retail	252,024	-	-	-	252,024
54	6061	2302	Vision Care	968	Bulk/Retail	968	-	-	-	968
55	6061	2304	Dental, Life, and Disability	12,935	Bulk/Retail	12,935	-	-	-	12,935
56	6061	2400	Workers' Compensation	5,258	Bulk/Retail	5,258	-	-	-	5,258
57	6061	AddPers	Additional Personnel	30,006	Bulk/Retail	30,006	-	-	-	30,006
58	6061	3103	Engineer/Architect	10,476	Bulk/Retail	10,476	-	-	-	10,476
59	6061	3104	Medical Services	377	Bulk/Retail	377	-	-	-	377
60	6061	3105	Other Professional Services	347,925	Bulk/Retail	347,925	-	-	-	347,925
61	6061	4000	Travel and Per Diem	6,890	Bulk/Retail	6,890	-	-	-	6,890
62	6061	4100	Communication Services	23,717	Bulk/Retail	23,717	-	-	-	23,717
63	6061	4200	Postage and Mailing	807	Bulk/Retail	807	-	-	-	807
64	6061	4302	Electric	822,097	Bulk/Retail	822,097	-	-	-	822,097
65	6061	4312	Hillsborough (Electricity for Hillsborough Booster Station)	152,662	Bulk/Retail	152,662	-	-	-	152,662
66	6061	4390PR	Peace River Water Supply Authority	3,028,938	Bulk/Retail	3,028,938	-	-	-	3,028,938
67	6061	4600	Repairs and Maintenance	1,222	Bulk/Retail	1,222	-	-	-	1,222
68	6061	4601	Repairs and Maintenance / Office Equipment	57,325	Bulk/Retail	57,325	-	-	-	57,325
69	6061	4604	Repairs and Maintenance / Buildings	5,538	Bulk/Retail	5,538	-	-	-	5,538
70	6061	4609	Repairs and Maintenance / Landscaping	48,023	Bulk/Retail	48,023	-	-	-	48,023
71	6061	4611	Repairs and Maintenance/Special Equipment	344,371	Bulk/Retail	344,371	-	-	-	344,371
72	6061	4650	Fleet - Administration	2,347	Bulk/Retail	2,347	-	-	-	2,347

Table 2-4

City of North Port, Florida  
Utility Rate Analysis  
Water System

Allocation of Water System Revenue Requirements to Wholesale or Bulk Service

Line No.	Division Code	Expense Code	Description	Fiscal Year 2025		Allocation Amount				
				Net Revenue Requirements	Allocation Reference	Bulk / Retail	Retail Only	Indirect Costs	Customer Service	Total
73	6061	4651	Fleet - Labor	2,942	Bulk/Retail	2,942	-	-	-	2,942
74	6061	4652	Fleet - Parts	865	Bulk/Retail	865	-	-	-	865
75	6061	4653	Fleet - Outsourced	757	Bulk/Retail	757	-	-	-	757
76	6061	4700	Printing and Binding	367	Bulk/Retail	367	-	-	-	367
77	6061	4905	Equipment Inspections and Testing	419	Bulk/Retail	419	-	-	-	419
78	6061	4912	Ads and Legal Notices	105	Bulk/Retail	105	-	-	-	105
79	6061	4914	Licenses / Fees / Permits	5,542	Bulk/Retail	5,542	-	-	-	5,542
80	6061	5100	Office Supplies	1,048	Bulk/Retail	1,048	-	-	-	1,048
81	6061	5201	Other Operating Supplies	112,103	Bulk/Retail	112,103	-	-	-	112,103
82	6061	5204	Diesel Fuel	33,075	Bulk/Retail	33,075	-	-	-	33,075
83	6061	5205	Chemicals	1,017,975	Bulk/Retail	1,017,975	-	-	-	1,017,975
84	6061	5207	Uniforms	2,999	Bulk/Retail	2,999	-	-	-	2,999
85	6061	5250	Minor Operating Equipment	35,030	Bulk/Retail	35,030	-	-	-	35,030
86	6061	5400	Books / Subscriptions / Memberships	1,676	Bulk/Retail	1,676	-	-	-	1,676
87	6061	5500	Training and Education	19,865	Bulk/Retail	19,865	-	-	-	19,865
88			<b>Total Water System</b>	<b>\$ 7,534,483</b>		<b>\$ 7,534,483</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 7,534,483</b>
			<b>Field Operations</b>							
89	6063	1200	Regular Salaries	\$ 1,246,222	WeightLF	\$ 166,845	\$ 1,079,377	\$ -	\$ -	\$ 1,246,222
90	6063	1400	Overtime	92,421	WeightLF	12,373	80,048	-	-	92,421
91	6063	1508	Clothing / Cleaning Allowance	149	WeightLF	20	129	-	-	149
92	6063	2100	FICA	96,819	WeightLF	12,962	83,857	-	-	96,819
93	6063	2201	Florida Retirement System	149,526	WeightLF	20,019	129,507	-	-	149,526
94	6063	2300	Insurance - Health	330,925	WeightLF	44,304	286,621	-	-	330,925
95	6063	2302	Vision Care	1,440	WeightLF	193	1,247	-	-	1,440
96	6063	2304	Dental, Life, and Disability	19,513	WeightLF	2,612	16,900	-	-	19,513
97	6063	2400	Workers' Compensation	10,118	WeightLF	1,355	8,764	-	-	10,118
98	6063	2700	Educational Assistance	3,272	DirRetail	-	3,272	-	-	3,272
99	6063	AddPers	Additional Personnel	94,682	WeightLF	12,676	82,006	-	-	94,682
100	6063	3104	Medical Services	1,861	WeightLF	249	1,612	-	-	1,861
101	6063	3105	Other Professional Services	23,321	WeightLF	3,122	20,199	-	-	23,321
102	6063	4000	Travel and Per Diem	8,148	WeightLF	1,091	7,057	-	-	8,148
103	6063	4100	Communication Services	20,434	WeightLF	2,736	17,699	-	-	20,434
104	6063	4200	Postage and Mailing	13,527	WeightLF	1,811	11,716	-	-	13,527
105	6063	4301	Water and Sewer	236	WeightLF	32	204	-	-	236
106	6063	4400	Rentals and Leases	2,757	WeightLF	369	2,388	-	-	2,757
107	6063	4601	Repairs and Maintenance / Office Equipment	4,143	WeightLF	555	3,588	-	-	4,143

Table 2-4

City of North Port, Florida  
Utility Rate Analysis  
Water System

Allocation of Water System Revenue Requirements to Wholesale or Bulk Service

Line No.	Division Code	Expense Code	Description	Fiscal Year 2025		Allocation Amount				
				Net Revenue Requirements	Allocation Reference	Bulk / Retail	Retail Only	Indirect Costs	Customer Service	Total
108	6063	4602	Repairs and Maintenance / Communication Equipment	1,264	WeightLF	169	1,095	-	-	1,264
109	6063	4604	Repairs and Maintenance / Buildings	253	WeightLF	34	219	-	-	253
110	6063	4611	Repairs and Maintenance/Special Equipment	43,199	WeightLF	5,783	37,415	-	-	43,199
111	6063	4650	Fleet - Administration	52,325	WeightLF	7,005	45,320	-	-	52,325
112	6063	4651	Fleet - Labor	62,210	WeightLF	8,329	53,881	-	-	62,210
113	6063	4652	Fleet - Parts	79,192	WeightLF	10,602	68,590	-	-	79,192
114	6063	4653	Fleet - Outsourced	43,413	WeightLF	5,812	37,601	-	-	43,413
115	6063	4661	Repairs and Maintenance / Distribution	141,203	WeightLF	18,904	122,299	-	-	141,203
116	6063	4664	Repairs and Maintenance / Hydrants	21,416	DirRetail	-	21,416	-	-	21,416
117	6063	4700	Printing and Binding	1,835	WeightLF	246	1,589	-	-	1,835
118	6063	4914	Licenses / Fees / Permits	2,806	WeightLF	376	2,431	-	-	2,806
119	6063	5100	Office Supplies	1,049	WeightLF	140	908	-	-	1,049
120	6063	5201	Other Operating Supplies	27,139	WeightLF	3,633	23,506	-	-	27,139
121	6063	5202	Fuel	87,867	WeightLF	11,764	76,103	-	-	87,867
122	6063	5207	Uniforms	9,897	WeightLF	1,325	8,572	-	-	9,897
123	6063	5250	Minor Operating Equipment	64,746	WeightLF	8,668	56,078	-	-	64,746
124	6063	5261	Distribution Supplies	18,874	DirRetail	-	18,874	-	-	18,874
125	6063	5262	Meters	442,824	DirRetail	-	442,824	-	-	442,824
126	6063	5263	New Installation Supplies	31,457	DirRetail	-	31,457	-	-	31,457
127	6063	5264	Hydrants and Parts	14,093	DirRetail	-	14,093	-	-	14,093
128	6063	5400	Books / Subscriptions / Memberships	561	WeightLF	75	486	-	-	561
129	6063	5500	Training and Education	10,528	WeightLF	1,409	9,118	-	-	10,528
130			<b>Total Field Operations</b>	<b>\$ 3,277,667</b>		<b>367,599</b>	<b>2,910,067</b>	<b>-</b>	<b>-</b>	<b>3,277,667</b>
			<b>Engineering</b>							
131	6065	1200	Regular Salaries	\$ 451,383	Capital	318,791	132,592	-	-	451,383
132	6065	1400	Overtime	16,535	Capital	11,678	4,857	-	-	16,535
133	6065	2100	FICA	34,280	Capital	24,210	10,069	-	-	34,280
134	6065	2201	Florida Retirement System	51,178	Capital	36,145	15,033	-	-	51,178
135	6065	2300	Insurance - Health	85,696	Capital	60,523	25,173	-	-	85,696
136	6065	2302	Vision Care	405	Capital	286	119	-	-	405
137	6065	2304	Dental, Life, and Disability	5,126	Capital	3,620	1,506	-	-	5,126
138	6065	2400	Workers' Compensation	1,348	Capital	952	396	-	-	1,348
139	6065	3103	Engineer/Architect	107	Capital	75	31	-	-	107
140	6065	3105	Other Professional Services	36,502	Capital	25,780	10,722	-	-	36,502
141	6065	4000	Travel and Per Diem	8,810	Capital	6,222	2,588	-	-	8,810
142	6065	4100	Communication Services	3,628	Capital	2,562	1,066	-	-	3,628

Table 2-4

City of North Port, Florida  
Utility Rate Analysis  
Water System

Allocation of Water System Revenue Requirements to Wholesale or Bulk Service

Line No.	Division Code	Expense Code	Description	Fiscal Year 2025		Allocation Amount				
				Net Revenue Requirements	Allocation Reference	Bulk / Retail	Retail Only	Indirect Costs	Customer Service	Total
143	6065	4200	Postage and Mailing	63	Capital	44	18	-	-	63
144	6065	4601	Repairs and Maintenance / Office Equipment	612	Capital	432	180	-	-	612
145	6065	4611	Repairs and Maintenance/Special Equipment	1,468	Capital	1,037	431	-	-	1,468
146	6065	4650	Fleet - Administration	2,825	Capital	1,995	830	-	-	2,825
147	6065	4651	Fleet - Labor	2,171	Capital	1,533	638	-	-	2,171
148	6065	4652	Fleet - Parts	1,853	Capital	1,309	544	-	-	1,853
149	6065	4700	Printing and Binding	63	Capital	44	18	-	-	63
150	6065	4914	Licenses / Fees / Permits	3,972	Capital	2,805	1,167	-	-	3,972
151	6065	5100	Office Supplies	320	Capital	226	94	-	-	320
152	6065	5202	Fuel	7,399	Capital	5,225	2,173	-	-	7,399
153	6065	5207	Uniforms	1,186	Capital	837	348	-	-	1,186
154	6065	5250	Minor Operating Equipment	7,897	Capital	5,577	2,320	-	-	7,897
155	6065	5400	Books / Subscriptions / Memberships	1,310	Capital	925	385	-	-	1,310
156	6065	5500	Training and Education	6,148	Capital	4,342	1,806	-	-	6,148
157			<b>Total Engineering</b>	<u>\$ 732,280</u>		<u>\$ 517,176</u>	<u>\$ 215,104</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 732,280</u>
158			<b>TOTAL OPERATING EXPENSES</b>	<u>\$ 14,915,975</u>		<u>\$ 8,544,537</u>	<u>\$ 5,173,843</u>	<u>\$ 651,983</u>	<u>\$ 545,612</u>	<u>\$ 14,915,975</u>
			<b>OTHER REVENUE REQUIREMENTS</b>							
			Debt Service							
159			Utility System Refunding Revenue Bonds, Series 2005 (Private Placement)	\$ 19,853	DirRetail	\$ -	\$ 19,853	\$ -	\$ -	\$ 19,853
160			Additional Senior Lien Debt 2	486,955	WAssetsNoPR	285,788	201,167	-	-	486,955
161			Total Debt Service	<u>\$ 506,808</u>		<u>\$ 285,788</u>	<u>\$ 221,020</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 506,808</u>
162			Transfer to Capital Replacement and Improvement Fund	\$ 2,383,751	WAssetsNoPR	\$ 1,398,994	\$ 984,757	\$ -	\$ -	\$ 2,383,751
163			Capital Funded from Rates	1,000,000	WAssetsNoPR	586,888	413,112	-	-	1,000,000
164			<b>TOTAL OTHER REVENUE REQUIREMENTS</b>	<u>\$ 3,890,559</u>		<u>\$ 2,271,670</u>	<u>\$ 1,618,889</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 3,890,559</u>
165			<b>GROSS REVENUE REQUIREMENTS</b>	<u>\$ 18,806,533</u>		<u>\$ 10,816,207</u>	<u>\$ 6,792,732</u>	<u>\$ 651,983</u>	<u>\$ 545,612</u>	<u>\$ 18,806,533</u>

Table 2-4

City of North Port, Florida  
Utility Rate Analysis  
Water System

Allocation of Water System Revenue Requirements to Wholesale or Bulk Service

Line No.	Division Code	Expense Code	Description	Fiscal Year	Allocation Reference	Allocation Amount				Total
				2025		Net Revenue Requirements	Bulk / Retail	Retail Only	Indirect Costs	
			Less Income and Funds from Other Sources							
			Other Operating Revenues							
166			Other Operating Revenue	\$ 1,378,460	OtherRev	\$ 147,330	\$ 1,231,130	\$ -	\$ -	\$ 1,378,460
167			Bulk Water Revenue	38,039	DirRetail	-	38,039	-	-	38,039
168			Unrestricted Interest Income	40,517	Interest	21,003	13,405	5,213	895	40,517
169			Capacity Fees Used to Pay Peace River Debt Service	800,000	DirRetail	-	800,000	-	-	800,000
170			Total Other Operating Revenues	<u>\$ 2,257,016</u>		<u>\$ 168,333</u>	<u>\$ 2,082,574</u>	<u>\$ 5,213</u>	<u>\$ 895</u>	<u>\$ 2,257,016</u>
171			Surplus / (Deficiency)	\$ (510,781)	Indirect	\$ -	\$ -	\$ (510,781)	\$ -	\$ (510,781)
172			<b>NET REVENUE REQUIREMENTS</b>	<u>\$ 16,038,737</u>		<u>\$ 10,647,873</u>	<u>\$ 4,710,158</u>	<u>\$ 135,989</u>	<u>\$ 544,717</u>	<u>\$ 16,038,737</u>
173			Allocation of Customer Service Costs			20	544,697	-	(544,717)	
174			Subtotal			<u>\$ 10,647,893</u>	<u>\$ 5,254,855</u>	<u>\$ 135,989</u>	<u>\$ -</u>	
175			Allocation of Indirect Costs			91,053	44,936	(135,989)	-	
176			<b>ADJUSTED NET REVENUE REQUIREMENTS</b>	<u>\$ 16,038,737</u>		<u>\$ 10,738,946</u>	<u>\$ 5,299,791</u>	<u>\$ -</u>	<u>\$ -</u>	
177			<b>Total Projected Water Treated and Purchased in Fiscal Year 2025 (kgal)</b>	1,431,291		1,431,291				
178			<b>Total Cost Per 1,000 Gallons</b>	<u>\$ 11.21</u>		\$ 7.50				
179			<b>Bulk-Retail Percentage</b>			<u>66.96%</u>				

Table 2-5

**City of North Port, Florida  
Utility Rate Analysis**

**Derivation of Reclaimed Water Rate for City of North Port**

Line No.	Description	Amount	Cost Classification		
			Allocator	Fixed	Variable
<b>EFFLUENT REUSE OPERATING COSTS [1]</b>					
<b><u>Employee-Related Costs</u></b>					
Wastewater System Department					
<u>Direct Labor</u>					
1	Hours Spent on Reuse System Per Day	1.00			
2	Days Per Year	365.00			
3	Total Hours Spent on Reuse System	365.00			
4	Average Hourly Wage	\$ 30.30			
5	Benefits Percentage [2]	40.00%			
6	Total Direct Labor Costs	\$ 15,482	Variable	\$ -	\$ 15,482
Meter Reading					
<u>Direct Labor</u>					
7	Hours Per Month	3.00			
8	Total Man-Hours Spent on Reuse System	36.00			
9	Average Hourly Wage	\$ 20.19			
10	Benefits Percentage [2]	40.00%			
11	Total Direct Labor Costs	\$ 1,018	Variable	\$ -	\$ 1,018
<b><u>Vehicle-Related Costs</u></b>					
<u>Operator</u>					
12	Total Hours	365			
13	Hourly Rate	\$ 20.57			
14	Total Cost	\$ 7,508	Variable	\$ -	\$ 7,508
<u>Meter Reader</u>					
15	Total Hours	36			
16	Hourly Rate	\$ 11.75			
17	Total Cost	\$ 423	Variable	\$ -	\$ 423
<b><u>Other Operating Costs</u></b>					
18	Chlorine	\$ 85,000	Variable	\$ -	\$ 85,000
19	Power	20,000	Variable	-	20,000
20	Total Other Operating Costs	\$ 105,000		\$ -	\$ 105,000
21	<b>Total Operating Costs</b>	\$ 120,482		\$ -	\$ 129,431
<b>EFFLUENT REUSE CAPITAL COSTS:</b>					
Asset Value of Reclaimed Water Assets					
22	REUSE - SABAL TRACE UNIT 1	30 \$ 201,289			
23	REUSE SYSTEM IMPROVEMENTS PROJ#U05IRS	30 8,305			
24	GOLF COURSE - IMPROVEMENTS	30 164,189			
25	RECLAIMED WATER EXPANSION (U11RWE)	30 3,889,903			
26	RECLAIMED WATER INFRASTRUCTURE - ISLANDWALK PH 3	30 172,365			
27	RECLAIMED WATER PHASE 3 (U15RW3) APPOMATTOX DR	30 592,925			
28	RECLAIMED WATER PHASE 3 (U15RW3) SPRING HAVEN	30 552,641			
29	REUSE IMPROVEMENT PROJECT	30 1,348,478			
30	WWTP EXPANSION PROJECT (U07WWE)	30 2,534,069			
31	WWTP GOLF COURSE IRRIGATION	30 2,349,910			
32	GOLF COURSE - IMPROVEMENTS	30 164,189			



Table 2-5

City of North Port, Florida  
Utility Rate Analysis

Derivation of Reclaimed Water Rate for City of North Port

Line No.	Description	Amount	Cost Classification		
			Allocator	Fixed	Variable
33	WWTP GOLF COURSE IRRIGATION	30 2,349,910			
34	WWTP - CHLORINE CONTACT/EFFLUENT PS	30 1,738,706			
35	WWTP - EFFLUENT METER	15 118,519			
36	Total Capital Costs	\$ 16,185,397			
37	Weighted Average Life of Assets (Years)	30			
38	<b>Assumed Depreciation Equivalent on Capital Costs Recognized For Effluent Reuse Rate</b>	\$ 541,496	Fixed	\$ 541,496	\$ -
	<b>EQUIPMENT REPLACEMENT COSTS</b>				
39	Equipment Replacement Costs	\$ 180,000			
40	Estimated Equipment Lifespan (Years)	10			
41	<b>Equipment Replacement Allowance</b>	\$ 18,000	Fixed	\$ 18,000	\$ -
	<b>TOTAL EFFLUENT REUSE COSTS:</b>				
42	Total Operating Costs	\$ 120,482		\$ -	\$ 129,431
43	Assumed Depreciation Equivalent on Capital Costs Recognized For Effluent Reuse Rate	\$ 541,496		\$ 541,496	\$ -
44	Equipment Replacement Allowance	\$ 18,000		\$ 18,000	\$ -
45	Total Costs Recognized in Effluent Reuse Rate	\$ 679,978		\$ 559,496	\$ 129,431
	<b>Fixed Cost Divisor</b>				
46	Permitted Flow of Reuse System (000's Gallons) [3]	1,825,000		1,825,000	
47	Variable Cost Divisor - Total Projected Reuse Annual Flow (000's Gallons) [4]	350,000			350,000
48	<b>Cost Per 1,000 Gallons of Effluent Reuse</b>			\$ 0.307	\$ 0.370
49	<b>Rounded Rate Per 1,000 Gallons of Effluent Reuse</b>				\$ 0.68

Footnotes:

- [1] Based on discussions with City utility staff.
- [2] Based on overall benefits percentage for City staff.
- [3] Permitted reuse flow per the City's Domestic Wastewater Facility Permit
- [4] Estimate based on discussions with City staff.

Table 2-6

**City of North Port, Florida  
Utility Rate Analysis**

**Derivation of Bulk Reclaimed Water Rate for Southwest Water Reclamation Facility**

Line No.	Description	Amount	Cost Classification		
			Allocator	Fixed	Variable
<b>EFFLUENT REUSE OPERATING COSTS [1]</b>					
<u><b>Employee-Related Costs</b></u>					
Wastewater System Department					
<u>Direct Labor</u>					
1	Man-Hours Spent on Reuse System Per Day	1.00			
2	Days Per Year	365.00			
3	Total Man-Hours Spent on Reuse System	365.00			
4	Average Hourly Wage	\$ 30.30			
5	Benefits Percentage [2]	40.00%			
6	Total Direct Labor Costs	\$ 15,482	Variable	\$ -	\$ 15,482
Meter Reading					
<u>Direct Labor</u>					
7	Hours Per Month	0.25			
8	Total Man-Hours Spent on Reuse System	3.00			
9	Average Hourly Wage	\$ 20.19			
10	Benefits Percentage [2]	40.00%			
11	Total Direct Labor Costs	\$ 85	Variable	\$ -	\$ 85
<u><b>Vehicle-Related Costs</b></u>					
<u>Operator</u>					
12	Total Hours	365			
13	Hourly Rate	\$ 20.57			
14	Total Cost	\$ 7,508	Variable	\$ -	\$ 7,508
<u>Meter Reader</u>					
15	Total Hours	3			
16	Hourly Rate	\$ 11.75			
17	Total Cost	\$ 35	Variable	\$ -	\$ 35
<u><b>Other Operating Costs</b></u>					
18	Electrical Cost of Pump and Meter	\$ 2,000	Variable	\$ -	\$ 2,000
19	Additional	-	Variable	-	-
20	Total Other Operating Costs	\$ 2,000		\$ -	\$ 2,000
21	<b>Total Operating Costs</b>	\$ 17,482		\$ -	\$ 25,110
<b>TOTAL EFFLUENT REUSE COSTS:</b>					
22	Total Operating Costs	\$ 17,482		\$ -	\$ 25,110
23	Assumed Depreciation Equivalent on Capital Costs Recognized For Effluent Reuse Rate	-		-	-
24	Equipment Replacement Allowance	-		-	-
25	Total Costs Recognized in Effluent Reuse Rate	\$ 17,482		\$ -	\$ 25,110
Fixed Cost Divisor					
26	Permitted Flow of Reuse System (000's Gallons) [3]	730,000		730,000	
27	Variable Cost Divisor - Total Projected Reuse Annual Flow (000's Gallons) [4]	82,000			82,000
28	<b>Cost Per 1,000 Gallons of Effluent Reuse</b>			\$ -	\$ 0.306
29	<b>Rounded Rate Per 1,000 Gallons of Effluent Reuse</b>				\$ 0.31

Footnotes:

[1] Based on discussions with City utility staff.

[2] Based on overall benefits percentage for City staff.

[3] Estimate based on discussions with City staff.

[4] Estimate based on discussions with City staff.

# **SECTION 3**

## **Capacity Fee Analysis**

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## SECTION 3:

# CAPACITY FEE ANALYSIS

### 3-1: Background on Water and Wastewater Capacity Fees

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The purpose of capacity fees, which are often called "impact fees," is to assign the proportionate share of growth-related capital costs to new customers benefiting from such additional costs. This practice has been referred to as "growth paying its own way" without existing user cost burdens. For the purpose of this report, the terms "Capacity Fees" and "Impact Fees" shall be used interchangeably.

The initial precedent for Impact Fees in Florida was set in the Florida Supreme Court decision *Contractors and Builders Association of Pinellas Authority v. The Authority of Dunedin, Florida*. In this case, the Court's ruling found that an equitable cost recovery mechanism, such as Impact Fees, could be levied for a specific purpose by a Florida municipality as a capital charge for services. On June 14, 2006, new Impact Fee legislation became effective as Chapter 2006-218, Laws of Florida, and was later incorporated in Section 163.31801 of the Florida Statutes. These new Impact Fee laws, which were labeled as the "Florida Impact Fee Act," recognize that Impact Fees are an important source of revenue for a local government to use in funding the infrastructure necessitated by growth. The Florida Impact Fee Act has subsequently been amended in May 2009 with Florida House Bill 227, in July 2019 with Florida House Bill 207, and in June 2021 with Florida House Bill 337. The act, which is not applicable to water and wastewater impact fees as will be discussed later in this section, states that an Impact Fee adopted by ordinance of a county or municipality, or by resolution of a special district, must meet the following minimum requirements:

- The Impact Fee must be calculated based on the most recent and localized data.
- The local government must provide for accounting and reporting of Impact Fee collections and expenditures in a separate accounting fund.
- The local government must limit administrative charges for the collection of Impact Fees to actual costs.
- The local government must provide notice no less than 90 days before the effective date of an ordinance or resolution imposing a new or amended Impact Fee. However, a county or municipality is not required to wait 90 days to decrease, suspend, or eliminate an Impact Fee.
- The local government may not require payment of the Impact Fee before the date of issuance of the building permit.
- The Impact Fee must be reasonably connected to, or have a rational nexus with, the need for additional capital facilities and the increased impact generated by the construction.
- The Impact Fee must be reasonably connected to, or have a rational nexus with, the expenditures of the revenues generated and the benefits accruing to the new construction.

- The local government must specifically earmark revenues generated by the impact fees to acquire, construct, or improve capital facilities to benefit new users.
- The local government may not use revenues generated by the Impact Fees to pay existing debt or for previously approved projects unless the expenditures are reasonably connected to, or have a rational nexus with, the increased impact generated by the new construction.

The Florida Impact Fee Act also states:

"In any action challenging an impact fee, the government has the burden of proving by a preponderance of the evidence that the imposition or amount of the fee meets the requirements of state legal precedent or this section. The court may not use a deferential standard."

Florida House Bill 337 added the following Impact Fee increase limitations:

- An increase in the Impact Fee of not more than 25% must be implemented in two equal annual increments.
- An increase in the Impact Fee greater than 25% but not more than 50% must be implemented in four equal installments.
- An Impact Fee increase may not exceed 50% of the current fee.
- An Impact Fee may not be increased more than once every 4 years.

HOWEVER, a local government can increase impact fees beyond the phase-in limitations if:

- A demonstrated needs study has been completed within the past 12 months that expressly demonstrates extraordinary circumstances necessitating the need to exceed the phase-in limitations.
- The local government holds two publicly noticed workshops dedicated to the extraordinary circumstances.
- The Impact Fee increases is approved by at least a two-thirds vote of the governing body.

**The Florida Impact Fee Act also states that "This section does not apply to water and sewer connection fees." Based on legal opinions that we have received, many provisions of the Florida Impact Fee Act – including the increase limitations – are not applicable to water and wastewater impact fees.** According to the legal opinions:

Impact Fees have been defined as "scheduled charges applied to new development to generate revenue for the construction or expansion of capital facilities located outside the boundaries of the new development (off-site) that benefit the contributing development." Ronald H. Rosenberg, *The Changing Culture Of American Land Use Regulation: Paying For Growth With Impact Fees*, 59 S.M.U. L.Rev. 177, 206 (Winter 2006) (citing James C. Nicholas, Arthur C. Nelson & Julian C. Juergensmeyer, *A Practitioner's Guide to Development Impact Fees 1–2* (1991)).

"Impact fees, which include connection fees, are the method by which a new user of a municipally-owned water or sewer system pays his or her fair share of the costs that the new use of the system involves." See *Contractors & Builders Ass'n v. City of Dunedin*, 329 So.2d 314 (Fla.1976).

"A connection fee is generally considered to be a type of impact fee charged by utility companies for initiating new service." See, e.g., *Save Our Septic Sys. Comm., Inc. v. Sarasota Cnty.*, 957 So.2d 671 (Fla. 2d DCA 2007); *City of Zephyrhills v. Wood*, 831 So.2d 223, 224 (Fla. 2d DCA 2002).

The Florida Impact Fee Act legislation was apparently written based upon a particular jurisdiction which referred to their water and sewer "capacity charges" as "water and sewer connection fees" but the intent was to exempt water and sewer impact fees (or "capacity charges") regardless of what they are called.

Based on Florida statutory and case law, certain conditions are required to develop a valid Capacity Fee:

- 1. The Capacity Fee must meet the "dual rational nexus" test.** First, Capacity Fees are valid when a reasonable impact or rationale exists between the anticipated need for capital facilities and the growth in population. Second, Capacity Fees are valid when a reasonable association, or rational nexus, exists between the expenditure of the Capacity Fee proceeds and the benefits accruing to the development from use of those proceeds.
- 2. The system of Capacity Fees and related charges should be set up so that there is not an intentional windfall to existing users.**
- 3. The Capacity Fees should only cover the capital cost of construction and related costs (engineering, legal, financing, administrative, etc.) for capital expansions or other capital requirements to serve growth.** Expenses for rehabilitation or replacement of a facility benefiting the existing customers (e.g., replacement of a capital asset) or an increase in the level of service should be borne by all users of the facility (i.e., existing and future users to the extent that capacity is available in such facilities to serve growth). Similarly, increased expenses due to operation and maintenance of that facility should be borne by the existing users of the utility and are not a cost component of the derivation of the Capacity Fees.
- 4. A Capacity Fee resolution or ordinance should be maintained that explicitly restricts the use of Capacity Fees collected and requires Capacity Fee revenue to be set aside in a separate account.** Separate accounting must be made for those funds to ensure that they are used only for the lawful purposes described above.

The courts, recent legislation, and industry practices have addressed three areas associated with the development of Impact Fees. These areas include i) the "fair share" concept relating to payment of the fee by the affected property owners; ii) the "rational nexus" concept, which focuses on the expenditure or purpose of the fee; and iii) the consideration of credits that recognize appropriate fee offsets (e.g., grant-funded infrastructure).

The fair share concept addresses the fact that the fee can only be used for capital expenditures

attributable to growth. The fee cannot be used to finance level of service deficiencies or the replacement of existing facilities required to provide services to the existing system users. Typical industry practices also allow for establishing different fees for different classes of customers and the ability for the payment of a reduced impact fee if applicants can demonstrate that their development will have smaller impact (or capacity need resulting in a lower allocated capital requirement) than assumed in the fee determination. Additionally, the fair share concept recognizes that the cost of facilities used by both existing customers and new growth must be apportioned between the two user groups such that the user groups are treated equally, and that one group does not intentionally subsidize the other.

The rational nexus concept requires that there be a reasonable relationship between the need for capital facilities and the benefits to be received by new development for which the fee will be expended or applied. The City's existing infrastructure and the corresponding financing and management of such infrastructure is on a system-wide basis. And as such, the Impact Fees were calculated on a System-wide basis. The second nexus condition recognizes that the property must receive a benefit from the public services for which the fee is being applied. The water and wastewater facilities are used by and are constructed on behalf of all the property within the City's service area and benefit both residential and commercial customers. As such, all new growth requesting capacity from the utility system is subject to the application of the Impact Fees.

Credit or fee offsets recognize that credits should be applied to an Impact Fee if an agency has received property in the form of cost-free capital or if there is a specific revenue (e.g., taxes) that will be used for the growth-driven capital expenditures for which the impact fee was designed. Examples of cost-free capital include grants, property contributions by developers, infrastructure funded from external sources (assessments), and other sources that provide funds toward the capital expenditures for which the impact fee was designed to recover. These credits allow for the recovery of costs to serve new development through impact fees net of such cost-free capital. The calculated water and wastewater Capacity Fees recognize the above-referenced issues.

### 3-2: Existing Capacity Fees

---

The City's current water and wastewater Capacity Fees are based on the estimated equitable portion of the cost of providing water and wastewater capacity of the System to new development or growth, and are imposed on a per-equivalent residential connection ("ERC") basis. An ERC is a unit of capacity demand defined in the City Code. For the water system, one ERC is currently defined as 170 gallons per day (gpd) of usage expressed on an average annual basis. A level of service (LOS) standard is commonly used in the establishment of a utility Capacity Fee and is generally considered to be the average daily demand of a typical single-family residential home. The wastewater LOS standard for one ERC is currently defined as 155 gpd on an average annual basis. The current Capacity Fees for an ERC served by the water and wastewater system are summarized in the following Exhibit 3-1:

**Exhibit 3-1: Existing Capacity Fees**

Description	Inside-City	Outside-City
Water Capacity Fee Per Equivalent Residential Connection [*]	\$ 1,872	\$ 1,872
Wastewater Capacity Fee Per Equivalent Residential Connection [*]	2,313	2,313
Total	\$ 4,085	\$ 4,085

[\*] An Equivalent Residential Connection ("ERC") is currently defined as 170 gpd of water usage and 155 gpd of wastewater flow on an average annual basis.

**3-3: ERC Determination Methodology**

The City’s water and wastewater Capacity Fees are currently applied to residential units based on the ERC factors shown in the following Exhibit 3-2:

**Exhibit 3-2: North Port Capacity Fee Methodology**

Residential Establishment	Unit	ERC Factor
Single Family Home	Per Unit	1.000
Duplex (1 Bedroom or Efficiency)	Per Unit	0.833
Duplex (2 or More Bedrooms)	Per Unit	1.000
Multifamily (1 Bedroom or Efficiency)	Per Unit	0.833
Multifamily (2 or More Bedrooms)	Per Unit	1.000
Mobile Home (1 Bedroom or Efficiency)	Per Unit	0.667
Mobile Home (2 or More Bedrooms)	Per Unit	0.833
Assisted Living Facility - Except Common Service Areas	Per Single Bedroom Unit Without a Kitchen Sink and/or Dishwasher	0.300
Hotel/Motel - Except Common Service Areas	Per Single Bedroom Unit Without a Kitchen Sink and/or Dishwasher	0.300

The determination of nonresidential ERCs is based on a count of the plumbing fixtures in the proposed structure, a common methodology utilized by many utilities. The advantage of this approach is that the number of ERCs is based on industry demand standards – each fixture has the potential to handle a certain amount of flow, and the ERC value reflects such potential. Also, the approach evaluates the capacity needs on an individual customer basis – the customer-specific capacity analyses based on fixture values link to the customer-specific demand requirements. GovRates considers that the City’s existing method of determining the number of ERCs based on fixture count is reasonable and consistent with methodologies employed by many other utilities. Based on discussions with the City staff, we recommend that the City continue this methodology.

**3-4: Level of Service Requirements**

In the evaluation of the capital facility needs for providing water and wastewater utility services, it is critical that a level of service ("LOS") standard be developed. Per Section 163.3164(28) of the Florida



Statutes, the "level of service" means "an indicator of the extent or degrees of service provided by, or proposed to be provided by a facility, based on and related to the operational characteristics of the facility." A level of service indicates the capacity per unit of demand for each public facility or service. Essentially, the level of service standards are established in order to ensure that adequate facility capacity will be provided for future development and for purposes of issuing development orders or permits pursuant to Section 163.3202(2)(g) of the Florida Statutes.

For water and wastewater service, the level of service that is commonly used in the industry is the amount of capacity (service) allocable to an ERC expressed as the amount of usage (gallons) allocated on an average daily basis. This allocation of capacity would generally represent the amount of capacity allocable to an ERC, whether or not such capacity is actually used (commonly referred to as "readiness to serve"). As previously mentioned, an ERC – sometimes known as an equivalent residential unit (ERU) or equivalent dwelling unit (EDU) – is representative of the average capacity allocated to provide service to a typical individually-metered single-family residential account. This class of users is usually the largest number of customers served by a public utility such as the City's, and such customers generally have the lowest level of usage requirements for a specifically-metered account.

Based on discussion with City staff, GovRates recommends that the current water and wastewater LOS standards of 170 gpd and 155 gpd per ERC, respectively, be maintained.

### 3-5: Existing Utility Assets in Service

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In the determination of the Capacity Fee associated with serving future customers, any excess capacity of the existing utility system available to serve such growth should be considered. Since this capacity is available to serve the near-term incremental growth of the utility system, it would be appropriate to evaluate the capacity availability of such facilities. In order to evaluate the availability of the existing utility assets to meet future capacity needs, the existing utility assets were reviewed and assigned to functional categories. The functionalization of the existing utility assets is necessary to identify those assets which should be included in the determination of the capacity fees.

The functional cost categories are based on the purpose of the assets and the service that such assets provide. The following Exhibit 3-3 contains a summary of the functional cost categories for the utility assets considered in the capacity fee analysis:

**Exhibit 3-3: Utility Asset Categories**

Water Service	Wastewater Service	Other Assets
Supply	Treatment	General Assets (equipment, vehicles, etc.)
Treatment, Transmission, and Storage	Effluent / Reclaimed Water	
Distribution	Transmission and Major Pumping Stations	
Fire Hydrants	Collection (includes local lift stations, manholes, and laterals)	
Meters and Services		

Generally, the costs of onsite facilities which serve a specific development or customer such as water distribution and wastewater collection lines, meters and services, and fire hydrants are usually i) donated by a developer as part of the City's utility extension program (a contribution of the plant); ii) recovered from the individual properties through an assessment program based on those properties which receive special benefit from such facilities or from the application of a main line extension fee to recover the specific cost of such facilities; or iii) funded from the customer directly (e.g., by a "front-foot" charge where the on-site lines were initially financed by the utility and then paid by the customer or an installation charge to recover the cost of a new service line and/or the meter).

The City provided GovRates with reported utility asset information through September 30, 2021 that served as the basis of the functionalization of the existing utility assets. Table 3-1 at the end of this section provides a summary of the functionalization of the existing utility plant-in-service for the System. The functionalized existing utility plant-in-service as shown in Table 3-1 represents the original cost of such assets (gross book value) and was based on the reported in-service values as of September 30, 2021 that were provided by the City and detailed in the utility asset records. This information represents the most current information available relative to the assets-in-service that can serve the existing and near-term future customer base of each utility system. The assets represent "installed costs" and have not been restated to account for any fair market value adjustments which would reflect current costs (would assume essentially that assets were replaced). If an asset had been replaced by the City as of September 30, 2021, such assets were considered since they are physically in-service and represent the cost actually incurred by the City to provide service to future development.

Table 3-2 at the end of this section contains a summary of Peace River capital costs allocable to the City.

### 3-6: Additional Capital Investment

The City's capital improvement program (CIP) for the Fiscal Years 2022 through 2032, as prepared and estimated by the utility staff and its Consulting Engineers, outlines a number of capital improvements for the water and wastewater systems. These capital projects include i) expansions to accommodate new

growth; ii) upgrades of existing assets to accommodate new and existing customers; and iii) replacements of existing assets or projects which generally benefit current users of the System.

Table 3-3 and 3-4 at the end of this section show the capital costs included in the Capacity Fee calculations. No amounts associated with departmental capital outlay were included. Departmental capital outlay is the ongoing replacement of vehicles, equipment, machinery, computers, furniture, and other assets that generally have relatively short average service lives (e.g., five years). These amounts are typically considered or classified as general plant and are funded on a "pay-as-you-go" basis through the annual user rate revenues of the System.

Based on our understanding of the fair share apportionment rule identified by case law, only water production / wastewater treatment and major backbone transmission costs were recognized in the water and wastewater Capacity Fee calculations. General transmission and distribution / collection project costs were not recognized because they i) generally are not system-wide costs (i.e., distribution / collection project costs tend to benefit specific customers); ii) in many instances, are funded by a specific charge applied to a customer (e.g., line extension charges, etc.); and iii) are usually contributed to the City as part of the development process (e.g., it would not be equitable for a developer who has contributed the distribution / collection assets to pay a Capacity Fee which includes recovery of distribution/collection projects).

### 3-7: Water and Wastewater System Capacity Fee Calculations

The calculated Capacity Fees are shown in the following Exhibit 3-4:

**Exhibit 3-4:  
Existing and Proposed Water and Wastewater Capacity Fees Per ERC**

Description	Existing	Proposed	Difference	Level of Service (gpd)	Calculated Cost per Gallon [*]
Water	\$1,872	\$2,319	\$447	170	\$13.64
Wastewater	2,213	2,255	42	155	14.55
Combined	<u>\$4,085</u>	<u>\$4,574</u>	<u>\$489</u>		

ERC = Equivalent Residential Connection

gpd = gallons per day

[\*] Proposed fee divided by assumed level of service assumption.

As shown in the preceding table, both the water and wastewater capacity fees are proposed to increase. The City now has a higher cost per unit of capacity than what was previously calculated due to inflation, new treatment technology, increased government regulations, and changing capital needs. The calculated costs per gallon of capacity are consistent with those of other Florida utilities.

An overview of the capacity fee calculations is shown in Table 3-5 at the end of this section.

A breakdown of the rounded treatment and transmission components of the fees is shown in the following Exhibit 3-5:

**Exhibit 3-5: Capacity Fee Treatment and Transmission Components Per ERC**

System	Treatment Component	Transmission Component	Combined
Water	\$1,753	\$566	\$2,319
	\$10.31/gal	\$3.33/gal	\$13.64/gal
Wastewater	\$1,786	\$469	\$2,255
	\$11.52/gal	\$3.03/gal	\$14.55/gal
Total	\$3,539	\$1,035	\$4,574

### 3-8: Capacity Fee Comparisons

In order to provide additional information to the City regarding the existing and calculated Capacity Fees, a comparison of the existing and calculated fees for the City with those of other Florida jurisdictions was prepared. This comparison, summarized on Table 3-6 and Figure 3-1 at the end of this section, provides a comparison of the City’s existing and proposed Capacity Fees charged to single-family residential connections (i.e., one ERC) with the fees or comparable charges currently imposed by other municipal/governmental water and wastewater systems located primarily in the southwest Florida region. Figure 3-1 shows a graphical representation of the comparison. It is important to note that the methods used in the development of the water and wastewater Capacity Fees imposed may vary. Moreover, no analysis has been performed to determine whether 100% of the proportionate cost of new facilities is recovered from system Capacity Fees, or some percentage less than 100% with the balance recovered through the user charges. Additionally, the types of capital facilities currently in service or planned for the utility may have a material effect on the impact fee charged by a local government. For example, wastewater effluent disposal utilizing a deep injection well system generally has a higher capital cost per unit of capacity than use of a surface water discharge such as an outfall to a bay or river. The capital costs associated with constructing reverse osmosis water treatment facilities, which treat brackish water, are higher than those of lime softening facilities, which treat freshwater.

Some reasons why Capacity Fees differ among utilities:

- Source and quality of raw water supply.
- Proximity to source of supply.
- Type and complexity of treatment process.
- Effluent disposal method.
- Density of service area.
- Availability of grant funding to finance capital assets / CIP.
- Age of system.
- Utility life cycle (e.g., growth-oriented vs. mature).
- Level of service standards.

- Administrative policies.

As shown on Table 3-6 and Figure 3-1, the average water and wastewater system Capacity Fees per ERC for the twenty-five (25) governmental entities selected for this comparison are \$1,903 and \$2,579 (combined = \$4,500), respectively, for a single-family residences equaling one ERC. Of the surveyed utilities, the City of Marco Island has the highest combined water and wastewater fees at \$8,350. The City of St. Petersburg with combined fees of \$1,284 has the lowest in the group. The calculated water system Capacity Fee of \$2,319 and the calculated wastewater system Capacity Fee of \$2,255 (combined = \$4,574) for the City are comparable with the fees charged by the surveyed utilities. The Charlotte County, Hillsborough County, Manatee County, the City of Cape Coral, Lee County, the Englewood Water District, DeSoto County, Sarasota County, the City of Sanibel, Bonita Springs Utilities, Inc., Collier County, the Gasparilla Island Water Association, Inc., the City of Venice, and the City of Marco Island are the utilities represented in the comparison which charge higher combined water and wastewater Capacity Fees than those proposed for the City.

**Table 3-1**  
**City of North Port, Florida**  
**Utility Rate Analysis**

Summary of Existing Utility Assets

Line No.	Description	Acquisition		Adj.		Water System					Wastewater			General Plant	
		Amount	Adjustments	Acq. Amt.	Supply	Treatment	Transmission	Distribution	Meters	Treatment	Efl./Recl.	Transmission	Collection & Direct Recl.		
<b>Fixed Assets as of September 30, 2021 [1]</b>															
1	LOCKER/BREAKROOM	\$ 19,700	\$ -	\$ 19,700	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,700	\$ -	\$ -	\$ -	\$ -
2	BLDG/IMPROVEMENTS TO WTP / CONSENT ORDER	92,519	-	92,519	-	92,519	-	-	-	-	-	-	-	-	-
3	BLDG/WTP ROOF REPLACEMENT	19,372	-	19,372	-	19,372	-	-	-	-	-	-	-	-	-
4	WATER TREATMENT PLNT EXPANSION PH 1 - CHEM TANK	443,650	-	443,650	-	443,650	-	-	-	-	-	-	-	-	-
5	CARBON STORAGE BLDG	63,257	-	63,257	-	63,257	-	-	-	-	-	-	-	-	-
6	YARD PIPING	49,329	-	49,329	-	49,329	-	-	-	-	-	-	-	-	-
7	DISTRIBUTION AND EXTENSION MAINS	68,576	-	68,576	-	-	-	68,576	-	-	-	-	-	-	-
8	DISTRIBUTION AND EXTENSION MAINS	338,032	-	338,032	-	-	45,256	292,776	-	-	-	-	-	-	-
9	DISTRIBUTION AND EXTENSION MAINS	93,710	-	93,710	-	-	-	93,710	-	-	-	-	-	-	-
10	DISTRIBUTION AND EXTENSION MAINS	45,396	-	45,396	-	-	-	45,396	-	-	-	-	-	-	-
11	DISTRIBUTION AND EXTENSION MAINS	102,602	-	102,602	-	-	13,736	88,866	-	-	-	-	-	-	-
12	DISTRIBUTION MAINS-S DESIGN	239,926	-	239,926	-	-	32,121	207,805	-	-	-	-	-	-	-
13	HILLSBOROUGH BOOSTER STATION	36,720	-	36,720	-	-	36,720	-	-	-	-	-	-	-	-
14	HILLSBOROUGH BOOSTER STATION POTABLE WATER METER	119,233	-	119,233	-	-	119,233	-	-	-	-	-	-	-	-
15	12" MAIN	31,015	-	31,015	-	-	-	31,015	-	-	-	-	-	-	-
16	DISTRIBUTION AND EXTENSIONS	484,064	-	484,064	-	-	64,807	419,257	-	-	-	-	-	-	-
17	DISTRIBUTION AND EXTENSIONS	662,904	-	662,904	-	-	88,750	574,154	-	-	-	-	-	-	-
18	6" WATER MAIN	11,476	-	11,476	-	-	-	11,476	-	-	-	-	-	-	-
19	DISTRIBUTION AND EXTENSIONS	114,659	-	114,659	-	-	-	114,659	-	-	-	-	-	-	-
20	6" WATER MAIN	40,934	-	40,934	-	-	-	40,934	-	-	-	-	-	-	-
21	6" WATER MAIN	17,589	-	17,589	-	-	-	17,589	-	-	-	-	-	-	-
22	ENGINEERING DESIGN FOR WATER SYSTEM	10,145	-	10,145	-	-	-	10,145	-	-	-	-	-	-	-
23	6" WATER MAIN	120,100	-	120,100	-	-	-	120,100	-	-	-	-	-	-	-
24	6" WATER MAIN	285,124	-	285,124	-	-	-	285,124	-	-	-	-	-	-	-
25	ENGINEERING DESIGN FOR WATER SYSTEM	36,622	-	36,622	-	-	-	36,622	-	-	-	-	-	-	-
26	NORTH PORT WATER TREATMENT PLANT MAINS	230,779	-	230,779	-	-	230,779	-	-	-	-	-	-	-	-
27	6" WATER MAIN	93,582	-	93,582	-	-	-	93,582	-	-	-	-	-	-	-
28	8" WATER MAIN	67,923	-	67,923	-	-	-	67,923	-	-	-	-	-	-	-
29	10" WATER MAIN	16,116	-	16,116	-	-	-	16,116	-	-	-	-	-	-	-
30	6" WATER MAIN	355,695	-	355,695	-	-	-	355,695	-	-	-	-	-	-	-
31	8" WATER MAIN	53,653	-	53,653	-	-	-	53,653	-	-	-	-	-	-	-
32	12" WATER MAIN	24,829	-	24,829	-	-	-	24,829	-	-	-	-	-	-	-
33	6" WATER MAIN	178,628	-	178,628	-	-	-	178,628	-	-	-	-	-	-	-
34	8" WATER MAIN	45,633	-	45,633	-	-	-	45,633	-	-	-	-	-	-	-
35	6" WATER MAIN	118,788	-	118,788	-	-	-	118,788	-	-	-	-	-	-	-
36	6" WATER MAIN	135,867	-	135,867	-	-	-	135,867	-	-	-	-	-	-	-
37	10" WATER MAIN	19,470	-	19,470	-	-	-	19,470	-	-	-	-	-	-	-
38	12" WATER MAIN	36,627	-	36,627	-	-	-	36,627	-	-	-	-	-	-	-
39	WASTEWATER COLLECT SYS/SEWER LINE EXTENSION	137,962	-	137,962	-	-	-	-	-	-	-	-	-	137,962	-
40	WASTEWATER COLLECT SYSTEM	41,871	-	41,871	-	-	-	-	-	-	-	-	-	41,871	-
41	WASTEWATER COLLECT SYS/37&41ST ADDITIONS	228,264	-	228,264	-	-	-	-	-	-	-	-	-	228,264	-
42	WASTEWATER COLLECT SYS/ENGINEERING DESIGN	8,577	-	8,577	-	-	-	-	-	-	-	-	-	8,577	-
43	WASTEWATER COLLECT SYS/SEWER LINE EXTENSION	77,069	-	77,069	-	-	-	-	-	-	-	-	-	77,069	-
44	WASTEWATER COLLECT SYS/SEWER COLLECTION SYS	2,090,608	-	2,090,608	-	-	-	-	-	-	-	2,090,608	-	-	-
45	2016 LIFT STATION REHAB	49,015	-	49,015	-	-	-	-	-	-	-	-	49,015	-	-
46	LIFT STATION REHAB PROGRM - U15LSR	4,711	-	4,711	-	-	-	-	-	-	-	-	4,711	-	-
47	LIFT STATION REHAB LIFT STATION 31- U17LSR	3,655	-	3,655	-	-	-	-	-	-	-	-	3,655	-	-
48	LIFT STATION REHAB LIFT STATION 22 U17LSR FY17	30,749	-	30,749	-	-	-	-	-	-	-	-	30,749	-	-
49	WASTEWATER COLLECT SYS/4646 LF 8" SEWER MAIN	80,117	-	80,117	-	-	-	-	-	-	-	-	-	80,117	-
50	WASTEWATER COLLECT SYS/SEWER SYSTEM	53,472	-	53,472	-	-	-	-	-	-	-	-	-	53,472	-
51	WASTEWATER COLLECT SYS/8" SEWER MAIN	209,048	-	209,048	-	-	-	-	-	-	-	-	-	209,048	-
52	LIFT STATION #21 SEWER CLEANING & CCTV	19,248	-	19,248	-	-	-	-	-	-	-	-	-	19,248	-
53	LIGHTNING STRIKE REHAB L23	6,223	-	6,223	-	-	-	-	-	-	-	-	-	6,223	-
54	LIFT STATION "E" UPGRADE	31,643	-	31,643	-	-	-	-	-	-	-	-	-	31,643	-
55	LIFT STATION #23 UPGRADED FY12/13	16,451	-	16,451	-	-	-	-	-	-	-	-	-	16,451	-
56	LIFT STATION # 23 REHAB	4,252	-	4,252	-	-	-	-	-	-	-	-	-	4,252	-
57	LIFT STATION #19-A, ES HIGHWAY DRIVE BISCAAYNE PL	82,414	-	82,414	-	-	-	-	-	-	-	82,414	-	-	-
58	SOFT START FOR BLOWER	6,312	-	6,312	-	-	-	-	-	6,312	-	-	-	-	-
59	WWTP GOLF COURSE IRRIGATION	965,491	-	965,491	-	-	-	-	-	-	965,491	-	-	-	-
60	GOLF COURSE - IMPROVEMENTS	67,459	-	67,459	-	-	-	-	-	-	67,459	-	-	-	-
61	SERVICES	21,362	-	21,362	-	-	-	-	-	-	-	-	-	-	21,362

**Table 3-1**  
**City of North Port, Florida**  
**Utility Rate Analysis**

Summary of Existing Utility Assets

Line No.	Description	Acquisition Amount	Adjustments	Adj. Acq. Amt.	Water System					Wastewater			Collection & Direct Recl.	General Plant
					Supply	Treatment	Transmission	Distribution	Meters	Treatment	Efl./Recl.	Transmission		
62	FUEL TANK, ABOVE GROUND 1,000 GALLON	8,004	-	8,004	-	8,004	-	-	-	-	-	-	-	-
63	WATER TRANSMISSION BLENDING LINE	8,464	-	8,464	-	-	8,464	-	-	-	-	-	-	-
64	LIFT STATION #01, MYAKKA RV PARK	74,745	-	74,745	-	-	-	-	-	-	-	-	74,745	-
65	LIFT STATION 02/03 UPGRADES	16,993	-	16,993	-	-	-	-	-	-	-	-	16,993	-
66	LIFT STATION UPGRADES #01	20,393	-	20,393	-	-	-	-	-	-	-	-	20,393	-
67	LIFT STATION UPGRADES	2,463	-	2,463	-	-	-	-	-	-	-	-	2,463	-
68	LIFT STATION #1 UPGRADES FY09/10	143,036	-	143,036	-	-	-	-	-	-	-	-	143,036	-
69	LIFT STATION #01 REHAB	4,252	-	4,252	-	-	-	-	-	-	-	-	4,252	-
70	LIFT STATION #02, LAZY RIVER ROAD	74,745	-	74,745	-	-	-	-	-	-	-	-	74,745	-
71	LIFT STATION #02, FY99/00 CAPITAL IMPROVEMENTS	4,650	-	4,650	-	-	-	-	-	-	-	-	4,650	-
72	LIFT STATION #02, FY 99/00 CAPITAL IMPROVEMENTS	14,500	-	14,500	-	-	-	-	-	-	-	-	14,500	-
73	LIFT STATION 02/03 UPGRADES	803	-	803	-	-	-	-	-	-	-	-	803	-
74	TAC PAC TCU AND TOWER ASSEMBLY	10,690	-	10,690	-	-	-	-	-	-	-	-	10,690	-
75	LIFT STATION #03, MARTINIQUE	74,745	-	74,745	-	-	-	-	-	-	-	-	74,745	-
76	LIFT STATION #03, FY99/00 CAPITAL IMPROVEMENTS	4,650	-	4,650	-	-	-	-	-	-	-	-	4,650	-
77	LIFT STATION #03, FY 99/00 CAPITAL IMPROVEMENTS	14,500	-	14,500	-	-	-	-	-	-	-	-	14,500	-
78	LIFT STATION # 03 REHAB	4,252	-	4,252	-	-	-	-	-	-	-	-	4,252	-
79	TAC PAC TCU & TOWER ASSEMBLY	10,286	-	10,286	-	-	-	-	-	-	-	-	10,286	-
80	LIFT STATION #04, BERMUDA WAY	74,745	-	74,745	-	-	-	-	-	-	-	74,745	-	-
81	LIFT STATION #04, FY 99/00 CAPITAL IMPROVEMENTS	4,650	-	4,650	-	-	-	-	-	-	-	4,650	-	-
82	LIFT STATION #04, FY 99/00 CAPITAL IMPROVEMENTS	21,500	-	21,500	-	-	-	-	-	-	-	21,500	-	-
83	2016 LIFT STATION REHAB - U16LSR	57,699	-	57,699	-	-	-	-	-	-	-	57,699	-	-
84	LIFT STATION REHAB PROGRAM - U15LSR	5,546	-	5,546	-	-	-	-	-	-	-	5,546	-	-
85	LIFT STATION REHAB - U17LSR	4,303	-	4,303	-	-	-	-	-	-	-	4,303	-	-
86	LIFT STATION #04 REHAB	4,252	-	4,252	-	-	-	-	-	-	-	4,252	-	-
87	LIFT STATION #05, ISLAND POINT	74,745	-	74,745	-	-	-	-	-	-	-	-	74,745	-
88	LIFT STATION #05, FY 99/00 CAPITAL IMPROVEMENTS	14,500	-	14,500	-	-	-	-	-	-	-	-	14,500	-
89	LIFT STATION #06, RIVERWALK (NATURES WAY)	74,745	-	74,745	-	-	-	-	-	-	-	74,745	-	-
90	LIFT STATION 02/03 UPGRADES	3,198	-	3,198	-	-	-	-	-	-	-	3,198	-	-
91	LIFT STATION #06 PIPING REPLACEMENT	25,622	-	25,622	-	-	-	-	-	-	-	25,622	-	-
92	LIFT STATION #06 PUMP	53,074	-	53,074	-	-	-	-	-	-	-	53,074	-	-
93	LIFT STATION #06 WETWELL LINING	15,612	-	15,612	-	-	-	-	-	-	-	15,612	-	-
94	LIFT STATION # 6 REHAB	4,252	-	4,252	-	-	-	-	-	-	-	4,252	-	-
95	LIFT STATION #07, LANDSEGE	74,745	-	74,745	-	-	-	-	-	-	-	-	74,745	-
96	LIFT STATION 02/03 UPGRADES	4,100	-	4,100	-	-	-	-	-	-	-	-	4,100	-
97	TAC PAC TCU AND TOWER ASSEMBLY	10,690	-	10,690	-	-	-	-	-	-	-	-	10,690	-
98	LIFT STATION #08, PIRATES POINTE	32,338	-	32,338	-	-	-	-	-	-	-	32,338	-	-
99	PUMP, SUBMERSIBLE NP463-4 20HP/420V/3PH	14,525	-	14,525	-	-	-	-	-	-	-	14,525	-	-
100	LIFT STATION #08, PIRATES POINT REHABILITATION	62,686	-	62,686	-	-	-	-	-	-	-	62,686	-	-
101	LIFT STATION #09, TRAILORAMA	74,745	-	74,745	-	-	-	-	-	-	-	-	74,745	-
102	LIFT STATION 02/03 UPGRADES	4,707	-	4,707	-	-	-	-	-	-	-	-	4,707	-
103	LIFT STATION #10, IMPERIAL (IMPERIAL)	74,745	-	74,745	-	-	-	-	-	-	-	-	74,745	-
104	LIFT STATION 02/03 UPGRADES	21,038	-	21,038	-	-	-	-	-	-	-	-	21,038	-
105	TAC PAC TCU & TOWER ASSEMBLY	10,286	-	10,286	-	-	-	-	-	-	-	-	10,286	-
106	LIFT STATION #11, FLEETWOOD	74,745	-	74,745	-	-	-	-	-	-	-	74,745	-	-
107	LIFT STATION #11, FY 99/00 CAPITAL IMPROVEMENTS	30,008	-	30,008	-	-	-	-	-	-	-	30,008	-	-
108	TAC PAC TCU AND TOWER ASSEMBLY	10,690	-	10,690	-	-	-	-	-	-	-	10,690	-	-
109	LIFT STATION #12, BLACKBURN	74,745	-	74,745	-	-	-	-	-	-	-	74,745	-	-
110	LIFT STATION 02/03 UPGRADES	1,633	-	1,633	-	-	-	-	-	-	-	1,633	-	-
111	LIFT STATION 12 COMPONENTS FY 19-20	15,016	-	15,016	-	-	-	-	-	-	-	15,016	-	-
112	LIFT STATION 12 CONTROL PANEL	35,000	-	35,000	-	-	-	-	-	-	-	35,000	-	-
113	LIFT STATION 12 PUMP	8,916	-	8,916	-	-	-	-	-	-	-	8,916	-	-
114	LIFT STATION 12 PUMP	8,916	-	8,916	-	-	-	-	-	-	-	8,916	-	-
115	LIFT STATION #12, BLACKBURN BLVD REHABILITATION	156,912	-	156,912	-	-	-	-	-	-	-	156,912	-	-
116	LIFT STATION #13, 12450 TAMiami TRL	74,745	-	74,745	-	-	-	-	-	-	-	-	74,745	-
117	LIFT STATION 02/03 UPGRADES	4,916	-	4,916	-	-	-	-	-	-	-	-	4,916	-
118	LIFT STATION #14, BOLONIA & ELPRADO (LA CASA)	74,745	-	74,745	-	-	-	-	-	-	-	-	74,745	-
119	LIFT STATION #14, BOLONIA & ELPRADO FY12/13	36,522	-	36,522	-	-	-	-	-	-	-	-	36,522	-
120	LIFT STATION #15, ALVARADO (LA CASA)	74,745	-	74,745	-	-	-	-	-	-	-	-	74,745	-
121	LIFT STATION #15, DUPLEX CONTROL PANEL	13,995	-	13,995	-	-	-	-	-	-	-	-	13,995	-
122	LIFT STATION #16, SANCHEZ (LA CASA)	35,200	-	35,200	-	-	-	-	-	-	-	-	35,200	-
123	LIFT STATION 02/03 UPGRADES	2,233	-	2,233	-	-	-	-	-	-	-	-	2,233	-

**Table 3-1**  
**City of North Port, Florida**  
**Utility Rate Analysis**

Summary of Existing Utility Assets

Line No.	Description	Acquisition Amount	Adjustments	Adj. Acq. Amt.	Water System					Wastewater			General Plant	
					Supply	Treatment	Transmission	Distribution	Meters	Treatment	Efl./Recl.	Transmission		Collection & Direct Recl.
124	LIFT STATION 16 CONTROL PANEL	16,586	-	16,586	-	-	-	-	-	-	-	-	16,586	-
125	LIFT STATION 16 PUMP	15,633	-	15,633	-	-	-	-	-	-	-	-	15,633	-
126	LIFT STATION COMPONENTS	18,632	-	18,632	-	-	-	-	-	-	-	-	18,632	-
127	LIFT STATION #16, SANCHEZ REHABILITATION	73,542	-	73,542	-	-	-	-	-	-	-	-	73,542	-
128	TAC PAC TCU & TOWER ASSEMBLY	10,286	-	10,286	-	-	-	-	-	-	-	-	10,286	-
129	LIFT STATION 16 LACASA LINING FY 19-20	14,500	-	14,500	-	-	-	-	-	-	-	-	14,500	-
130	LIFT STATION #17, PINE PLAZA (STORAGE UNITS)	74,745	-	74,745	-	-	-	-	-	-	-	-	74,745	-
131	TAC PAC TCU AND TOWER ASSEMBLY	10,690	-	10,690	-	-	-	-	-	-	-	-	10,690	-
132	LIFT STATION #18, ROBALO & LA COSTA (LA CASA)	74,745	-	74,745	-	-	-	-	-	-	-	-	74,745	-
133	LIFT STATION #18 FORCE MAIN	5,340	-	5,340	-	-	-	-	-	-	-	-	5,340	-
134	PROFESSIONAL SERVICES	2,753	-	2,753	-	-	-	-	-	-	-	-	-	2,753
135	MAIN/6" SEWER FORCE MAIN/SET UP TO CORRECT "000"	0	-	-	-	-	-	-	-	-	-	-	-	-
136	MAIN/6" SEWER FORCE MAIN/SET UP TO CORRECT "000"	0	-	-	-	-	-	-	-	-	-	-	-	-
137	BOAT MOTOR - YAMAHA 50HP	7,022	-	7,022	-	-	-	-	-	-	-	-	-	7,022
138	WATER PLANT IMPROVEMENTS/FILTER REFURBISHMENT	1,036,670	-	1,036,670	-	1,036,670	-	-	-	-	-	-	-	-
139	ELECTRIC ACTUATING VALVE (AUMA)	5,141	-	5,141	-	5,141	-	-	-	-	-	-	-	-
140	UTILITY ADMIN OFFICE REMODEL	37,699	-	37,699	-	-	-	-	-	-	-	-	-	37,699
141	BLDG/A/C HEAT PUMP	1,850	-	1,850	-	-	-	-	-	-	-	-	-	1,850
142	BLDG/CABLE/PHONE ETC	843	-	843	-	-	-	-	-	-	-	-	-	843
143	BLDG, UTILITY ADMINISTRATION	7,766	-	7,766	-	-	-	-	-	-	-	-	-	7,766
144	BLDG./REMODEL FRONT OFFICE	5,725	-	5,725	-	-	-	-	-	-	-	-	-	5,725
145	NEW ROOF, ADMINISTRATION BLDG	9,217	-	9,217	-	-	-	-	-	-	-	-	-	9,217
146	BLDG/A/C HEAT PUMP	1,800	-	1,800	-	-	-	-	-	-	-	-	-	1,800
147	BLDG/COUNTER TOPS/2	1,255	-	1,255	-	-	-	-	-	-	-	-	-	1,255
148	WATER MAIN/PLANT REPAIRS	8,870	-	8,870	-	-	-	-	-	-	-	-	-	8,870
149	WASTE WATER INFILTRATION/INFLOW IMPROVEMENTS	39,102	-	39,102	-	-	-	-	-	-	-	-	39,102	-
150	BATHROOM WWTP	5,526	-	5,526	-	-	-	-	-	5,526	-	-	-	-
151	NE BOOSTER PUMP STATION-OFF HABERLAND	330,000	-	330,000	-	-	330,000	-	-	-	-	-	-	-
152	NE BOOSTER PUMP STATION-ROOF REPLACEMENT	35,533	-	35,533	-	-	35,533	-	-	-	-	-	-	-
153	NE BOOSTER PUMP STATION-OFF HABERLAND	660,000	-	660,000	-	-	660,000	-	-	-	-	-	-	-
154	NE PUMP STATION WATER SYSTEM IMPROVEMENTS	2,239,330	-	2,239,330	-	-	2,239,330	-	-	-	-	-	-	-
155	DRAINAGE WALLS	5,380	-	5,380	-	-	5,380	-	-	-	-	-	-	-
156	CONCRETE CURBING AROUND BUILDING	3,760	-	3,760	-	-	3,760	-	-	-	-	-	-	-
157	WATER-AMONIA SYSTEM UPGRD (U17WAS)(FY18/19)	69,400	-	69,400	-	-	69,400	-	-	-	-	-	-	-
158	NE BOOSTER STAT IMP-YASKAWA IQ1000 75 HP VFD FY20	27,618	-	27,618	-	-	27,618	-	-	-	-	-	-	-
159	NE PUMP STATION WATER SYSTEM IMPROVEMENTS	4,478,660	-	4,478,660	-	-	4,478,660	-	-	-	-	-	-	-
160	GROBE ST AREA SEWER IMPROVEMENTS	115,820	-	115,820	-	-	-	-	-	115,820	-	-	-	-
161	WATER DISTRIBUTION IMPROV (U18WDI)	19,905	-	19,905	-	-	2,665	17,240	-	-	-	-	-	-
162	WATER DISTRIBUTION IMPRV-TONKIN (U18WDI)	38,432	-	38,432	-	-	5,145	33,287	-	-	-	-	-	-
163	WATER DISTRIBUTION IMPRV-NATRONA (U18WDI)	37,746	-	37,746	-	-	5,053	32,692	-	-	-	-	-	-
164	WATER DISTRIBUTION IMPRV-LUAI (U18WDI)	36,150	-	36,150	-	-	4,840	31,310	-	-	-	-	-	-
165	WATER LOOPING - JEANNIN U18WDI & U19WDI	167,904	-	167,904	-	-	22,479	145,425	-	-	-	-	-	-
166	WATER LOOPING - JEANNIN U18WDI & U19WDI	274,186	-	274,186	-	-	36,708	237,478	-	-	-	-	-	-
167	WATER LOOPING - CALERA U18WDI & U19WDI	39,767	-	39,767	-	-	5,324	34,443	-	-	-	-	-	-
168	WATER LOOPING - CALERA U18WDI & U19WDI	64,940	-	64,940	-	-	8,694	56,245	-	-	-	-	-	-
169	WATER LOOPING - BRICKELL U18WDI & U19WDI	107,255	-	107,255	-	-	14,359	92,895	-	-	-	-	-	-
170	WATER LOOPING - BRICKELL U18WDI & U19WDI	175,147	-	175,147	-	-	23,449	151,698	-	-	-	-	-	-
171	WATER LOOPING - U18WDI	49,903	-	49,903	-	-	6,681	43,222	-	-	-	-	-	-
172	DISTRIBUTION SYSTEM IMPROVEMENTS	861,895	-	861,895	-	-	115,391	746,504	-	-	-	-	-	-
173	SUMTER WATER LINE & SEWER SLEEVE	39,931	-	39,931	-	-	-	19,965	-	-	-	-	19,965	-
174	SUMTER WATER MAIN & LINE DESIGN	19,888	-	19,888	-	-	-	9,944	-	-	-	-	9,944	-
175	SUMTER WATER & SEWER LINE SLEEVE	4,437	-	4,437	-	-	-	2,218	-	-	-	-	2,218	-
176	WASTEWATER PLANT IMPROVEMENTS	2,500,089	-	2,500,089	-	-	-	-	-	2,500,089	-	-	-	-
177	WASTEWATER PLANT-VENT PIPE SLEEVE	970	-	970	-	-	-	-	-	970	-	-	-	-
178	PIPE UPGRADES TO SOR26 PVC	7,948	-	7,948	-	-	-	-	-	7,948	-	-	-	-
179	WASTEWATER PLANT CARPORT ENCLOSURE	49,472	-	49,472	-	-	-	-	-	49,472	-	-	-	-
180	WASTEWATER SIDEWALK TO CARPORT ENCLOSURE	1,250	-	1,250	-	-	-	-	-	1,250	-	-	-	-
181	WASTEWATER PLANT CARPORT PARKING PAD	4,000	-	4,000	-	-	-	-	-	4,000	-	-	-	-
182	NEW DRIVE, COLUMN & ALIGNMENT	122,775	-	122,775	-	-	-	-	-	122,775	-	-	-	-
183	WASTEWATER PLANT IMPR - NEW LIGHT HEADS	9,146	-	9,146	-	-	-	-	-	9,146	-	-	-	-
184	MCC BUCKETS- REBUILD THE RAS	31,622	-	31,622	-	-	-	-	-	31,622	-	-	-	-
185	HYCOR HELIPRESS SHAFTLESS SPRIAL DEWATERING PRESS	29,177	-	29,177	-	-	-	-	-	29,177	-	-	-	-



**Table 3-1**  
**City of North Port, Florida**  
**Utility Rate Analysis**

Summary of Existing Utility Assets

Line No.	Description	Acquisition Amount	Adjustments	Adj. Acq. Amt.	Water System					Wastewater			General Plant		
					Supply	Treatment	Transmission	Distribution	Meters	Treatment	Efl./Recl.	Transmission		Collection & Direct Recl.	
186	CLARIFIER 4 - COAT METAL SURFACES FY 19-20	26,754	-	26,754	-	-	-	-	-	-	26,754	-	-	-	-
187	GRIT CLASSIFIER - REHAB WITH PLYMER LINING FY 20	21,805	-	21,805	-	-	-	-	-	-	21,805	-	-	-	-
188	HEADWORKS CONTROLS RELOCATION FY 19-20	70,272	-	70,272	-	-	-	-	-	-	70,272	-	-	-	-
189	PROMINENT BLEACH PUMP SKID - WWTP	36,071	-	36,071	-	-	-	-	-	-	36,071	-	-	-	-
190	REUSE IMPROVEMENT PROJECT	657,957	-	657,957	-	-	-	-	-	-	-	657,957	-	-	-
191	LIFT STATION UPGRADES	272,642	-	272,642	-	-	-	-	-	-	-	-	52,050	220,592	-
192	FORCE MAINS REROUTING	101,543	-	101,543	-	-	-	-	-	-	-	-	101,543	-	-
193	HILLSBOROUGH BOOSTER STATION IMPROVEMENTS	12,084	-	12,084	-	-	12,084	-	-	-	-	-	-	-	-
194	REMOTE CONTROL WIRING/HILLSBOROUGH WATER PLANT	1,700	-	1,700	-	-	1,700	-	-	-	-	-	-	-	-
195	HILLSBOROUGH BOOSTER STATION VALVES	5,971	-	5,971	-	-	5,971	-	-	-	-	-	-	-	-
196	LIFT STATION #28 CONTROL PANEL	56,409	-	56,409	-	-	-	-	-	-	-	-	-	56,409	-
197	LIFT STATION#26 WETWELL LINING	12,119	-	12,119	-	-	-	-	-	-	-	-	-	12,119	-
198	LIFT STATION #28 REHAB	4,252	-	4,252	-	-	-	-	-	-	-	-	-	4,252	-
199	LIFT STATION #25-G, S. BISCAYNE (KENWOOD)	248,663	-	248,663	-	-	-	-	-	-	-	-	248,663	-	-
200	LIFT STATION 02/03 UPGRADES	6,822	-	6,822	-	-	-	-	-	-	-	-	6,822	-	-
201	LIFT STATION UPGRADES #25	32,772	-	32,772	-	-	-	-	-	-	-	-	32,772	-	-
202	LIFT STATION #25-G, S. BISCAYNE (KENWOOD)	497,326	-	497,326	-	-	-	-	-	-	-	-	497,326	-	-
203	LIFT STATION 25 MANHOLE LINING/REHAB FY 19-20	162,759	-	162,759	-	-	-	-	-	-	-	-	162,759	-	-
204	INFILTRATION/INFLOW LINE WORK	431,525	-	431,525	-	-	-	-	-	-	-	-	-	431,525	-
205	INFILTRATION/INFLOW LINE WORK - FY 99/00 IMPROVMNT	264,384	-	264,384	-	-	-	-	-	-	-	-	-	264,384	-
206	INFILTRATION/INFLOW LINE WORK - FY 00/01-01/02	98,419	-	98,419	-	-	-	-	-	-	-	-	-	98,419	-
207	INFILTRATION/INFLOW LINE WORK - FY 01/02	41,699	-	41,699	-	-	-	-	-	-	-	-	-	41,699	-
208	INFILTRATION/INFLOW LINE WORK 02/03	34,000	-	34,000	-	-	-	-	-	-	-	-	-	34,000	-
209	FORCE MAINS - UPSIZING OF BOBCAT TRAIL	739,812	-	739,812	-	-	-	-	-	-	-	-	739,812	-	-
210	DIGESTER BLOWER ROOM-WWTP	6,690	-	6,690	-	-	-	-	-	-	6,690	-	-	-	-
211	DIGESTER BLOWER ROOM WWTP ROOF	16,450	-	16,450	-	-	-	-	-	-	16,450	-	-	-	-
212	INFLUENT MAIN UPSIZING	603,771	-	603,771	-	-	-	-	-	-	603,771	-	-	-	-
213	WATER MAIN ON US 41	48,769	-	48,769	-	-	48,769	-	-	-	-	-	-	-	-
214	TROTT CIRCLE SEWER COLLECTION SYSTEM	139,329	-	139,329	-	-	-	-	-	-	-	-	-	139,329	-
215	FORCE MAIN - BISCAYNE BLVD (REROUTED/UPSIZED)	69,633	-	69,633	-	-	-	-	-	-	-	-	69,633	-	-
216	LIFT STATION UPGRADES	225,164	-	225,164	-	-	-	-	-	-	-	-	42,986	182,178	-
217	LIFT STATION UPGRADES	114,339	-	114,339	-	-	-	-	-	-	-	-	21,828	92,510	-
218	FLORIBANNA SEWER EXTENSION	1,629,706	-	1,629,706	-	-	-	-	-	-	-	-	-	1,629,706	-
219	SUMTER GARDENS SEWER EXTENSION	764,654	-	764,654	-	-	-	-	-	-	-	-	-	764,654	-
220	FLORIBANNA WATER EXTENSION	101,483	-	101,483	-	-	-	101,483	-	-	-	-	-	-	-
221	SUMTER GARDENS WATER EXTENSION	38,830	-	38,830	-	-	-	38,830	-	-	-	-	-	-	-
222	FRONT GATE	11,850	-	11,850	-	11,850	-	-	-	-	-	-	-	-	-
223	WATER STORAGE TANK	2,485,633	-	2,485,633	-	-	2,485,633	-	-	-	-	-	-	-	-
224	WATER STORAGE TANK	1,242,816	-	1,242,816	-	-	1,242,816	-	-	-	-	-	-	-	-
225	PUMP STATION, B5 HEADWORKDS	51,000	-	51,000	-	-	-	-	-	51,000	-	-	-	-	-
226	AERATION SYSTEM	137,750	-	137,750	-	-	-	-	-	137,750	-	-	-	-	-
227	FY 2004 UPGRADES	7,250	-	7,250	-	-	-	-	-	7,250	-	-	-	-	-
228	LIFT STATION # 33 NEW 2HP MIXER PUMP	5,126	-	5,126	-	-	-	-	-	-	-	5,126	-	-	-
229	LIFT STATION #61 PIPING REPLACEMENT	32,030	-	32,030	-	-	-	-	-	-	-	-	-	32,030	-
230	LIFT STATION #61 WETWELL LINING	13,667	-	13,667	-	-	-	-	-	-	-	-	-	13,667	-
231	LIFT STATION #61 REHAB	4,252	-	4,252	-	-	-	-	-	-	-	-	-	4,252	-
232	WATER - NORTH PORT HIGH SCHOOL OFF-SITE(PRICE AVE)	119,400	-	119,400	-	-	-	119,400	-	-	-	-	-	-	-
233	WATER - WINN-DIXIE	53,375	-	53,375	-	-	-	53,375	-	-	-	-	-	-	-
234	WATER - VILLAS OF SABLE TRACE	190,575	-	190,575	-	-	-	190,575	-	-	-	-	-	-	-
235	WATER - CRANBERRY ELEMENTARY	85,325	-	85,325	-	-	-	85,325	-	-	-	-	-	-	-
236	WATER - WOODHAVEN	219,325	-	219,325	-	-	-	219,325	-	-	-	-	-	-	-
237	WATER - INDUSTRIAL PARK	370,000	-	370,000	-	-	-	370,000	-	-	-	-	-	-	-
238	WATER - TOLEDO BLADE ELEMENTARY	45,175	-	45,175	-	-	-	45,175	-	-	-	-	-	-	-
239	WATER - FOOD LION/NP HEALTH PARK	37,325	-	37,325	-	-	-	37,325	-	-	-	-	-	-	-
240	WATER - CARPET SHOP WATER LINE EXTENSION	69,750	-	69,750	-	-	-	69,750	-	-	-	-	-	-	-
241	WATER - HERON CREEK DRIVE	94,325	-	94,325	-	-	-	94,325	-	-	-	-	-	-	-
242	WATER - HERON CREEK UNIT 1	199,475	-	199,475	-	-	-	199,475	-	-	-	-	-	-	-
243	WATER - CHARLESTON PARK	57,020	-	57,020	-	-	-	57,020	-	-	-	-	-	-	-
244	WATER - RILEY CHASE OFF-SITE	89,456	-	89,456	-	-	-	89,456	-	-	-	-	-	-	-
245	WATER - LAKESIDE PLANTATION	687,889	-	687,889	-	-	-	687,889	-	-	-	-	-	-	-
246	WATER - VILLAS OF CHARLESTON PARK	253,403	-	253,403	-	-	-	253,403	-	-	-	-	-	-	-
247	WATER - NORTH PORT PARK OF COMMERCE PHASE 2	132,574	-	132,574	-	-	-	132,574	-	-	-	-	-	-	-

**Table 3-1**  
**City of North Port, Florida**  
**Utility Rate Analysis**

Summary of Existing Utility Assets

Line No.	Description	Acquisition Amount	Adjustments	Adj. Acq. Amt.	Water System					Wastewater			General Plant	
					Supply	Treatment	Transmission	Distribution	Meters	Treatment	Efl./Recl.	Transmission		Collection & Direct Recl.
248	WATER - HERON CREEK TOWNE CENTRE (DD)	206,550	-	206,550	-	-	-	206,550	-	-	-	-	-	-
249	WATER - HERON CREEK UNIT 7 PARCEL G	70,796	-	70,796	-	-	-	70,796	-	-	-	-	-	-
250	WATER - HERON CREEK UNIT 6 (F)	144,075	-	144,075	-	-	-	144,075	-	-	-	-	-	-
251	WATER - HERON CREEK UNIT 9 PARCEL I	48,746	-	48,746	-	-	-	48,746	-	-	-	-	-	-
252	WATER - HERON CREEK UNIT 8 PARCEL H	122,487	-	122,487	-	-	-	122,487	-	-	-	-	-	-
253	WATER - HERON CREEK UNIT 5 PARCEL E	77,760	-	77,760	-	-	-	77,760	-	-	-	-	-	-
254	WATER - HERON CREEK UNIT 4 (J)	55,175	-	55,175	-	-	-	55,175	-	-	-	-	-	-
255	WATER - HERON CREEK UNIT 3 (A,B,L)	332,025	-	332,025	-	-	-	332,025	-	-	-	-	-	-
256	WATER - HERON CREEK UNIT 2	136,650	-	136,650	-	-	-	136,650	-	-	-	-	-	-
257	WATER - RIVERWALK MOBILE HOME PARK	30,425	-	30,425	-	-	-	30,425	-	-	-	-	-	-
258	WATER - WILLOW CREEK APARTMENTS	50,775	-	50,775	-	-	-	50,775	-	-	-	-	-	-
259	WATER - BOBCAT TRAIL PHASE 1	516,300	-	516,300	-	-	-	516,300	-	-	-	-	-	-
260	WATER - BOBCAT TRAIL PHASE 3	43,600	-	43,600	-	-	-	43,600	-	-	-	-	-	-
261	WATER - BOBCAT VILLAS PHASE II	16,305	-	16,305	-	-	-	16,305	-	-	-	-	-	-
262	WATER - SABAL TRACE UNIT 3	149,920	-	149,920	-	-	-	149,920	-	-	-	-	-	-
263	WATER - SABAL TRACE UNIT 1	267,698	-	267,698	-	-	-	267,698	-	-	-	-	-	-
264	WATER - TOLEDO CLUB APARTMENTS	215,225	-	215,225	-	-	-	215,225	-	-	-	-	-	-
265	WATER - RILEY CHASE	187,500	-	187,500	-	-	-	187,500	-	-	-	-	-	-
266	WATER - LINK SIDE	41,525	-	41,525	-	-	-	41,525	-	-	-	-	-	-
267	WATER - DUCK KEY	221,325	-	221,325	-	-	-	221,325	-	-	-	-	-	-
268	SEWER - NORTH PORT HIGH SCHOOL OFF-SITE (PRICE AVE)	613,504	-	613,504	-	-	-	-	-	-	-	-	613,504	-
269	SEWER - WINN-DIXIE	46,400	-	46,400	-	-	-	-	-	-	-	-	46,400	-
270	SEWER - VILLAS OF SABLE TRACE	333,176	-	333,176	-	-	-	-	-	-	-	-	333,176	-
271	LIFT STATION #70 & SEWER - CRANBERRY ELEMENTARY	471,260	-	471,260	-	-	-	-	-	-	-	-	471,260	-
272	PUMP, FLYGT 11 HP 460V 3PH	11,485	-	11,485	-	-	-	-	-	-	-	-	11,485	-
273	PUMP, FLYGT 11 HP 460V 3PH	11,485	-	11,485	-	-	-	-	-	-	-	-	11,485	-
274	2016 LIFT STATION REHAB - U16LSR	43,279	-	43,279	-	-	-	-	-	-	-	-	43,279	-
275	LIFT STATION REHAB PROGRM - U15LSR	4,160	-	4,160	-	-	-	-	-	-	-	-	4,160	-
276	LIFT STATION REHAB - U17LSR	3,227	-	3,227	-	-	-	-	-	-	-	-	3,227	-
277	PUMP, FLYGT 11 HP 460V 3PH	11,485	-	11,485	-	-	-	-	-	-	-	-	11,485	-
278	PUMP, FLYGT 11 HP 460V 3PH	11,485	-	11,485	-	-	-	-	-	-	-	-	11,485	-
279	SEWER - WOODHAVEN	622,812	-	622,812	-	-	-	-	-	-	-	-	622,812	-
280	SEWER - INDUSTRIAL PARK	1,061,172	-	1,061,172	-	-	-	-	-	-	-	-	1,061,172	-
281	SEWER - TOLEDO BLADE ELEMENTARY	2,088,260	-	2,088,260	-	-	-	-	-	-	-	-	2,088,260	-
282	DUPLEX CONTROL PANEL - LS 40	14,666	-	14,666	-	-	-	-	-	-	-	-	14,666	-
283	CONTROL PANEL - LS 40	14,157	-	14,157	-	-	-	-	-	-	-	-	14,157	-
284	CONTROL PANEL - LS 40	14,157	-	14,157	-	-	-	-	-	-	-	-	14,157	-
285	SEWER - FOOD LION/NP HEALTH PARK	35,776	-	35,776	-	-	-	-	-	-	-	-	35,776	-
286	SEWER - HERON CREEK DRIVE	330,000	-	330,000	-	-	-	-	-	-	-	-	330,000	-
287	SEWER - HERON CREEK UNIT 1	851,680	-	851,680	-	-	-	-	-	-	-	-	851,680	-
288	SEWER - CHARLESTON PARK	52,338	-	52,338	-	-	-	-	-	-	-	-	52,338	-
289	SEWER - RILEY CHASE OFF-SITE	5,605	-	5,605	-	-	-	-	-	-	-	-	5,605	-
290	SEWER - LAKESIDE PLANTATION	925,653	-	925,653	-	-	-	-	-	-	-	-	925,653	-
291	SEWER - VILLAS OF CHARLESTON PARK	423,900	-	423,900	-	-	-	-	-	-	-	-	423,900	-
292	SEWER - NORTH PORT PARK OF COMMERCE	98,548	-	98,548	-	-	-	-	-	-	-	-	98,548	-
293	SEWER - HERON CREEK TOWNE CENTRE OFF-SITE	149,887	-	149,887	-	-	-	-	-	-	-	-	149,887	-
294	SEWER - HERON CREEK TOWNE CENTRE (DD)	98,600	-	98,600	-	-	-	-	-	-	-	-	98,600	-
295	SEWER - HERON CREEK UNIT 7 PARCEL G	160,878	-	160,878	-	-	-	-	-	-	-	-	160,878	-
296	SEWER - HERON CREEK UNIT 6 (F)	133,408	-	133,408	-	-	-	-	-	-	-	-	133,408	-
297	SEWER - HERON CREEK UNIT 9 PARCEL I	45,662	-	45,662	-	-	-	-	-	-	-	-	45,662	-
298	SEWER - HERON CREEK UNIT 8 PARCEL H	305,001	-	305,001	-	-	-	-	-	-	-	-	305,001	-
299	SEWER - HERON CREEK UNIT 5 PARCEL E	201,446	-	201,446	-	-	-	-	-	-	-	-	201,446	-
300	SEWER - HERON CREEK UNIT 4 (J)	63,856	-	63,856	-	-	-	-	-	-	-	-	63,856	-
301	SEWER - HERON CREEK UNIT 2	322,092	-	322,092	-	-	-	-	-	-	-	-	322,092	-
302	SEWER - RIVERWALK MOBILE HOME PARK	35,056	-	35,056	-	-	-	-	-	-	-	-	35,056	-
303	SEWER - WILLOW CREEK APARTMENTS	161,056	-	161,056	-	-	-	-	-	-	-	-	161,056	-
304	SEWER - BOBCAT TRAIL PHASE 1	1,556,912	-	1,556,912	-	-	-	-	-	-	-	-	1,556,912	-
305	SEWER - EMERGENCY REPAIRS FORCE MAIN	58,575	-	58,575	-	-	-	-	-	-	-	-	58,575	-
306	SEWER - BOBCAT VILLAS	46,589	-	46,589	-	-	-	-	-	-	-	-	46,589	-
307	SEWER - SABLE TRACE UNIT 3	179,281	-	179,281	-	-	-	-	-	-	-	-	179,281	-
308	SEWER - SABAL TRACE UNIT 1	231,385	-	231,385	-	-	-	-	-	-	-	-	231,385	-
309	SEWER - TOLEDO CLUB APARTMENTS	403,372	-	403,372	-	-	-	-	-	-	-	-	403,372	-

**Table 3-1**  
**City of North Port, Florida**  
**Utility Rate Analysis**

Summary of Existing Utility Assets

Line No.	Description	Acquisition Amount	Adjustments	Adj. Acq. Amt.	Water System					Wastewater			Collection & Direct Recl.	General Plant	
					Supply	Treatment	Transmission	Distribution	Meters	Treatment	Efl./Recl.	Transmission			
310	SEWER - RILEY CHASE	313,356	-	313,356	-	-	-	-	-	-	-	-	-	313,356	-
311	SEWER - LINK SIDE	43,856	-	43,856	-	-	-	-	-	-	-	-	-	43,856	-
312	SEWER - DUCK KEY	372,724	-	372,724	-	-	-	-	-	-	-	-	-	372,724	-
313	SEWER - COCOPLUM OFF-SITE	103,700	-	103,700	-	-	-	-	-	-	-	-	-	103,700	-
314	REUSE - SABAL TRACE UNIT 1	89,720	-	89,720	-	-	-	-	-	-	89,720	-	-	-	-
315	WATER - JADE HOMES RESIDENTIAL LOTS	63,195	-	63,195	-	-	-	-	63,195	-	-	-	-	-	-
316	SEWER - JADE HOMES RESIDENTIAL LOTS	102,087	-	102,087	-	-	-	-	-	-	-	-	-	102,087	-
317	WATER - TALON BAY PHASE 1-A	25,725	-	25,725	-	-	-	-	25,725	-	-	-	-	-	-
318	SEWER - VILLAS AT CHARLESTON PARK PHASE 1	235,645	-	235,645	-	-	-	-	-	-	-	-	-	235,645	-
319	WATER - THE VILLAS OF SABAL TRACE PHASE 2	335,782	-	335,782	-	-	-	-	335,782	-	-	-	-	-	-
320	SEWER - THE VILLAS OF SABAL TRACE PHASE 2	382,648	-	382,648	-	-	-	-	-	-	-	-	-	382,648	-
321	LIFT STATION #26 CONTROL PANEL	56,409	-	56,409	-	-	-	-	-	-	-	-	-	56,409	-
322	LIFT STATION #26 WETWELL LINING	13,274	-	13,274	-	-	-	-	-	-	-	-	-	13,274	-
323	LIFT STATION #46 UPGRADES - U04LSU NP ART GUILD	11,100	-	11,100	-	-	-	-	-	-	-	-	-	11,100	-
324	LIFT STATION #38 UPGRADES PROJ U04LSU WEXFORD	5,970	-	5,970	-	-	-	-	-	-	-	-	-	5,970	-
325	LIFT STATION # 38 REHAB	4,252	-	4,252	-	-	-	-	-	-	-	-	-	4,252	-
326	LIFT STATION #20 UPGRADES SYDNEY RD PROJ U04LSU	10,458	-	10,458	-	-	-	-	-	-	-	-	-	10,458	-
327	LIFT STATION #20 UPGRADES	6,806	-	6,806	-	-	-	-	-	-	-	-	-	6,806	-
328	WATER - SEWER LINES - UPSIZING	56,228	-	56,228	-	-	-	-	28,114	-	-	-	-	28,114	-
329	WWTP EXPANSION	6,234,569	-	6,234,569	-	-	-	-	-	-	6,234,569	-	-	-	-
330	ROTO BAR SCREEN REPLACEMENT	152,908	-	152,908	-	-	-	-	-	-	152,908	-	-	-	-
331	ROTO BAR SCREEN REPLACEMENT	152,908	-	152,908	-	-	-	-	-	-	152,908	-	-	-	-
332	LIFT STATION UPGRADES FY05	96,233	-	96,233	-	-	-	-	-	-	-	-	18,372	77,861	-
333	SALFORD RIGHT TURN LANE - UTILITIES PORTION	67,175	-	67,175	-	-	-	-	-	-	-	-	-	-	67,175
334	SEWER MAIN REPAIRS - FABIAN STREET	20,046	-	20,046	-	-	-	-	-	-	-	-	-	20,046	-
335	TRANSMISSION IMPROVEMENTS	174,873	-	174,873	-	-	174,873	-	-	-	-	-	-	-	-
336	FENCING, LIFT STATION #33	5,317	-	5,317	-	-	-	-	-	-	-	-	5,317	-	-
337	WATER - TOLEDO CLUB APARTMENTS PHASE IIB	28,300	-	28,300	-	-	-	-	28,300	-	-	-	-	-	-
338	SEWER - TOLEDO CLUB APARTMENTS PHASE IIB	28,660	-	28,660	-	-	-	-	-	-	-	-	-	28,660	-
339	WATER - ISLANDWALK AT THE WEST VILLAGES PHASE 1A	490,966	-	490,966	-	-	-	-	490,966	-	-	-	-	-	-
340	SEWER - ISLANDWALK AT THE WEST VILLAGES PHASE 1A	1,104,147	-	1,104,147	-	-	-	-	-	-	-	-	-	1,104,147	-
341	WATER - ISLANDWALK AT THE WEST VILLAGES PHASE 1B	258,880	-	258,880	-	-	-	-	258,880	-	-	-	-	-	-
342	SEWER - ISLANDWALK AT THE WEST VILLAGES PHASE 1B	417,438	-	417,438	-	-	-	-	-	-	-	-	-	417,438	-
343	WATER - WALGREENS AT HERON CREEK	31,541	-	31,541	-	-	-	-	31,541	-	-	-	-	-	-
344	SEWER - NORTHPORT COMMONS	22,960	-	22,960	-	-	-	-	-	-	-	-	-	22,960	-
345	WATER - NORTHPORT COMMONS	76,160	-	76,160	-	-	-	-	76,160	-	-	-	-	-	-
346	SEWER - NORTHPORT MARKET PLACE PHASE 2	24,551	-	24,551	-	-	-	-	-	-	-	-	-	24,551	-
347	WATER - NORTHPORT MARKET PLACE PHASE 2	10,242	-	10,242	-	-	-	-	10,242	-	-	-	-	-	-
348	WATER - VILLAS AT CHARLESTON PARK PHASE 1	96,625	-	96,625	-	-	-	-	96,625	-	-	-	-	-	-
349	SEWER - VILLAS AT CHARLESTON PARK PHASE 2	204,076	-	204,076	-	-	-	-	-	-	-	-	-	204,076	-
350	WATER - VILLAS AT CHARLESTON PARK PHASE 2	119,545	-	119,545	-	-	-	-	119,545	-	-	-	-	-	-
351	WATER - TURNBERRY TRACE	259,280	-	259,280	-	-	-	-	259,280	-	-	-	-	-	-
352	SEWER - TURNBERRY TRACE	179,535	-	179,535	-	-	-	-	-	-	-	-	-	179,535	-
353	WATER - LAKESIDE PLANTATION TO PANACEA BLVD	157,995	-	157,995	-	-	-	-	157,995	-	-	-	-	-	-
354	SEWER - PLANTATION BLVD. TO HABERLAND BLVD.	442,358	-	442,358	-	-	-	-	-	-	-	-	-	442,358	-
355	WATER - PLANTATION BLVD. TO HABERLAND BLVD.	1,761,017	-	1,761,017	-	-	-	-	1,761,017	-	-	-	-	-	-
356	SEWER - CYPRESS FALLS PHASE 1	1,551,022	-	1,551,022	-	-	-	-	-	-	-	-	-	1,551,022	-
357	WATER - CYPRESS FALLS PHASE 1	569,316	-	569,316	-	-	-	-	569,316	-	-	-	-	-	-
358	SEWER - CEDAR GROVE PHASE 1	1,107,585	-	1,107,585	-	-	-	-	-	-	-	-	-	1,107,585	-
359	WATER - CEDAR GROVE PHASE 1	604,176	-	604,176	-	-	-	-	604,176	-	-	-	-	-	-
360	WATER - WEST VILLAGE PUMP STATION	2,710,615	-	2,710,615	-	-	-	2,710,615	-	-	-	-	-	-	-
361	PUMP, FLOWSERVE SPLIT CASE	8,678	-	8,678	-	-	-	8,678	-	-	-	-	-	-	-
362	WATER-AMONIA SYSTEM UPGRD-(U17WAS)(FY18/19)	69,400	-	69,400	-	-	-	69,400	-	-	-	-	-	-	-
363	WATER - SNOVER DIRECTIONAL HABERLAND	81,105	-	81,105	-	-	-	-	81,105	-	-	-	-	-	-
364	WATER - GAS STATION/CONVENIENCE STORE	25,350	-	25,350	-	-	-	-	25,350	-	-	-	-	-	-
365	WATER - TOLEDO BLADE PROFESSIONAL CENTER	42,600	-	42,600	-	-	-	-	42,600	-	-	-	-	-	-
366	SEWER - TOLEDO BLADE PROFESSIONAL CENTER	73,822	-	73,822	-	-	-	-	-	-	-	-	-	73,822	-
367	WATER - WOODLANDS HABERLAND WATERMAIN	130,663	-	130,663	-	-	-	-	130,663	-	-	-	-	-	-
368	WATER - WOODLANDS TOLEDO BLADE FM	144,747	-	144,747	-	-	-	-	144,747	-	-	-	-	-	-
369	WATER - WAL-MART SUPERCENTER	376,538	-	376,538	-	-	-	-	376,538	-	-	-	-	-	-
370	SEWER - WAL-MART SUPERCENTER	343,039	-	343,039	-	-	-	-	-	-	-	-	-	343,039	-
371	SEWER - SUMTER CROSSING	76,184	-	76,184	-	-	-	-	-	-	-	-	-	76,184	-

**Table 3-1**  
**City of North Port, Florida**  
**Utility Rate Analysis**

Summary of Existing Utility Assets

Line No.	Description	Acquisition Amount	Adjustments	Adj. Acq. Amt.	Water System					Wastewater			General Plant	
					Supply	Treatment	Transmission	Distribution	Meters	Treatment	Efl./Recl.	Transmission		Collection & Direct Recl.
372	WATER - SUMTER CROSSING	105,745	-	105,745	-	-	-	105,745	-	-	-	-	-	-
373	WATER - SHOPPS AT HERON CREEK	59,607	-	59,607	-	-	-	59,607	-	-	-	-	-	-
374	SEWER - SHOPPES AT HERON CREEK	147,263	-	147,263	-	-	-	-	-	-	-	-	147,263	-
375	WATER - HERON CREEK UNIT 12 PARCEL K	44,253	-	44,253	-	-	-	44,253	-	-	-	-	-	-
376	SEWER - HERON CREEK UNIT 12 PARCEL K	46,881	-	46,881	-	-	-	-	-	-	-	-	46,881	-
377	WATER - THE COLONY @ SABAL TRACE	43,177	-	43,177	-	-	-	-	43,177	-	-	-	-	-
378	SEWER - THE COLONY @ SABAL TRACE	74,922	-	74,922	-	-	-	-	-	-	-	-	74,922	-
379	PUMP/FLYGT 20HP (LS#61)	6,994	-	6,994	-	-	-	-	-	-	-	-	6,994	-
380	PUMP/FLYGT 20HP (LS#61)	6,755	-	6,755	-	-	-	-	-	-	-	-	6,755	-
381	OVERSIZE LINES-DEVELOPERS PROJ# U0OVER	197,381	-	197,381	-	-	98,691	-	-	-	-	98,691	-	-
382	PLANT EXPANSION - PROJ#U0PLEX	11,900	-	11,900	-	-	-	-	-	11,900	-	-	-	-
383	HILLSBOROUGH BOOSTER PUMP STATION IMP.	84,293	-	84,293	-	-	84,293	-	-	-	-	-	-	-
384	IMPROVEMENTS	43,342	-	43,342	-	-	43,342	-	-	-	-	-	-	-
385	12 MASTER MTR FLG OCTAVE-OSI ENCODER MODULE	9,091	-	9,091	-	-	9,091	-	-	-	-	-	-	-
386	HILLSBOROUGH BOOSTER PUMP ST IMPRV (FY18/19)	1,461	-	1,461	-	-	1,461	-	-	-	-	-	-	-
387	HILLSBOROUGH BOOSTER ST FLOWERVE SPLITCASE PUMP	10,727	-	10,727	-	-	10,727	-	-	-	-	-	-	-
388	WTP MASTER PLAN UPGRADES PROJ#U02MPU	510,242	-	510,242	-	-	510,242	-	-	-	-	-	-	-
389	WTP HIGH SERVICE PUMP STATION IMP. PROJ#U04HSP	59,805	-	59,805	-	-	59,805	-	-	-	-	-	-	-
390	IMPROVEMENTS	55,155	-	55,155	-	-	55,155	-	-	-	-	-	-	-
391	FILTER REHAB & OPTIMIZATION PROJ#U05FRO	240,398	-	240,398	-	-	-	-	-	-	-	-	-	240,398
392	UPGRADES TO FILTERS 1 & 2 PRT OF U16CME	33,747	-	33,747	-	-	-	-	-	-	-	-	-	33,747
393	UPGRADE TO FILTER 3	17,374	-	17,374	-	-	-	-	-	-	-	-	-	17,374
394	UPGRADE TO FILTER 4	17,374	-	17,374	-	-	-	-	-	-	-	-	-	17,374
395	REUSE SYSTEM IMPROVEMENTS PROJ#U05IRS	5,306	-	5,306	-	-	-	-	-	5,306	-	-	-	-
396	LIFT STATION UPGRADES PROJ#U05LSU	50,315	-	50,315	-	-	-	-	-	-	9,606	-	40,709	-
397	WATER TELEMETRY-SCADA PROJ# U05WTS	7,947	-	7,947	-	-	2,649	2,649	2,649	-	-	-	-	-
398	L/S TELEMETRY-SCADA PROJ# U05WWT	71,450	-	71,450	-	-	-	-	-	-	-	13,640	57,810	-
399	GRAVITY SAND FILTER REP PROJ# U06GSF	45,661	-	45,661	-	-	-	-	-	45,661	-	-	-	-
400	HANDRAIL, SAFETY ALUMINUM WITH STEPS	24,980	-	24,980	-	-	-	-	-	24,980	-	-	-	-
401	WWTP EXP & NEIGHBOR EXP PROJ # U06NEP	59,160	-	59,160	-	-	-	-	-	59,160	-	-	-	-
402	OVERSIZE-PAN FORCE MAIN PROJ #U06PFM	472,096	-	472,096	-	-	-	-	-	-	-	472,096	-	-
403	OVERSIZE-PAN WATER MAIN PROJ# U06PWM	1,293,051	-	1,293,051	-	-	1,293,051	-	-	-	-	-	-	-
404	WW TRANSMISSION, REL& OV PROJ# U06GSTR	5,970	-	5,970	-	-	-	-	-	-	-	5,970	-	-
405	WATER - BOBCAT SQUARE	51,871	-	51,871	-	-	-	-	51,871	-	-	-	-	-
406	SEWER - BOBCAT SQUARE	31,275	-	31,275	-	-	-	-	-	-	-	-	31,275	-
407	SEWER - WEST VILLAGES OFFSITE WWATER FORCE MAIN	1,537,758	-	1,537,758	-	-	-	-	-	-	-	-	1,537,758	-
408	WATER - WEST VILLAGES OFFSITE WATER MAIN	1,381,839	-	1,381,839	-	-	1,381,839	-	-	-	-	-	-	-
409	SEWER - TOLEDO CLUB APARTMENTS PHASE IIC	18,190	-	18,190	-	-	-	-	-	-	-	-	18,190	-
410	WATER - TOLEDO CLUB APARTMENTS PHASE IIC	17,080	-	17,080	-	-	-	17,080	-	-	-	-	-	-
411	WATER - PAN AMERICAN OFFICE @S900&S920 IMPROV	40,190	-	40,190	-	-	-	40,190	-	-	-	-	-	-
412	SEWER - NORTH PORT GATEWAY	62,491	-	62,491	-	-	-	-	-	-	-	-	62,491	-
413	WATER - NORTH PORT GATEWAY	265,585	-	265,585	-	-	-	265,585	-	-	-	-	-	-
414	SEWER - SUMTER CROSSING EAST	37,894	-	37,894	-	-	-	-	-	-	-	-	37,894	-
415	WATER - SUMTER CROSSING EAST	80,509	-	80,509	-	-	-	80,509	-	-	-	-	-	-
416	WATER - SMH LIFT STATION	200,000	-	200,000	-	-	-	200,000	-	-	-	-	-	-
417	WATER - API NORTH PORT BLDG. PARK OF COMMERCE	8,856	-	8,856	-	-	-	8,856	-	-	-	-	-	-
418	WATER - SUMTER COMMERCE	27,990	-	27,990	-	-	-	27,990	-	-	-	-	-	-
419	SEWER - SUMTER COMMERCE	14,485	-	14,485	-	-	-	-	-	-	-	-	14,485	-
420	WATER - TIRE CHOICE	8,443	-	8,443	-	-	-	8,443	-	-	-	-	-	-
421	WATER - SHOPPES AT PRICE CROSSING	103,343	-	103,343	-	-	-	103,343	-	-	-	-	-	-
422	SEWER - SHOPPES AT PRICE CROSSING	46,848	-	46,848	-	-	-	-	-	-	-	-	46,848	-
423	WATER - TALON BAY PHASE II	112,195	-	112,195	-	-	-	112,195	-	-	-	-	-	-
424	SEWER - TALON BAY PHASE II	170,341	-	170,341	-	-	-	-	-	-	-	-	170,341	-
425	WATER - OVERSIZING UPGRADE FOR LAMARQUE ELEMENTARY	210,778	-	210,778	-	-	-	-	-	-	-	-	210,778	-
426	WATER - SCHOOL BOARD FOR LAMARQUE ELEMENTARY	487,858	-	487,858	-	-	-	-	-	-	-	-	487,858	-
427	SEWER - OVERSIZING UPGRADE FOR LAMARQUE ELEMENTARY	412,655	-	412,655	-	-	-	-	-	-	-	-	412,655	-
428	WATER - OVERSIZING UPGRADE FOR LAMARQUE ELEMENTARY	421,556	-	421,556	-	-	-	-	-	-	-	-	421,556	-
429	SEWER - SCHOOL BOARD FOR LAMARQUE ELEMENTARY	319,111	-	319,111	-	-	-	-	-	-	-	-	319,111	-
430	INFLOW/INFILTRATION IMPROVEMENTS FY06/07	195,000	-	195,000	-	-	-	-	-	-	-	-	195,000	-
431	CLARIFIERS - IMPROVEMENTS FY06/07-SLUDGE BLOW OFF	21,654	-	21,654	-	-	21,654	-	-	-	-	-	-	-
432	SEWER - UPGRADES FOR VARIOUS LOCATIONS FY06/07	151,886	-	151,886	-	-	-	-	-	-	-	-	151,886	-
433	WATER & FORCE MAIN IMPROVEMENTS FY06/07	118,900	-	118,900	-	-	118,900	-	-	-	-	-	-	-

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**City of North Port, Florida**  
**Utility Rate Analysis**

Summary of Existing Utility Assets

Line No.	Description	Acquisition Amount	Adjustments	Adj. Acq. Amt.	Water System					Wastewater			General Plant	
					Supply	Treatment	Transmission	Distribution	Meters	Treatment	Efl./Recl.	Transmission		Collection & Direct Recl.
434	LIFT STATION UPGRADES FY05-07	51,391	-	51,391	-	-	-	-	-	-	-	9,811	41,580	-
435	LIFT STATION UPGRADES FY 06/07	12,189	-	12,189	-	-	-	-	-	-	-	2,327	9,862	-
436	WATER - GRAN PARADISO PHASE I	402,207	-	402,207	-	-	-	402,207	-	-	-	-	-	-
437	SEWER - GRAN PARADISO PHASE I	1,604,025	-	1,604,025	-	-	-	-	-	-	-	-	1,604,025	-
438	WATER - ISLANDWALK AT WEST VILLAGES PHASE 1D PRTL	177,618	-	177,618	-	-	-	177,618	-	-	-	-	-	-
439	SEWER - ISLANDWALK AT WEST VILLAGES PHASE 1D PRTL	32,046	-	32,046	-	-	-	-	-	-	-	-	32,046	-
440	WATER - PLANTATION BLVD. EXTENSION	556,400	-	556,400	-	-	-	556,400	-	-	-	-	-	-
441	SEWER - PLANTATION BLVD. EXTENSION	551,621	-	551,621	-	-	-	-	-	-	-	-	551,621	-
442	WATER - FLORIDA CENTER	10,885	-	10,885	-	-	-	10,885	-	-	-	-	-	-
443	WATER - SHOPPES AT NORTH PORT	66,265	-	66,265	-	-	-	66,265	-	-	-	-	-	-
444	SEWER - SHOPPES AT NORTH PORT	193,268	-	193,268	-	-	-	-	-	-	-	-	193,268	-
445	WATER - WALGREENS AT SHOPPES AT NORTH PORT	6,407	-	6,407	-	-	-	6,407	-	-	-	-	-	-
446	WATER - WVID CITY OF NORTH PORT/SARASOTA CNTY INTE	110,044	-	110,044	-	-	-	110,044	-	-	-	-	-	-
447	WATER - SARASOTA MEMORIAL HOSPITAL	18,357	-	18,357	-	-	-	18,357	-	-	-	-	-	-
448	SEWER - CITIZEN'S PARKWAY	548,547	-	548,547	-	-	-	-	-	-	-	-	548,547	-
449	VULNERABILITY ASSESS IMPROVEMENTS FY07/08	24,975	-	24,975	-	24,975	-	-	-	-	-	-	-	-
450	VIDEO SURVEILLIANCE SYSTEM UPGRADE FY17/18	14,916	-	14,916	-	-	-	-	-	14,916	-	-	-	-
451	LIFT STATION #51 FY07/08 FIRE STATION 4980 CITY CN	303,955	-	303,955	-	-	-	-	-	-	-	303,955	-	-
452	LIFT STATION #51 PIPING REPLACEMENT	31,723	-	31,723	-	-	-	-	-	-	-	-	31,723	-
453	LIFT STATION # 51 WETWELL LINING	20,530	-	20,530	-	-	-	-	-	-	-	20,530	-	-
454	3" GUIDE RAIL	5,918	-	5,918	-	-	-	-	-	-	-	5,918	-	-
455	LIFT STATION UPGRADES FY07/08	8,867	-	8,867	-	-	-	-	-	-	-	-	8,867	-
456	LIFT STATION #36 PIPING REPLACEMENT	23,685	-	23,685	-	-	-	-	-	-	-	-	23,685	-
457	LIFT STATION #36 CONTROL PANEL	60,216	-	60,216	-	-	-	-	-	-	-	-	60,216	-
458	LIFT STATION #36 PUMP	52,172	-	52,172	-	-	-	-	-	-	-	-	52,172	-
459	LIFT STATION #36 WETWELL LINING	16,112	-	16,112	-	-	-	-	-	-	-	-	16,112	-
460	LIFT STATION #36 REHAB	4,252	-	4,252	-	-	-	-	-	-	-	-	4,252	-
461	INFLOW/INFILTRATION PROGRAM FY07/08	188,276	-	188,276	-	-	-	-	-	-	-	-	188,276	-
462	RESIDENTIAL METER PROGRAM FY07/08	145,875	-	145,875	-	-	-	145,875	-	-	-	-	-	-
463	COMMERCIAL METERS FY07/08	15,802	-	15,802	-	-	-	15,802	-	-	-	-	-	-
464	EMERGENCY WATER INTERCONNECT FY07/08	22,334	-	22,334	-	22,334	-	-	-	-	-	-	-	-
465	RETRO-FIT RESIDENTIAL RADIO METER FY07/08	188,270	-	188,270	-	-	-	188,270	-	-	-	-	-	-
466	WATER - MIDDLE SCHOOL "E-E"	229,000	-	229,000	-	-	-	229,000	-	-	-	-	-	-
467	WATER LINE CHANGES	4,790	-	4,790	-	-	-	4,790	-	-	-	-	-	-
468	SEWER - MIDDLE SCHOOL "E-E"	264,000	-	264,000	-	-	-	-	-	-	-	-	264,000	-
469	SEWER CHANGE	83,594	-	83,594	-	-	-	-	-	-	-	-	83,594	-
470	WATER - LOWES	170,507	-	170,507	-	-	-	170,507	-	-	-	-	-	-
471	SEWER - LOWES	11,022	-	11,022	-	-	-	-	-	-	-	-	11,022	-
472	LIFT STATION - LOWES	27,090	-	27,090	-	-	-	-	-	-	-	-	27,090	-
473	LIFT STATION - LOWES	13,545	-	13,545	-	-	-	-	-	-	-	-	13,545	-
474	PUMP, FLYGT 6" 20HP (LS#25)	10,700	-	10,700	-	-	-	-	-	-	-	-	10,700	-
475	PUMP, FLYGT 4" 10HP (LS#21)	5,295	-	5,295	-	-	-	-	-	-	-	-	5,295	-
476	INTERCONNECT WITH SARASOTA CNTY FY08/09	110,691	-	110,691	-	110,691	-	-	-	-	-	-	-	-
477	LIFT STATION TELEMETRY FY08/09	44,500	-	44,500	-	-	-	-	-	-	8,495	-	36,005	-
478	NE BOOSTER PUMP STATION UPGRADES FY08/09	773,960	-	773,960	-	-	773,960	-	-	-	-	-	-	-
479	NE BOOSTER STATION DESIGN FY08/09	49,062	-	49,062	-	-	49,062	-	-	-	-	-	-	-
480	SUMTER BLVD. WIDE DES OVER FY08/09	53,125	-	53,125	-	-	53,125	-	-	-	-	-	-	-
481	UPGRADE LS 51 & 19 INC GE FY08/09	325,075	-	325,075	-	-	-	-	-	-	-	325,075	-	-
482	LIFT STATION #30 UPGRADES KINGSLEY	10,313	-	10,313	-	-	-	-	-	-	-	10,313	-	-
483	AQUA STORAGE RECOVERY WELL FY08/09	1,704,588	-	1,704,588	-	1,704,588	-	-	-	-	-	-	-	-
484	WATER TRANS RELOC & REPAIR FY08/09	30,756	-	30,756	-	-	30,756	-	-	-	-	-	-	-
485	WATER TRANS RELOC & REPAIR FY09/10 U08WTR	3,349	-	3,349	-	-	3,349	-	-	-	-	-	-	-
486	WATER TRANS, RELOC, REPAIR FY09/10 U10WTR	56,307	-	56,307	-	-	56,307	-	-	-	-	-	-	-
487	WATER TRANS, RELOC, REPAIR FY10/11 U11WTR	81,408	-	81,408	-	-	81,408	-	-	-	-	-	-	-
488	WATER - ELEMENTARY "I" FY08/09 ATWATER	35,270	-	35,270	-	-	-	35,270	-	-	-	-	-	-
489	CNTY REL PROJ WATER OVER FY08/09 ATWATER	7,305	-	7,305	-	-	-	7,305	-	-	-	-	-	-
490	SEWER - ELEMENTARY "I" ATWATER	378,398	-	378,398	-	-	-	-	-	-	-	-	378,398	-
491	CNTY RELATED SEWER OVER FY 08/09 ATWATER	285,607	-	285,607	-	-	-	-	-	-	-	-	285,607	-
492	WATER - ISLANDWALK AT THE WEST VILLAGES PHASE 1C	197,073	-	197,073	-	-	-	197,073	-	-	-	-	-	-
493	SEWER - ISLANDWALK AT THE WEST VILLAGES PHASE 1C	259,413	-	259,413	-	-	-	-	-	-	-	-	259,413	-
494	LIFT STATION #88 - GRAN PARADISO A12900 RENAISSANC	623,926	-	623,926	-	-	-	-	-	-	-	623,926	-	-
495	LIFT STATION #89 - GRAN PARADISO B RENAISSANCE BLV	262,977	-	262,977	-	-	-	-	-	-	-	-	262,977	-

**Table 3-1**  
**City of North Port, Florida**  
**Utility Rate Analysis**

Summary of Existing Utility Assets

Line No.	Description	Acquisition Amount	Adjustments	Adj. Acq. Amt.	Water System					Wastewater			General Plant	
					Supply	Treatment	Transmission	Distribution	Meters	Treatment	Efl./Recl.	Transmission		Collection & Direct Recl.
496	LIFT STATION #89 - RENAISSANCE BLVD REHABILITATION	45,055	-	45,055	-	-	-	-	-	-	-	-	45,055	-
497	LIFT STATION #92 - GRAN PARADISO C CANAVESE LN	348,822	-	348,822	-	-	-	-	-	-	-	-	348,822	-
498	LIFT STATION #93 - GRAN PARADISO D PRESTIGIO BLVD	224,275	-	224,275	-	-	-	-	-	-	-	-	224,275	-
499	WATER - NORTH PORT MEDICAL PARK	9,850	-	9,850	-	-	-	9,850	-	-	-	-	-	-
500	SEWER TRANS RELO & REPAIR	64,040	-	64,040	-	-	-	-	-	-	-	64,040	-	-
501	SEWER TRANSMISSION OVER	61,828	-	61,828	-	-	-	-	-	-	-	61,828	-	-
502	PRICE MASTER PUMPING STATION	21,471	-	21,471	-	-	-	-	-	-	-	21,471	-	-
503	E PRICE BLVD FORCE MAIN	317,585	-	317,585	-	-	-	-	-	-	-	317,585	-	-
504	W PRICE BLVD FORCE MAIN	311,277	-	311,277	-	-	-	-	-	-	-	311,277	-	-
505	WATER ENHANCEMENT PROJECT	380,960	-	380,960	-	380,960	-	-	-	-	-	-	-	-
506	WATER TRANSMISSION REL/O	491,351	-	491,351	-	-	491,351	-	-	-	-	-	-	-
507	NE BOOSTER ADD AND WA TAN U06PSW & U08NBS	904,101	-	904,101	-	-	904,101	-	-	-	-	-	-	-
508	TOLEDO BLADE WIDE OVERSIZE U07TDO & U08TBO	366,387	-	366,387	-	-	366,387	-	-	-	-	-	-	-
509	WATER TRANS OVERSIZING U08WTO	135,955	-	135,955	-	-	135,955	-	-	-	-	-	-	-
510	WATER TRANS OVERSIZING U09WTO	1,896	-	1,896	-	-	1,896	-	-	-	-	-	-	-
511	WATER TRANS OVERSIZING U10WTO	41,978	-	41,978	-	-	41,978	-	-	-	-	-	-	-
512	WATER TRANS OVERSIZING U13WTO	50,000	-	50,000	-	-	50,000	-	-	-	-	-	-	-
513	WATER TRANSMIT & RELOCATION U07WTR	618,338	-	618,338	-	-	618,338	-	-	-	-	-	-	-
514	WATER - ISLANDWALK AT WEST VILLAGES MODEL CENTER	57,436	-	57,436	-	-	-	57,436	-	-	-	-	-	-
515	SEWER - ISLANDWALK AT WEST VILLAGES MODEL CENTER	80,633	-	80,633	-	-	-	-	-	80,633	-	-	-	-
516	WATER - COCOPUM VILLAGE SHOPS	240,529	-	240,529	-	-	-	240,529	-	-	-	-	-	-
517	SEWER, COCOPUM VILLAGE SHOPS	310,113	-	310,113	-	-	-	-	-	310,113	-	-	-	-
518	WWTP IMPRV-INFLUENT CHANL(U18SIC)(FY18/19)	130,500	-	130,500	-	-	-	-	-	130,500	-	-	-	-
519	WWTP EXPANSION PROJECT (U08WWE)	22,681,659	-	22,681,659	-	-	-	-	-	22,681,659	-	-	-	-
520	SRF AMEND 2 CAP INTEREST	7,300	-	7,300	-	-	-	-	-	7,300	-	-	-	-
521	W PRICE BLVD FORCE MAIN (U06WPF)	66,151	-	66,151	-	-	-	-	-	-	-	66,151	-	-
522	SEWER TRANS RELO & REPAIR (U09STR)	45,301	-	45,301	-	-	-	-	-	-	-	45,301	-	-
523	SEWER TRANS RELO & REPAIR (U11STR)	75,000	-	75,000	-	-	-	-	-	-	-	75,000	-	-
524	PAN WWTP/THOMAS RCH WWTP (U06PTR)	3,597,896	-	3,597,896	-	-	-	-	-	3,597,896	-	-	-	-
525	PAN AMERICAN FORCE MAIN (U06PAM)	81,024	-	81,024	-	-	-	-	-	-	-	81,024	-	-
526	TOL BL/PRICE LIFT STATION (U06TLS)	377,152	-	377,152	-	-	-	-	-	-	-	377,152	-	-
527	WWTP EXPANSION PROJECT (U07WWE)	1,894,338	-	1,894,338	-	-	-	-	-	1,894,338	-	-	-	-
528	SEWER - MORGAN CENTER	64,603	-	64,603	-	-	-	-	-	-	-	-	64,603	-
529	WATER - MORGAN CENTER	22,066	-	22,066	-	-	-	22,066	-	-	-	-	-	-
530	SEWER - ATWATER COMMUNITY PARK	109,543	-	109,543	-	-	-	-	-	-	-	-	109,543	-
531	WATER - ATWATER COMMUNITY PARK	100,553	-	100,553	-	-	-	100,553	-	-	-	-	-	-
532	PUMP, ENVIROPRIME HIGH HEAD THOMPSON	29,378	-	29,378	-	-	-	-	-	-	-	-	29,378	-
533	PUMP, ENVIROPRIME HIGH HEAD THOMPSON	29,378	-	29,378	-	-	-	-	-	-	-	-	29,378	-
534	PUMP, ENVIROPRIME HIGH HEAD THOMPSON	29,378	-	29,378	-	-	-	-	-	-	-	-	29,378	-
535	TRAILER KIT	2,548	-	2,548	-	-	-	-	-	-	-	-	2,548	-
536	PUMP, ENVIROPRIME HIGH HEAD THOMPSON	29,378	-	29,378	-	-	-	-	-	-	-	-	29,378	-
537	PUMP, ENVIROPRIME HIGH HEAD THOMPSON	23,660	-	23,660	-	-	-	-	-	-	-	-	23,660	-
538	PUMP, ENVIROPRIME HIGH HEAD THOMPSON	23,660	-	23,660	-	-	-	-	-	-	-	-	23,660	-
539	PUMP, ENVIROPRIME HIGH HEAD THOMPSON	29,378	-	29,378	-	-	-	-	-	-	-	-	29,378	-
540	TRAILER KIT	2,548	-	2,548	-	-	-	-	-	-	-	-	2,548	-
541	PUMP, ENVIROPRIME HIGH HEAD THOMPSON	29,378	-	29,378	-	-	-	-	-	-	-	-	29,378	-
542	TRAILER KIT	2,548	-	2,548	-	-	-	-	-	-	-	-	2,548	-
543	PUMP, ENVIROPRIME HIGH HEAD THOMPSON	29,378	-	29,378	-	-	-	-	-	-	-	-	29,378	-
544	PUMP, ENVIROPRIME HIGH HEAD THOMPSON	29,378	-	29,378	-	-	-	-	-	-	-	-	29,378	-
545	PUMP, ENVIROPRIME HIGH HEAD THOMPSON	29,378	-	29,378	-	-	-	-	-	-	-	-	29,378	-
546	PUMP, ENVIROPRIME HIGH HEAD THOMPSON	29,378	-	29,378	-	-	-	-	-	-	-	-	29,378	-
547	PUMP, ENVIROPRIME HIGH HEAD THOMPSON	29,378	-	29,378	-	-	-	-	-	-	-	-	29,378	-
548	PUMP, ENVIROPRIME HIGH HEAD THOMPSON	29,378	-	29,378	-	-	-	-	-	-	-	-	29,378	-
549	TRAILER KIT	2,548	-	2,548	-	-	-	-	-	-	-	-	2,548	-
550	SEWER - FLEET FACILITY 2012	182,767	-	182,767	-	-	-	-	-	-	-	-	182,767	-
551	WATER - FLEET FACILITY 2012	69,595	-	69,595	-	-	-	69,595	-	-	-	-	-	-
552	SEWER - ISLANDWALK PHASES 2B & 2C	450,915	-	450,915	-	-	-	-	-	-	-	-	450,915	-
553	WATER - ISLANDWALK PHASES 2B & 2C	216,841	-	216,841	-	-	-	216,841	-	-	-	-	-	-
554	TAC PAK A/B SWITCH 240V ENCLOSURE & INSTALL(LS#52	10,041	-	10,041	-	-	-	-	-	-	-	-	10,041	-
555	TAC PAK 480V ENCLOSURE TOWER & INSTALL (LS#63)	10,163	-	10,163	-	-	-	-	-	-	-	-	10,163	-
556	TAC PAK TCU ENCLOSURE TOWER & INSTALLATION (LS#23)	10,003	-	10,003	-	-	-	-	-	-	-	-	10,003	-
557	FORCE MAIN GREENWOOD/NP BLVD U11GNP	100,000	-	100,000	-	-	-	-	-	-	-	100,000	-	-

**Table 3-1**  
**City of North Port, Florida**  
**Utility Rate Analysis**

Summary of Existing Utility Assets

Line No.	Description	Acquisition Amount	Adjustments	Adj. Acq. Amt.	Water System					Wastewater			General Plant	
					Supply	Treatment	Transmission	Distribution	Meters	Treatment	Efl./Recl.	Transmission		Collection & Direct Recl.
558	FORCE MAIN GREENWOOD/NP BLVD U11GNP	100,000	-	100,000	-	-	-	-	-	-	-	100,000	-	-
559	FORCE MAIN GREENWOOD/NP BLVD U11GNP	200,000	-	200,000	-	-	-	-	-	-	-	200,000	-	-
560	PRM INTAKE STRUCTURE COCO (U07ISC)	876,936	-	876,936	-	876,936	-	-	-	-	-	-	-	-
561	DEEP INJECTION WELL - U11DIW	2,701,853	-	2,701,853	-	-	-	-	-	-	2,701,853	-	-	-
562	DEEP INJECTION WELL - U11DIW - FY12/13	89,813	-	89,813	-	-	-	-	-	-	89,813	-	-	-
563	DEEP INJECTION WELL - U11DIW (FY13/14)	28,739	-	28,739	-	-	-	-	-	-	28,739	-	-	-
564	SEWER TRANSMISSION RELOC - U07STR	502,764	-	502,764	-	-	-	-	-	-	-	502,764	-	-
565	DRILL, DIRECTIONAL VERMEER D24X40II NAVIGATOR	214,710	-	214,710	-	-	-	-	-	-	-	-	-	214,710
566	VERMEER MX240 MIXING SYSTEM	16,636	-	16,636	-	-	-	-	-	-	-	-	-	16,636
567	VERMEER MX240 MIXING SYSTEM	16,636	-	16,636	-	-	-	-	-	-	-	-	-	16,636
568	PORTABLE FUSION SYSTEM	27,770	-	27,770	-	-	-	-	-	-	-	-	-	27,770
569	FLUTED REAMER & ADAPTER SET 10", 12" & 14"	9,500	-	9,500	-	-	-	-	-	-	-	-	-	9,500
570	DIGITRAK 5K LOCATING PACKAGE W/DUAL FREQUENCY	17,675	-	17,675	-	-	-	-	-	-	-	-	-	17,675
571	TRAILER MOUNTED VACUUM SYSTEM, 800 GALLON	31,360	-	31,360	-	-	-	-	-	-	-	-	-	31,360
572	SEWER - ISLAND WALK PHASE 2D-2E	297,990	-	297,990	-	-	-	-	-	-	-	-	297,990	-
573	WATER - ISLAND WALK PHASE 2D-2E	251,072	-	251,072	-	-	-	251,072	-	-	-	-	-	-
574	SEWER - HERON CREEK PLACE PHASE I	227,336	-	227,336	-	-	-	-	-	-	-	227,336	-	-
575	SEWER - HERON CREEK PLACE PHASES 1B & 1C	4,532	-	4,532	-	-	-	-	-	-	-	4,532	-	-
576	WATER - HERON CREEK PLACE PHASE I	185,097	-	185,097	-	-	-	185,097	-	-	-	-	-	-
577	WATER - HERON CREEK PLACE PHASES 1B & 1C	81,110	-	81,110	-	-	-	81,110	-	-	-	-	-	-
578	REJECT WATER LINE FY12/13	318,360	-	318,360	-	318,360	-	-	-	-	-	-	-	-
579	INFLOW & INFILTRATION FY12/13 U12I&I	51,041	-	51,041	-	-	-	-	-	-	-	-	51,041	-
580	INFLOW & INFILTRATION FY13/14 U13I&I	239,473	-	239,473	-	-	-	-	-	-	-	-	239,473	-
581	INFLOW & INFILTRATION FY14/15 U14I&I	270,440	-	270,440	-	-	-	-	-	-	-	-	270,440	-
582	INFLOW & INFILTRATION FY15/16 U15I&I	100,853	-	100,853	-	-	-	-	-	-	-	-	100,853	-
583	INFLOW & INFILTRATION FY15/16 U14I&I	73,162	-	73,162	-	-	-	-	-	-	-	-	73,162	-
584	WATER TRANS SVC IMP/EXTENTION CITY HALL U12WTI	32,538	-	32,538	-	-	32,538	-	-	-	-	-	-	-
585	NORTHWEST TRANS LOOP II WATER TRANS SVC IMP	630,461	-	630,461	-	-	630,461	-	-	-	-	-	-	-
586	LIFT STATION #27 TROTT CIRCLE	16,530	-	16,530	-	-	-	-	-	-	-	-	16,530	-
587	WATER - HOSPITAL ROAD EXTENTION	116,628	-	116,628	-	-	-	116,628	-	-	-	-	-	-
588	WATER - WEST VILLAGES IMP DIST HOSPITAL RD EXT	155,222	-	155,222	-	-	-	155,222	-	-	-	-	-	-
589	SEWER - WEST VILLAGES IMP DIST HOSPITAL RD EXT	120,640	-	120,640	-	-	-	-	-	-	-	-	120,640	-
590	WATER - ISLANDWALK PHASES 2F	62,424	-	62,424	-	-	-	62,424	-	-	-	-	-	-
591	SEWER - ISLANDWALK PHASES 2F	63,518	-	63,518	-	-	-	-	-	-	-	-	63,518	-
592	FORCEMAIN SPRING HAVEN - U13FSH	2,107,463	-	2,107,463	-	-	-	-	-	-	-	2,107,463	-	-
593	GENERATOR FUEL TANK	38,307	-	38,307	-	38,307	-	-	-	-	-	-	-	-
594	CIP SYSTEM	44,000	-	44,000	-	44,000	-	-	-	-	-	-	-	-
595	CONTROL PANEL - CP100	42,000	-	42,000	-	42,000	-	-	-	-	-	-	-	-
596	WELL SITE #1	88,650	-	88,650	88,650	-	-	-	-	-	-	-	-	-
597	PUMP, GOULDS WITH FRANKLIN 50HP MOTOR	12,303	-	12,303	12,303	-	-	-	-	-	-	-	-	-
598	WELL SITE #2	88,650	-	88,650	88,650	-	-	-	-	-	-	-	-	-
599	FRANKLIN 50 HP MOTOR WITH GOULDS PUMP	9,903	-	9,903	9,903	-	-	-	-	-	-	-	-	-
600	WELL SITE #3	115,150	-	115,150	115,150	-	-	-	-	-	-	-	-	-
601	FRANKLIN 50 HP MOTOR WITH GOULDS PUMP	9,903	-	9,903	9,903	-	-	-	-	-	-	-	-	-
602	WELL SITE #4	127,150	-	127,150	127,150	-	-	-	-	-	-	-	-	-
603	WELL SITE #5	88,650	-	88,650	88,650	-	-	-	-	-	-	-	-	-
604	PUMP, GOULDS WITH FRANKLIN 50HP MOTOR	12,303	-	12,303	12,303	-	-	-	-	-	-	-	-	-
605	WELL SITE #6	127,150	-	127,150	127,150	-	-	-	-	-	-	-	-	-
606	GENERATOR CUMMINS	337,565	-	337,565	-	337,565	-	-	-	-	-	-	-	-
607	GENERATOR CONSTRUCTION - FOUNDATION	39,750	-	39,750	-	39,750	-	-	-	-	-	-	-	-
608	TRANSFER SWITCH, GENERATOR AUTOMATIC	19,722	-	19,722	-	19,722	-	-	-	-	-	-	-	-
609	RO SKID #1	115,350	-	115,350	-	115,350	-	-	-	-	-	-	-	-
610	FEED PUMP #1, REVERSE OSMOSIS	107,000	-	107,000	-	107,000	-	-	-	-	-	-	-	-
611	BOOSTER PUMP, RO SKID #1 INTERSTAGE	35,000	-	35,000	-	35,000	-	-	-	-	-	-	-	-
612	CARTRIDGE FILTER VESSEL #1	30,000	-	30,000	-	30,000	-	-	-	-	-	-	-	-
613	PLC PANEL W/OPERATOR INTERFACE	65,000	-	65,000	-	65,000	-	-	-	-	-	-	-	-
614	TRANSMITTER PANEL, RO SKID #1	16,950	-	16,950	-	16,950	-	-	-	-	-	-	-	-
615	MEMBRANE REPLACEMENT	215,970	-	215,970	-	215,970	-	-	-	-	-	-	-	-
616	RO SKID #2	115,350	-	115,350	-	115,350	-	-	-	-	-	-	-	-
617	FEED PUMP #2, REVERSE OSMOSIS	107,000	-	107,000	-	107,000	-	-	-	-	-	-	-	-
618	BOOSTER PUMP, RO SKID #2 INTERSTAGE	35,000	-	35,000	-	35,000	-	-	-	-	-	-	-	-
619	CARTRIDGE FILTER VESSEL #2	30,000	-	30,000	-	30,000	-	-	-	-	-	-	-	-

**Table 3-1**  
**City of North Port, Florida**  
**Utility Rate Analysis**

Summary of Existing Utility Assets

Line No.	Description	Acquisition Amount	Adjustments	Adj. Acq. Amt.	Water System					Wastewater			General Plant	
					Supply	Treatment	Transmission	Distribution	Meters	Treatment	Efl./Recl.	Transmission		Collection & Direct Recl.
620	PLC PANELW/OPERATOR INTERFACE	65,000	-	65,000	-	65,000	-	-	-	-	-	-	-	-
621	TRANSMITTER PANEL, RO SKID#2	16,950	-	16,950	-	16,950	-	-	-	-	-	-	-	-
622	MEMBRANE REPLACEMENT (U18ROM)	215,970	-	215,970	-	215,970	-	-	-	-	-	-	-	-
623	TEKLEEN BACKWASH FILTER #1	25,000	-	25,000	-	25,000	-	-	-	-	-	-	-	-
624	TEKLEEN BACKWASH FILTER #2	25,000	-	25,000	-	25,000	-	-	-	-	-	-	-	-
625	SODIUM HYPOCHLORITE METERING SKID PERMEATE	17,500	-	17,500	-	17,500	-	-	-	-	-	-	-	-
626	SODIUM HYPOCHLORITE METERING SKID SCRUBBER	8,750	-	8,750	-	8,750	-	-	-	-	-	-	-	-
627	SULFURIC ACID SKID #1	17,500	-	17,500	-	17,500	-	-	-	-	-	-	-	-
628	SULFURIC ACID SKID #2	8,750	-	8,750	-	8,750	-	-	-	-	-	-	-	-
629	MOTOR CONTROL CENTER (MCC) 101	63,000	-	63,000	-	63,000	-	-	-	-	-	-	-	-
630	MOTOR CONTROL CENTER (MCC) B	97,000	-	97,000	-	97,000	-	-	-	-	-	-	-	-
631	YARD/PROCESS PIPING	674,500	-	674,500	-	674,500	-	-	-	-	-	-	-	-
632	RAW WATER FLOW MTR & BYPASS	48,098	-	48,098	-	48,098	-	-	-	-	-	-	-	-
633	REVERSE OSMOSIS BUILDING	1,847,000	-	1,847,000	-	1,847,000	-	-	-	-	-	-	-	-
634	3 TON BRIDGE CRANE	25,500	-	25,500	-	25,500	-	-	-	-	-	-	-	-
635	ELEVATOR	42,500	-	42,500	-	42,500	-	-	-	-	-	-	-	-
636	HVAC	119,000	-	119,000	-	119,000	-	-	-	-	-	-	-	-
637	DRY TYPE FIRE SUPPRESSION SYSTEM	64,078	-	64,078	-	64,078	-	-	-	-	-	-	-	-
638	LIGHTNING PROTECTION	17,000	-	17,000	-	17,000	-	-	-	-	-	-	-	-
639	DEGASIFIER	262,440	-	262,440	-	262,440	-	-	-	-	-	-	-	-
640	SCRUBBER #1	35,000	-	35,000	-	35,000	-	-	-	-	-	-	-	-
641	SCRUBBER #2	35,000	-	35,000	-	35,000	-	-	-	-	-	-	-	-
642	DEGAS & SCRUBBER CONTROL PANEL	31,500	-	31,500	-	31,500	-	-	-	-	-	-	-	-
643	VERTICLE TURBINE PUMP #1	25,000	-	25,000	-	25,000	-	-	-	-	-	-	-	-
644	VERTICLE TURBINE PUMP #2	25,000	-	25,000	-	25,000	-	-	-	-	-	-	-	-
645	RAW WATER TRANSMISSION MAIN	300,000	-	300,000	-	300,000	-	-	-	-	-	-	-	-
646	CCTV SURVEILLANCE SYSTEM UPGRADE & INSTALL	13,176	-	13,176	-	13,176	-	-	-	-	-	-	-	-
647	LIFT STATION #51 CONTROL PANEL	31,463	-	31,463	-	-	-	-	-	-	-	31,463	-	-
648	CAUSTIC METERING SKID #3	17,500	-	17,500	-	17,500	-	-	-	-	-	-	-	-
649	CAUSTIC METERING SKID #4	17,500	-	17,500	-	17,500	-	-	-	-	-	-	-	-
650	CAUSTIC METERING SKID #5	16,250	-	16,250	-	16,250	-	-	-	-	-	-	-	-
651	FEED PUMP, RO NO. 1 VFD	24,000	-	24,000	-	24,000	-	-	-	-	-	-	-	-
652	FEED PUMP, RO NO. 2 VFD	24,000	-	24,000	-	24,000	-	-	-	-	-	-	-	-
653	ANTI SCALANT SKID	17,500	-	17,500	-	17,500	-	-	-	-	-	-	-	-
654	TRUCK, 2015 FORD F550 CRANE	96,981	-	96,981	-	-	-	-	-	-	-	-	-	96,981
655	WATER - ISLANDWALK PHASE 2D	44,543	-	44,543	-	-	-	44,543	-	-	-	-	-	-
656	SEWER - ISLANDWALK PHASE 2D	40,722	-	40,722	-	-	-	-	-	-	-	-	40,722	-
657	WATER - ISLANDWALK PHASE 2G	64,263	-	64,263	-	-	-	64,263	-	-	-	-	-	-
658	SEWER - ISLANDWALK PHASE 2G	60,414	-	60,414	-	-	-	-	-	-	-	-	60,414	-
659	TRUCK, 2015 PETERBILT FLAT BED UTILITY	120,695	-	120,695	-	-	-	-	-	-	-	-	-	120,695
660	RECLAIMED WATER EXPANSION (U11RWE)	3,143,855	-	3,143,855	-	-	-	-	-	-	3,143,855	-	-	-
661	WATER TRANSMISSION RELOC (U14WTR)	14,750	-	14,750	-	-	14,750	-	-	-	-	-	-	-
662	WATER - ISLANDWALK "N & O"	108,650	-	108,650	-	-	-	108,650	-	-	-	-	-	-
663	SEWER - ISLANDWALK "N & O"	104,235	-	104,235	-	-	-	-	-	-	-	-	104,235	-
664	WATER - ISLANDWALK 2J	46,382	-	46,382	-	-	-	46,382	-	-	-	-	-	-
665	SEWER - ISLANDWALK 2J	27,682	-	27,682	-	-	-	-	-	-	-	-	27,682	-
666	WATER - ISLANDWALK 2K	39,014	-	39,014	-	-	-	39,014	-	-	-	-	-	-
667	SEWER - ISLANDWALK 2K	25,415	-	25,415	-	-	-	-	-	-	-	-	25,415	-
668	WATER - ISLANDWALK M	35,347	-	35,347	-	-	-	35,347	-	-	-	-	-	-
669	SEWER - ISLANDWALK M	26,653	-	26,653	-	-	-	-	-	-	-	-	26,653	-
670	WATER - ISLANDWALK M (1C)	72,283	-	72,283	-	-	-	72,283	-	-	-	-	-	-
671	SEWER - ISLANDWALK M (1C)	80,985	-	80,985	-	-	-	-	-	-	-	-	80,985	-
672	WATER - GRAN PARADISO COACH HOMES 1	235,301	-	235,301	-	-	-	235,301	-	-	-	-	-	-
673	SEWER - GRAN PARADISO COACH HOMES 1	702,743	-	702,743	-	-	-	-	-	-	-	-	702,743	-
674	SEWER - GRAN PARADISO COACH HOMES 1	234,248	-	234,248	-	-	-	-	-	-	-	-	234,248	-
675	LIFT STATION #83 - LAMARQUE ELEMENTARY	205,970	-	205,970	-	-	-	-	-	-	-	-	205,970	-
676	WATER - TALON BAY RAPTOR COURT	25,968	-	25,968	-	-	-	25,968	-	-	-	-	-	-
677	SEWER - TALON BAY RAPTOR COURT	30,625	-	30,625	-	-	-	-	-	-	-	-	30,625	-
678	LIGHTING, UTILITIES WATER PLANT LED (U15WPL)	22,665	-	22,665	-	22,665	-	-	-	-	-	-	-	-
679	LIGHTING, UTILITIES WATER PLANT LED FY15/16	12,790	-	12,790	-	12,790	-	-	-	-	-	-	-	-
680	TRUCK, 2016 PETERBILT DUMP	119,991	-	119,991	-	-	-	-	-	-	-	-	-	119,991
681	TRUCK, 2016 PETERBILT DUMP	100,000	-	100,000	-	-	-	-	-	-	-	-	-	100,000



**Table 3-1**  
**City of North Port, Florida**  
**Utility Rate Analysis**

Summary of Existing Utility Assets

Line No.	Description	Acquisition Amount	Adjustments	Adj. Acq. Amt.	Water System					Wastewater			General Plant	
					Supply	Treatment	Transmission	Distribution	Meters	Treatment	Efl./Recl.	Transmission		Collection & Direct Recl.
682	CENTRIFUGE, HILLER	718,123	-	718,123	-	-	-	-	-	718,123	-	-	-	-
683	ADDITION OF WALLS & ROOF	23,130	-	23,130	-	-	-	-	-	23,130	-	-	-	-
684	WATER - ISLANDWALK PHASE 3	356,286	-	356,286	-	-	-	356,286	-	-	-	-	-	-
685	SEWER - ISLANDWALK PHASE 3	650,091	-	650,091	-	-	-	-	-	-	-	-	650,091	-
686	LIFT STATION #82 - ISLANDWALK PHASE 3	235,500	-	235,500	-	-	-	-	-	-	-	-	235,500	-
687	LIFT STATION #82 - ISLANDWALK CIRCLE REHABILITATION	124,083	-	124,083	-	-	-	-	-	-	-	-	124,083	-
688	LIFT STATION #82 - ISLANDWALK CIRCLE CONTROL PANEL	15,355	-	15,355	-	-	-	-	-	-	-	-	15,355	-
689	RECLAIMED WATER INFRASTRUCTURE - ISLANDWALK PH 3	142,560	-	142,560	-	-	-	-	-	-	142,560	-	-	-
690	AQUIFER, STORAGE AND RECOVERY (U08ASR)	322,671	-	322,671	-	-	322,671	-	-	-	-	-	-	-
691	AQUIFER, STORAGE AND REC (U15ASR) TEMP FACILITY	379,028	-	379,028	-	-	379,028	-	-	-	-	-	-	-
692	AQUIFER, STORAGE AND REC(U15ASR)TEMP FACILITY FY17	151,491	-	151,491	-	-	151,491	-	-	-	-	-	-	-
693	PUMP STATION #3 SKID (U17ASR)	571,140	-	571,140	-	-	571,140	-	-	-	-	-	-	-
694	PUMP STATION #3 CONTROLS	75,876	-	75,876	-	-	75,876	-	-	-	-	-	-	-
695	PUMP STATION #3 BUILDING	88,292	-	88,292	-	-	88,292	-	-	-	-	-	-	-
696	FILTERS	162,789	-	162,789	-	-	162,789	-	-	-	-	-	-	-
697	CONTROLLER	11,037	-	11,037	-	-	11,037	-	-	-	-	-	-	-
698	FILTER MANIFOLD & CHEM INJECTION PIPING	89,672	-	89,672	-	-	89,672	-	-	-	-	-	-	-
699	ASR DISCHARGE PIPING & CONNECTIONS	66,219	-	66,219	-	-	66,219	-	-	-	-	-	-	-
700	ELECTRICAL IMPROVEMENTS	62,080	-	62,080	-	-	62,080	-	-	-	-	-	-	-
701	LIGHTNING PROTECTION	20,693	-	20,693	-	-	20,693	-	-	-	-	-	-	-
702	ASPHALT PAVING	42,767	-	42,767	-	-	42,767	-	-	-	-	-	-	-
703	ASR STARTER & CONTROLS	34,489	-	34,489	-	-	34,489	-	-	-	-	-	-	-
704	CANOPY SHADE	18,000	-	18,000	-	-	18,000	-	-	-	-	-	-	-
705	WETWELL PIPING CONFLICTS (C.O. # 1)	37,954	-	37,954	-	-	37,954	-	-	-	-	-	-	-
706	PERMANENT FACILITIES ADDITION (U17ASR)	216,556	-	216,556	-	-	216,556	-	-	-	-	-	-	-
707	DEWATERING MANAGEMENT SYSTEM (U11DMS)	405,804	-	405,804	-	-	-	-	-	405,804	-	-	-	-
708	DEWATERING SYSTEM PHASE II (U15DMS)	1,371,906	-	1,371,906	-	-	-	-	-	1,371,906	-	-	-	-
709	WATER TRANS SRVC IMP/EXTENSION GLENALLEN (U12WTI)	132,670	-	132,670	-	-	132,670	-	-	-	-	-	-	-
710	WATER TRANS IMPROV - GLENALLEN (U12WTI) FY17	9,768	-	9,768	-	-	9,768	-	-	-	-	-	-	-
711	DUCTWORK, DEGASIFIER ODOR CONTROL (JAWS ODP)	66,500	-	66,500	-	66,500	-	-	-	-	-	-	-	-
712	RO CONCENTRATE LINE	110,000	-	110,000	-	110,000	-	-	-	-	-	-	-	-
713	FORCE MAIN RELOCATION	170,000	-	170,000	-	-	-	-	-	-	-	170,000	-	-
714	PROJECT ELECTRICAL WORK	856,500	-	856,500	-	856,500	-	-	-	-	-	-	-	-
715	PROJECT SITE WORK & UTILITIES	474,250	-	474,250	-	474,250	-	-	-	-	-	-	-	-
716	MOBILIZATION & DEMOBILIATION	435,460	-	435,460	-	435,460	-	-	-	-	-	-	-	-
717	CONTROL PANELS, COMPUTERS & MONITORS (ODP)	167,657	-	167,657	-	167,657	-	-	-	-	-	-	-	-
718	PLANT EXPANSION PHASE 1 - U08PEI	3,260,648	-	3,260,648	-	3,260,648	-	-	-	-	-	-	-	-
719	WATER - WALMART NEIGHBORHOOD MARKET #7221	43,590	-	43,590	-	-	-	43,590	-	-	-	-	-	-
720	WATER - ISLANDWALK PHASE 3 ALAFAYA STREET	73,594	-	73,594	-	-	-	73,594	-	-	-	-	-	-
721	SEWER - ISLANDWALK PHASE 3 ALAFAYA STREET	53,325	-	53,325	-	-	-	-	-	-	-	-	53,325	-
722	CONTROL PANEL, WMS FLOATS & START UP	1,635	-	1,635	-	-	-	-	-	-	-	-	-	1,635
723	SKID, ALUM PUMP	30,523	-	30,523	-	30,523	-	-	-	-	-	-	-	-
724	RECLAIMED WATER PHASE 3 (U15RW3) APPOMATTOX DR	505,205	-	505,205	-	-	-	-	-	505,205	-	-	-	-
725	CLARIFIER 2 REHAB - U08PEI	253,929	-	253,929	-	253,929	-	-	-	-	-	-	-	-
726	METER READER, TRIMBLE 3XE HANDHELD & CHARGER	6,745	-	6,745	-	-	-	-	-	-	-	-	-	6,745
727	METER READER, TRIMBLE 3XE HANDHELD & CHARGER	6,745	-	6,745	-	-	-	-	-	-	-	-	-	6,745
728	METER READER, TRIMBLE 3XE HANDHELD & CHARGER	6,745	-	6,745	-	-	-	-	-	-	-	-	-	6,745
729	TRAILER, 2016 EH WACHS STANDARD TURNER VALVE MAINT	58,375	-	58,375	-	-	-	-	-	-	-	-	-	58,375
730	WATER - ISLANDWALK PHASE 1D	88,740	-	88,740	-	-	-	88,740	-	-	-	-	-	-
731	SEWER - ISLANDWALK PHASE 1D	93,739	-	93,739	-	-	-	-	-	-	-	-	93,739	-
732	MESSAGE BOARD TRAILER (SOLAR) WANCO	13,385	-	13,385	-	-	-	-	-	-	-	-	-	13,385
733	TRUCK, 2017 FORD F350 4X4 LANDSCAPE	41,858	-	41,858	-	-	-	-	-	-	-	-	-	41,858
734	WATER - TOLEDO CREEK	92,482	-	92,482	-	-	-	92,482	-	-	-	-	-	-
735	SEWER - TOLEDO CREEK	79,704	-	79,704	-	-	-	-	-	-	-	-	79,704	-
736	WATER - TUSCOLA COMMONS PHASES 1, 2 & 3	168,725	-	168,725	-	-	-	168,725	-	-	-	-	-	-
737	WATER - TUSCOLA COMMONS PHASES 1, 2 & 3	168,725	-	168,725	-	-	-	168,725	-	-	-	-	-	-
738	SEWER - TUSCOLA COMMONS PHASES 1, 2 & 3	61,179	-	61,179	-	-	-	-	-	-	-	-	61,179	-
739	WATER - THE RENAISSANCE: PHASE 1	299,360	-	299,360	-	-	-	299,360	-	-	-	-	-	-
740	SEWER - THE RENAISSANCE: PHASE 1	383,414	-	383,414	-	-	-	-	-	-	-	-	383,414	-
741	LIFT STATION #103 - THE RENAISSANCE PHASE 1	230,000	-	230,000	-	-	-	-	-	-	-	-	230,000	-
742	WATER - ISLANDWALK PHASE 4A PARTIAL	387,867	-	387,867	-	-	-	387,867	-	-	-	-	-	-
743	SEWER - ISLANDWALK PHASE 4A PARTIAL	216,229	-	216,229	-	-	-	-	-	-	-	-	216,229	-

**Table 3-1**  
**City of North Port, Florida**  
**Utility Rate Analysis**

Summary of Existing Utility Assets

Line No.	Description	Acquisition Amount	Adjustments	Adj. Acq. Amt.	Water System					Wastewater			General Plant	
					Supply	Treatment	Transmission	Distribution	Meters	Treatment	Efl./Recl.	Transmission		Collection & Direct Recl.
744	VALVE, ACTUATING ELECTRONIC (AUMA)	5,146	-	5,146	-	5,146	-	-	-	-	-	-	-	-
745	SOFTWARE, LOCKBOX PROCESSING	9,700	-	9,700	-	-	-	-	-	-	-	-	-	9,700
746	SCANNER	1,122	-	1,122	-	-	-	-	-	-	-	-	-	1,122
747	IMPLEMENTATION	3,600	-	3,600	-	-	-	-	-	-	-	-	-	3,600
748	GATOR, JOHN DEERE HPX GAS GREEN/YELLOW	10,752	-	10,752	-	-	-	-	-	-	-	-	-	10,752
749	PRE DELIVERY INSPECTION	88	-	88	-	-	-	-	-	-	-	-	-	88
750	LOGOS/DECALS/NUMBERS	80	-	80	-	-	-	-	-	-	-	-	-	80
751	CONTROL PANEL, DUPLEX LS 37	12,250	-	12,250	-	-	-	-	-	-	-	-	12,250	-
752	CONTROL PANEL, DUPLEX LS 38	12,250	-	12,250	-	-	-	-	-	-	-	-	12,250	-
753	TAPPING MACHINE, HYDRA-STOP	25,003	-	25,003	-	-	-	-	-	-	-	-	-	25,003
754	UTILIGUARD LOCATING SYSTEM	6,511	-	6,511	-	-	-	-	-	-	-	-	-	6,511
755	TAC PACK TCU & ANTENNA LS#4	10,198	-	10,198	-	-	-	-	-	-	-	-	10,198	-
756	TAC PACK TCU & ANTENNA LS#37	10,198	-	10,198	-	-	-	-	-	-	-	-	10,198	-
757	TAC PACK TCU & ANTENNA LS#38	10,198	-	10,198	-	-	-	-	-	-	-	-	10,198	-
758	MIXER PUMP, SULZER MODEL RW2821S28/4 LS#97	5,941	-	5,941	-	-	-	-	-	-	-	-	-	5,941
759	MIXER PUMP, SULZER MODEL RW2022-S16/4 LS32	5,126	-	5,126	-	-	-	-	-	-	-	-	-	5,126
760	MIXER PUMP, SULZER MODEL RW2022-S16/4	5,126	-	5,126	-	-	-	-	-	5,126	-	-	-	-
761	MIXER PUMP, SULZER MODEL RW2022-S16/4	5,126	-	5,126	-	-	-	-	-	5,126	-	-	-	-
762	WATER TRANSMISSION IMPROV - CHESEBRO	253,404	-	253,404	-	-	253,404	-	-	-	-	-	-	-
763	LIFT STATION 29 AREA CHESEBRO MANHOLE LINING/REHAB	160,759	-	160,759	-	-	160,759	-	-	-	-	-	-	-
764	FY 2021 MANHOLE LINING/REHAB	145,175	-	145,175	-	-	145,175	-	-	-	-	-	-	-
765	WATER TRANSMISSION IMPROV - ITALY	181,686	-	181,686	-	-	181,686	-	-	-	-	-	-	-
766	NEIGHBORHOOD EXPANSION AREA 1 (28.3)	846,953	-	846,953	-	-	-	846,953	-	-	-	-	-	-
767	NEIGHBORHOOD EXPANSION AREA 2 (28.2)	1,354,951	-	1,354,951	-	-	-	1,354,951	-	-	-	-	-	-
768	WATER TRANSMISSION IMPROV - CRANBERRY COCOPLUM	109,438	-	109,438	-	-	109,438	-	-	-	-	-	-	-
769	PUMP, FLOWSERVE W/100 HP VERTICAL MOTOR	161,700	-	161,700	-	-	-	-	-	-	-	161,700	-	-
770	PUMP, FLOWSERVE W/100 HP VERTICAL MOTOR	161,700	-	161,700	-	-	-	-	-	-	-	161,700	-	-
771	PUMP, FLOWSERVE W/100 HP VERTICAL MOTOR	161,700	-	161,700	-	-	-	-	-	-	-	161,700	-	-
772	FLOWMETER 10" ENDRESS & HAUSER	20,319	-	20,319	-	-	-	-	-	20,319	-	-	-	-
773	LIFT STATION #106 - FIRE STATION 85	97,000	-	97,000	-	-	-	-	-	-	-	-	97,000	-
774	FORKLIFT, 2011 USED CATERPILLAR MODEL 2P5000LP	19,250	-	19,250	-	-	-	-	-	-	-	-	-	19,250
775	PRE DEL INSP/DECALS	153	-	153	-	-	-	-	-	-	-	-	-	153
776	FORKLIFT, 2011 USED CATERPILLAR MODEL 2P5000LP	19,250	-	19,250	-	-	-	-	-	-	-	-	-	19,250
777	PRE DEL INSP/DECALS	153	-	153	-	-	-	-	-	-	-	-	-	153
778	WATER TRANS RELO & RPR CRANBERRY & 41 WIDENING	17,366	-	17,366	-	17,366	-	-	-	-	-	-	-	-
779	TRAILER, 2018 BIG TEX 16' FULL TILT	5,249	-	5,249	-	-	-	-	-	-	-	-	-	5,249
780	TRAILER, 2018 BIG TEX PRE DEL INSP	60	-	60	-	-	-	-	-	-	-	-	-	60
781	AMMONIA SKID, PROMINENT PUMP	15,722	-	15,722	-	-	15,722	-	-	-	-	-	-	-
782	AMMONIA SKID, PROMINENT PUMP	15,722	-	15,722	-	-	15,722	-	-	-	-	-	-	-
783	TRUCK, 2017 FORD F350 1 TON REG CAB	38,073	-	38,073	-	-	-	-	-	-	-	-	-	38,073
784	TRUCK, PRE DEL INSP/DECALS	318	-	318	-	-	-	-	-	-	-	-	-	318
785	SCADA RF TEST EQUIPMENT	7,818	-	7,818	-	-	-	-	-	-	-	-	-	7,818
786	WATER - CYPRESS FALLS PHASE 2A	65,276	-	65,276	-	-	-	65,276	-	-	-	-	-	-
787	SEWER - CYPRESS FALLS PHASE 2A	54,980	-	54,980	-	-	-	-	-	-	-	-	54,980	-
788	ANALYZER, HACH MONOCHLORAMINE	23,005	-	23,005	-	23,005	-	-	-	-	-	-	-	-
789	ANALYZER, CL10 TOTAL CHLORINE	5,487	-	5,487	-	5,487	-	-	-	-	-	-	-	-
790	ANALYZER, CL10 FREE CHLORINE	5,487	-	5,487	-	5,487	-	-	-	-	-	-	-	-
791	ANALYZER, CL10 FREE CHLORINE	5,487	-	5,487	-	5,487	-	-	-	-	-	-	-	-
792	AMMONIUM PUMP SKID BLUE PLANET TRIPLEX	24,399	-	24,399	-	24,399	-	-	-	-	-	-	-	-
793	AMMONIUM SULFATE CHEMICAL TANK	5,035	-	5,035	-	5,035	-	-	-	-	-	-	-	-
794	AMMONIUM SULFATE CHEMICAL TANK 2	5,035	-	5,035	-	5,035	-	-	-	-	-	-	-	-
795	AMMONIA SYST UPGRADE-CHEMICAL FEED IMP	326,266	-	326,266	-	326,266	-	-	-	-	-	-	-	-
796	BACKHOE, CASE 590SN	90,366	-	90,366	-	-	-	-	-	-	-	-	-	90,366
797	BACKHOE, CASE 590SN PRE DEL INSP	118	-	118	-	-	-	-	-	-	-	-	-	118
798	BACKHOE, MISC IMPROVEMENTS ON EQUIPMENT	94	-	94	-	-	-	-	-	-	-	-	-	94
799	TRUCK, 2018 FORD F150	28,190	-	28,190	-	-	-	-	-	-	-	-	-	28,190
800	TRUCK, MISC IMPROVEMENTS ON TRUCK	265	-	265	-	-	-	-	-	-	-	-	-	265
801	TRUCK, MISC IMPROVEMENTS ON TRUCK	1,328	-	1,328	-	-	-	-	-	-	-	-	-	1,328
802	TRUCK, MISC IMPROVEMENTS ON TRUCK	1,328	-	1,328	-	-	-	-	-	-	-	-	-	1,328
803	VALVE, ELECTRONIC ACTUATING (AUMA)	5,146	-	5,146	-	5,146	-	-	-	-	-	-	-	-
804	FLOW METER, SITRANS MAGNETIC 18IN	6,521	-	6,521	-	-	-	6,521	-	-	-	-	-	-
805	TRUCK, 2018 FORD F-150	22,945	-	22,945	-	-	-	-	-	-	-	-	-	22,945

**Table 3-1**  
**City of North Port, Florida**  
**Utility Rate Analysis**

Summary of Existing Utility Assets

Line No.	Description	Acquisition Amount	Adjustments	Adj. Acq. Amt.	Water System					Wastewater			General Plant	
					Supply	Treatment	Transmission	Distribution	Meters	Treatment	Efl./Recl.	Transmission		Collection & Direct Recl.
806	MISC IMPROVEMENTS ADDED	260	-	260	-	-	-	-	-	-	-	-	-	260
807	SEWER- 2401 COMMERCE PARKWAY	106,956	-	106,956	-	-	-	-	-	-	-	-	106,956	-
808	WATER- 2401 COMMERCE PARKWAY	68,400	-	68,400	-	-	-	68,400	-	-	-	-	-	-
809	WATER- WEST VILLAGES OASIS PHASE 1	227,829	-	227,829	-	-	-	227,829	-	-	-	-	-	-
810	LIFT STATION- #109 WEST VILLAGES OASIS PHASE 1	234,500	-	234,500	-	-	-	-	-	-	-	-	234,500	-
811	SEWER- WEST VILLAGES OASIS PHASE 1	468,662	-	468,662	-	-	-	-	-	-	-	-	468,662	-
812	WATER-CYPRESS FALLS PHASE 2C	102,238	-	102,238	-	-	-	102,238	-	-	-	-	-	-
813	SEWER-CYPRESS FALLS PHASE 2C	161,932	-	161,932	-	-	-	-	-	-	-	-	161,932	-
814	SEWER-CYPRESS FALLS PHASE 2C	161,932	-	161,932	-	-	-	-	-	-	-	-	161,932	-
815	LIFT STATION #56, TOLEDO CLUB APTS-CONTROL PANEL	12,995	-	12,995	-	-	-	-	-	-	-	-	12,995	-
816	VAN-2018 FORD TRANSIT TV VAN	201,444	-	201,444	-	-	-	-	-	-	-	-	-	201,444
817	POSM SERVER	21,500	-	21,500	-	-	-	-	-	-	-	-	-	21,500
818	TRUCK-2018 FORD F150	26,311	-	26,311	-	-	-	-	-	-	-	-	-	26,311
819	TRUCK- FORD F-150	26,311	-	26,311	-	-	-	-	-	-	-	-	-	26,311
820	TRUCK-PETERBUILT RUSH VAC	342,346	-	342,346	-	-	-	-	-	-	-	-	-	342,346
821	CHASSIS, VAC TRUCK	115,203	-	115,203	-	-	-	-	-	-	-	-	-	115,203
822	SEWER- GRAN PARADISO, COACH HOMES-2	164,938	-	164,938	-	-	-	-	-	-	-	-	164,938	-
823	SEWER- GRAN PARADISO, PH7A	230,259	-	230,259	-	-	-	-	-	-	-	-	230,259	-
824	WATER- GRAN PARADISO, COACH HOMES-2	267,906	-	267,906	-	-	-	267,906	-	-	-	-	-	-
825	WATER-GRAN PARADISO, PH7A	140,607	-	140,607	-	-	-	140,607	-	-	-	-	-	-
826	RECLAIMED WATER PHASE 3 (U15RW3) SPRING HAVEN	503,859	-	503,859	-	-	-	-	-	503,859	-	-	-	-
827	TRUCK- 2018 FORD F-150	27,014	-	27,014	-	-	-	-	-	-	-	-	-	27,014
828	TRACTOR-2018 JOHN DEERE 4025R	35,257	-	35,257	-	-	-	-	-	-	-	-	-	35,257
829	LIFT STATION #34 IMPROVEMENTS	25,956	-	25,956	-	-	-	-	-	-	-	-	25,956	-
830	BASE PLATES (2)	678	-	678	-	-	-	-	-	-	-	-	678	-
831	FLYGH T BASES (2), L.S. #34	4,429	-	4,429	-	-	-	-	-	-	-	-	4,429	-
832	SEWER- GRAN PARADISO, PH 5B-1	81,539	-	81,539	-	-	-	-	-	-	-	-	81,539	-
833	WATER- GRAN PARADISO, PH 5B-1	57,679	-	57,679	-	-	-	57,679	-	-	-	-	-	-
834	SEWER-GRAN PARADISO PH 8	48,803	-	48,803	-	-	-	-	-	-	-	-	48,803	-
835	SEWER-GRAN PARADISO PH 8	48,803	-	48,803	-	-	-	-	-	-	-	-	48,803	-
836	WATER- GRAN PARADISO PH 8	29,749	-	29,749	-	-	-	29,749	-	-	-	-	-	-
837	WATER- GRAN PARADISO PH 8	29,749	-	29,749	-	-	-	29,749	-	-	-	-	-	-
838	SOFTWARE- LUCITY MOBILE	20,250	-	20,250	-	-	-	-	-	-	-	-	-	20,250
839	SOFTWARE- LUCITY MOBILE	20,250	-	20,250	-	-	-	-	-	-	-	-	-	20,250
840	WATER- GRAN PARADISO PH5B-1	57,679	-	57,679	-	-	-	57,679	-	-	-	-	-	-
841	SEWER- GRAN PARADISO, PH5B-1	81,539	-	81,539	-	-	-	-	-	-	-	-	81,539	-
842	HYDROGRITTER, WEMCO 12FFWE-HYD	80,850	-	80,850	-	-	-	-	-	80,850	-	-	-	-
843	TRAILER-EAGER BEAVER	21,016	-	21,016	-	-	-	-	-	-	-	-	-	21,016
844	TRAILER-EAGER BEAVER	21,016	-	21,016	-	-	-	-	-	-	-	-	-	21,016
845	US 41 WIDENING RELO & REP (U1741W)	479	-	479	-	-	-	479	-	-	-	-	-	-
846	UTILITY IMPROVE US 41 (U17U41)	4,162	-	4,162	-	-	-	4,162	-	-	-	-	-	-
847	WATER TRANS RELO/REPAIR IMPRV (FY18/19)	57,195	-	57,195	-	-	-	57,195	-	-	-	-	-	-
848	UTILITY IMPROVEMENT US 41 (U17U41)	256,949	-	256,949	-	-	-	256,949	-	-	-	-	-	-
849	US 41 WIDENING RELO & REP (U1741W)	341,219	-	341,219	-	-	-	341,219	-	-	-	-	-	-
850	WATER RELOCATION/REPAIR (U15WTR)	33,948	-	33,948	-	-	-	33,948	-	-	-	-	-	-
851	LIFT STATION # 41 IMPROVEMENTS	5,126	-	5,126	-	-	-	-	-	-	-	-	5,126	-
852	LIFT STATION # 76 IMPROVEMENTS	5,941	-	5,941	-	-	-	-	-	-	-	-	5,941	-
853	LIFT STATION # 45 IMPROVEMENTS	5,126	-	5,126	-	-	-	-	-	-	-	-	5,126	-
854	WATER TREATMENT PLANT- PLANT MAIN UPSIZE (U13WPP)	536,790	-	536,790	-	-	536,790	-	-	-	-	-	-	-
855	WATER PIZE OVERSIZE- NORTH PORT BLVD (U15WT2)	473,840	-	473,840	-	-	473,840	-	-	-	-	-	-	-
856	TRUCK-2018 F-150	32,530	-	32,530	-	-	-	-	-	-	-	-	-	32,530
857	TRUCK-2018 F-150	32,530	-	32,530	-	-	-	-	-	-	-	-	-	32,530
858	TRUCK- 2019 FORD F-350	39,066	-	39,066	-	-	-	-	-	-	-	-	-	39,066
859	SEWER- GRAN PARADISO, TOWNHOMES- 1B	141,435	-	141,435	-	-	-	-	-	-	-	-	141,435	-
860	WATER-GRAN PARADISO, TOWNHOMES, 1B	282,005	-	282,005	-	-	-	282,005	-	-	-	-	-	-
861	SEWER-CYPRESS FALLS PH2D	209,645	-	209,645	-	-	-	-	-	-	-	-	209,645	-
862	WATER-CYPRESS FALLS PH2D	118,194	-	118,194	-	-	-	118,194	-	-	-	-	-	-
863	SEWER- ISLANDWALK AT THE WEST VILLAGES PH7	70,023	-	70,023	-	-	-	-	-	-	-	-	70,023	-
864	WATER- ISLANDWALK AT THE WEST VILLAGES PH7	73,520	-	73,520	-	-	-	73,520	-	-	-	-	-	-
865	SEWER- GRAN PARADISO PH5B	201,257	-	201,257	-	-	-	-	-	-	-	-	201,257	-
866	WATER- GRAN PARADISO PH5B	165,438	-	165,438	-	-	-	165,438	-	-	-	-	-	-
867	TANK- DIESEL FUEL	15,977	-	15,977	-	-	-	7,989	-	-	-	-	7,989	-

**Table 3-1**  
**City of North Port, Florida**  
**Utility Rate Analysis**

Summary of Existing Utility Assets

Line No.	Description	Acquisition Amount	Adjustments	Adj. Acq. Amt.	Water System					Wastewater			General Plant	
					Supply	Treatment	Transmission	Distribution	Meters	Treatment	Efl./Recl.	Transmission		Collection & Direct Recl.
868	CAMERA-MC-50 MINI PUSH	13,400	-	13,400	-	-	-	-	-	-	-	-	-	13,400
869	LIFT STATION- RENAISSANCE PH IIA	262,500	-	262,500	-	-	-	-	-	-	-	-	262,500	-
870	SEWER- RENAISSANCE PH IIA	1,024,996	-	1,024,996	-	-	-	-	-	-	-	-	1,024,996	-
871	WATER- RENAISSANCE PH IIA	453,778	-	453,778	-	-	-	453,778	-	-	-	-	-	-
872	WATER- PRETO BOULEVARD	369,265	-	369,265	-	-	-	369,265	-	-	-	-	-	-
873	PUMP-THOMPSON PUMP 4"	36,773	-	36,773	-	-	-	-	-	36,773	-	-	-	-
874	PUMP-THOMPSON PUMP 4"	36,773	-	36,773	-	-	-	-	-	36,773	-	-	-	-
875	PUMP-THOMPSON PUMP 6"	38,573	-	38,573	-	-	-	-	-	-	-	38,573	-	-
876	TRUCK- 2019 FORD F-150	32,955	-	32,955	-	-	-	-	-	-	-	-	-	32,955
877	TRUCK- 2019 FORD F-150	32,955	-	32,955	-	-	-	-	-	-	-	-	-	32,955
878	VALVE- AUMA	5,571	-	5,571	-	5,571	-	-	-	-	-	-	-	-
879	SEWER-GRAN PARADISO PH7	297,784	-	297,784	-	-	-	-	-	-	-	-	297,784	-
880	WATER- GRAN PARADISO PH7	203,065	-	203,065	-	-	-	203,065	-	-	-	-	-	-
881	SEWER- WEST VILLAGES PKWY INTERSECTION IMPRV	106,820	-	106,820	-	-	-	-	-	-	-	-	106,820	-
882	WATER- WEST VILLAGES PKWY INTERSECTION IMPRV	128,005	-	128,005	-	-	-	128,005	-	-	-	-	-	-
883	SEWER- THE PRESERVE PH1	376,191	-	376,191	-	-	-	-	-	-	-	-	376,191	-
884	WATER- THE PRESERVE PH1	252,668	-	252,668	-	-	-	252,668	-	-	-	-	-	-
885	LIFT STATION- #107 THE PRESERVE PH1	209,402	-	209,402	-	-	-	-	-	-	-	-	209,402	-
886	SEWER- ATLANTA BRAVES SPRING TRAINING FACILITY	663,346	-	663,346	-	-	-	-	-	-	-	-	663,346	-
887	WATER- ATLANTA BRAVES SPRING TRAINING FACILITY	332,231	-	332,231	-	-	-	332,231	-	-	-	-	-	-
888	LIFT STATION- #111 BRAVES SPRING TRAINING FACILIT	200,000	-	200,000	-	-	-	-	-	-	-	-	200,000	-
889	SEWER- THE PRESERVE PH3	58,754	-	58,754	-	-	-	-	-	-	-	-	58,754	-
890	WATER- THE PRESERVE PH3	62,788	-	62,788	-	-	-	62,788	-	-	-	-	-	-
891	SEWER- GRAN PARADISO PH8 (SOUTH) (BENISSIMO DR)	109,969	-	109,969	-	-	-	-	-	-	-	-	109,969	-
892	WATER- GRAN PARADISO PH8 (SOUTH) (BENISSIMO DR)	74,451	-	74,451	-	-	-	74,451	-	-	-	-	-	-
893	SEWER- ISLANDWALK AT THE WEST VILLAGES PH7 (E. POR	241,427	-	241,427	-	-	-	-	-	-	-	-	241,427	-
894	WATER- ISLANDWALK AT THE WEST VILLAGES PH 7 (E POR	127,851	-	127,851	-	-	-	127,851	-	-	-	-	-	-
895	SEWER- THE PRESERVE PH2	191,412	-	191,412	-	-	-	-	-	-	-	-	191,412	-
896	WATER- THE PRESERVE PH 2	116,683	-	116,683	-	-	-	116,683	-	-	-	-	-	-
897	PUMP- 4" ENVIROPRIME HIGH HEAD	58,694	-	58,694	-	-	-	-	-	-	-	58,694	-	-
898	PUMP- 4" ENVIROPRIME HIGH HEAD	54,745	-	54,745	-	-	-	-	-	-	-	54,745	-	-
899	PUMP- 4" ENVIROPRIME HIGH HEAD	58,580	-	58,580	-	-	-	-	-	-	-	58,580	-	-
900	PUMP- 4" ENVIROPRIME HIGH HEAD	64,004	-	64,004	-	-	-	-	-	-	-	64,004	-	-
901	AC UNIT-WWTP	6,823	-	6,823	-	-	-	-	-	6,823	-	-	-	-
902	TANK- 2000 GAL HDLPE SODIUM HYPOCHLORITE STORAGE	14,500	-	14,500	-	14,500	-	-	-	-	-	-	-	-
903	TESTER- INDUSTRIAL INSULATION RESISTANCE.	5,301	-	5,301	-	-	-	-	-	-	-	-	-	5,301
904	TANK-2000 GAL HDLPE SODIUM HYPOCHLORITE STORAGE	14,500	-	14,500	-	14,500	-	-	-	-	-	-	-	-
905	PUMP- FRANKLIN 50 HP MOTOR & GOULD'S	8,185	-	8,185	-	8,185	-	-	-	-	-	-	-	-
906	PUMP- FRANKLIN 50 HP MOTOR & GOULD'S	8,185	-	8,185	-	8,185	-	-	-	-	-	-	-	-
907	T-300 DISSIPATION AIR TERMINAL	7,821	-	7,821	-	7,821	-	-	-	-	-	-	-	-
908	PUMP- FLOWSERVE	9,800	-	9,800	-	9,800	-	-	-	-	-	-	-	-
909	PUMP- FLOWSERVE	9,800	-	9,800	-	9,800	-	-	-	-	-	-	-	-
910	CAMERA SYSTEM- LATERAL LAUNCH	69,541	-	69,541	-	-	-	-	-	-	-	-	-	69,541
911	TACK PACK LIFT STATION ASSEMBLY	10,262	-	10,262	-	-	-	-	-	-	-	-	10,262	-
912	TACK PACK LIFT STATION ASSEMBLY	10,262	-	10,262	-	-	-	-	-	-	-	-	10,262	-
913	TACK PACK LIFT STATION ASSEMBLY	10,262	-	10,262	-	-	-	-	-	-	-	-	10,262	-
914	TACK PACK LIFT STATION ASSEMBLY	10,262	-	10,262	-	-	-	-	-	-	-	-	10,262	-
915	PUMP- MIXER; 3 PHASE 230 VOLT	6,211	-	6,211	-	6,211	-	-	-	-	-	-	-	-
916	PUMP- MIXER; 3 PHASE 230 VOLT	6,211	-	6,211	-	6,211	-	-	-	-	-	-	-	-
917	PUMP- MIXER; 3 PHASE 230 VOLT	6,211	-	6,211	-	6,211	-	-	-	-	-	-	-	-
918	PUMP- MIXER; 3 PHASE 460 VOLT	6,471	-	6,471	-	6,471	-	-	-	-	-	-	-	-
919	CONTROL PANEL- DUPLEX	17,498	-	17,498	-	-	-	-	-	17,498	-	-	-	-
920	CONTROL PANEL- DUPLEX	15,995	-	15,995	-	-	-	-	-	15,995	-	-	-	-
921	POWER MONITOR E440 EAGLE CLASS WIRELESS	7,656	-	7,656	-	-	-	-	-	-	-	7,656	-	-
922	PUMP- PEERLESS AND MOTOR SKID 40HP RHSP	29,851	-	29,851	-	-	-	-	-	29,851	-	-	-	-
923	LIFT STATION # 44 PIPING REPLACEMENT	32,439	-	32,439	-	-	-	-	-	-	-	-	32,439	-
924	LIFT STATION # 44 WETWELL LINING	13,274	-	13,274	-	-	-	-	-	-	-	-	13,274	-
925	LIFT STATION # 47 CONTROL PANEL	78,837	-	78,837	-	-	-	-	-	-	-	-	78,837	-
926	LIFT STATION #47 WETWELL LINING	24,597	-	24,597	-	-	-	-	-	-	-	-	24,597	-
927	LIFT STATION #47 REHAB	4,252	-	4,252	-	-	-	-	-	-	-	-	4,252	-
928	LIFT STATION 47 FORCE MAIN REPLACEMT FY 19-20	451,236	-	451,236	-	-	-	-	-	-	-	-	451,236	-
929	LIFT STATION # 63 PIPING REPLACEMENT	44,096	-	44,096	-	-	-	-	-	-	-	-	44,096	-

**Table 3-1**  
**City of North Port, Florida**  
**Utility Rate Analysis**

Summary of Existing Utility Assets

Line No.	Description	Acquisition Amount	Adjustments	Adj. Acq. Amt.	Water System					Wastewater			General Plant	
					Supply	Treatment	Transmission	Distribution	Meters	Treatment	Efl./Recl.	Transmission		Collection & Direct Recl.
930	LIFT STATION #63 WETWELL LINING	25,114	-	25,114	-	-	-	-	-	-	-	-	25,114	-
931	LIFT STATION #63 REHAB	4,252	-	4,252	-	-	-	-	-	-	-	-	4,252	-
932	LIFT STATION #66 PIPING REPLACEMENT	40,486	-	40,486	-	-	-	-	-	-	-	-	40,486	-
933	LIFT STATION #66 REHAB	4,252	-	4,252	-	-	-	-	-	-	-	-	4,252	-
934	LIFT STATION # 80 PIPING REPLACEMENT	27,881	-	27,881	-	-	-	-	-	-	-	-	27,881	-
935	LIFT STATION # 80 CONTROL PANEL	95,754	-	95,754	-	-	-	-	-	-	-	-	95,754	-
936	LIFT STATION # 80 WETWELL LINING	21,029	-	21,029	-	-	-	-	-	-	-	-	21,029	-
937	LIFT STATION #80 REHAB	4,252	-	4,252	-	-	-	-	-	-	-	-	4,252	-
938	LIFT STATION #22 WETWELL LINING	24,804	-	24,804	-	-	-	-	-	-	-	-	24,804	-
939	LIFT STATION #22 PLACE SPOT REPAIRS	10,650	-	10,650	-	-	-	-	-	-	-	-	10,650	-
940	LIFT STATION #22 PLACE SPOT REPAIRS	10,650	-	10,650	-	-	-	-	-	-	-	-	10,650	-
941	LIFT STATION #22 CURED-IN-PLACE LINERS	748,919	-	748,919	-	-	-	-	-	-	-	-	748,919	-
942	LIFT STATION #22 MANHOLE REHAB & LINING	52,100	-	52,100	-	-	-	-	-	-	-	-	52,100	-
943	LIFT STATION #22 MONOLITHIC LINING	114,100	-	114,100	-	-	-	-	-	-	-	-	114,100	-
944	LIFT STATION #22 SEWER CLEANING & CCTV	59,933	-	59,933	-	-	-	-	-	-	-	-	59,933	-
945	BRIDGE WATER MAIN REPLACE S SALFORD BLVD (U17WBR)	179,072	-	179,072	-	-	179,072	-	-	-	-	-	-	-
946	BRIDGE CROSSING WATER MAIN REPL (CRANBERRY BLVD)	195,998	-	195,998	-	-	195,998	-	-	-	-	-	-	-
947	WATER TRANSMISSION-ORTIZ-U17WOR	343,032	-	343,032	-	-	343,032	-	-	-	-	-	-	-
948	LUCITY SOFTWARE (UT)	5,155	-	5,155	-	-	-	-	-	-	-	-	-	5,155
949	HSS BACKUP SERVER (UT)	6,638	-	6,638	-	-	-	-	-	-	-	-	-	6,638
950	INSTRUMENT& CONTROL BUILDING- NEW ROOF	10,146	-	10,146	-	-	-	-	-	10,146	-	-	-	-
951	TRIMBLE TDC 150 & CARBON FIBER MONOPOLE	5,935	-	5,935	-	-	-	2,968	-	-	-	-	2,968	-
952	FLOWSERVE SPLITCASE PUMP	10,044	-	10,044	-	-	-	5,022	-	-	-	-	5,022	-
953	PUMP-150 HP YASKAWA	8,500	-	8,500	-	8,500	-	-	-	-	-	-	-	-
954	PUMP-150 HP YASKAWA	8,500	-	8,500	-	8,500	-	-	-	-	-	-	-	-
955	PUMP- FRANKLIN 50 HP 460 VOLT GOULD	11,924	-	11,924	-	11,924	-	-	-	-	-	-	-	-
956	PUMP- FRANKLIN 50 HP 460 VOLT GOULD	11,924	-	11,924	-	11,924	-	-	-	-	-	-	-	-
957	2020 JOHN DEERE TRACK LOADER	91,111	-	91,111	-	-	-	-	-	-	-	-	-	91,111
958	SEWER- GRAN PARADISO, PH 8 (NORTH) (TRATORRIA LOOP	68,136	-	68,136	-	-	-	-	-	-	-	-	68,136	-
959	WATER- GRAN PARADISO, PH 8 (NORTH) (TRATORRIA LOOP)	43,434	-	43,434	-	-	-	43,434	-	-	-	-	-	-
960	SEWER- WEST VILLAGES, PRETO BLVD EXTENSION	142,034	-	142,034	-	-	-	-	-	-	-	-	142,034	-
961	WATER- WEST VILLAGES, PRETO BLVD EXTENSION	246,648	-	246,648	-	-	-	246,648	-	-	-	-	-	-
962	TRUCK- 2019 F-550 SERVICE BODY	77,830	-	77,830	-	-	-	-	-	-	-	-	-	77,830
963	TAC PAC TCU & TOWER ASSEMBLY	10,286	-	10,286	-	-	-	10,286	-	-	-	-	-	10,286
964	TRAILER- DUMP	13,355	-	13,355	-	-	-	-	-	-	-	-	-	13,355
965	2020 JOHN DEERE GATOR HPX615E	10,410	-	10,410	-	-	-	-	-	-	-	-	-	10,410
966	TRUCK- 2020 FORD F-150	33,617	-	33,617	-	-	-	-	-	-	-	-	-	33,617
967	TRUCK- 2020 FORD F-150	33,617	-	33,617	-	-	-	-	-	-	-	-	-	33,617
968	MIXER PUMP RAILS & CONTROL PANEL	6,471	-	6,471	-	-	-	-	-	6,471	-	-	-	-
969	MIXER PUMP RAILS & CONTROL PANEL	6,471	-	6,471	-	-	-	-	-	6,471	-	-	-	-
970	MIXER PUMP RAILS & CONTROL PANEL	6,211	-	6,211	-	-	-	-	-	6,211	-	-	-	-
971	MIXER PUMP RAILS & CONTROL PANEL	6,211	-	6,211	-	-	-	-	-	6,211	-	-	-	-
972	MIXER PUMP RAILS & CONTROL PANEL	6,211	-	6,211	-	-	-	-	-	6,211	-	-	-	-
973	MIXER PUMP RAILS & CONTROL PANEL	6,211	-	6,211	-	-	-	-	-	6,211	-	-	-	-
974	MIXER PUMP RAILS & CONTROL PANEL	6,211	-	6,211	-	-	-	-	-	6,211	-	-	-	-
975	MIXER PUMP RAILS & CONTROL PANEL	6,211	-	6,211	-	-	-	-	-	6,211	-	-	-	-
976	4" ENVIROPRIME HIGH HEAD PUMP	57,965	-	57,965	-	-	-	-	-	-	-	-	-	57,965
977	SEWER- ISLANDWALK PH 8 FOR BORREGO WEST & EAST TAN	437,310	-	437,310	-	-	-	-	-	-	-	-	437,310	-
978	WATER- ISLANDWALK PH8 FOR BORREGO WEST & EAST TANT	460,042	-	460,042	-	-	-	460,042	-	-	-	-	-	-
979	SEWER- OASIS PH2 THOMAS RANCH LAND PARTNERS VILLAG	219,280	-	219,280	-	-	-	-	-	-	-	-	219,280	-
980	WATER- OASIS PH2 THOMAS RANCH LAND PARTNERS VILLAG	154,411	-	154,411	-	-	-	154,411	-	-	-	-	-	-
981	SEWER- ISLANDWALK PH6	128,855	-	128,855	-	-	-	-	-	-	-	-	128,855	-
982	WATER- ISLANDWALK PH6	139,380	-	139,380	-	-	-	139,380	-	-	-	-	-	-
983	TRUCK- 2020 FORD RANGER	24,548	-	24,548	-	-	-	-	-	-	-	-	-	24,548
984	FLOWSERVE SPLITCASE PUMP	13,675	-	13,675	-	-	-	-	-	13,675	-	-	-	-
985	MOTOR- FRANKLIN 50 HP SUB	5,165	-	5,165	-	-	-	5,165	-	-	-	-	-	-
986	PUMP- 4" ENVIROPRIME HIGH HEAD	60,329	-	60,329	-	-	-	-	-	-	60,329	-	-	-
987	PUMP- 4" ENVIROPRIME HIGH HEAD	58,101	-	58,101	-	-	-	-	-	-	58,101	-	-	-
988	PUMP- 6" ENVIROPRIME HIGH HEAD	69,612	-	69,612	-	-	-	-	-	-	69,612	-	-	-
989	TRUCK- 2020 FORD F-250	41,266	-	41,266	-	-	-	-	-	-	-	-	-	41,266
990	SEWER- GRAN PARADISO, PH 8 (BASILICA DRIVE)	35,165	-	35,165	-	-	-	-	-	-	-	-	35,165	-
991	SEWER- WEST VILLAGES MARKET PLACE	947,704	-	947,704	-	-	-	-	-	-	-	-	947,704	-

**Table 3-1**  
**City of North Port, Florida**  
**Utility Rate Analysis**

Summary of Existing Utility Assets

Line No.	Description	Acquisition Amount	Adjustments	Adj. Acq. Amt.	Water System					Wastewater			General Plant	
					Supply	Treatment	Transmission	Distribution	Meters	Treatment	Efl./Recl.	Transmission		Collection & Direct Recl.
992	WATER- WEST VILLAGES MARKET PLACE	227,890	-	227,890	-	-	-	227,890	-	-	-	-	-	-
993	SEWER- GRAN PARADSIO, PH 4E	64,019	-	64,019	-	-	-	-	-	-	-	-	64,019	-
994	WATER- GRAN PARADISO, PH 4E	35,613	-	35,613	-	-	-	35,613	-	-	-	-	-	-
995	FLUKE 754 PROCESS CALIBRATOR	7,517	-	7,517	-	-	-	-	-	7,517	-	-	-	-
996	SEWER- FLATS AT SUNDOWN	92,000	-	92,000	-	-	-	-	-	-	-	-	92,000	-
997	SW BOOSTER STAT IMP YASKAWA IQ1000 75 HP VFD FY20	16,968	-	16,968	-	-	16,968	-	-	-	-	-	-	-
998	SW BOOSTER STAT IMP YASKAWA IQ1000 75 HP VFD FY20	16,968	-	16,968	-	-	16,968	-	-	-	-	-	-	-
999	SW BOOSTER STAT PUMP SKID FY 19-20	25,363	-	25,363	-	-	25,363	-	-	-	-	-	-	-
1,000	SYDNEY AVENUE MANHOLE REHAB FY 19-20	8,840	-	8,840	-	-	-	-	-	-	-	-	8,840	-
1,001	N SALFORD BRIDGE PIPELINE REPLACEMENT FY 19-20	156,636	-	156,636	-	-	156,636	-	-	-	-	-	-	-
1,002	LIFT STATION 60 CONTROL PANEL & COMPONENTS FY19-20	16,595	-	16,595	-	-	-	-	-	-	-	-	16,595	-
1,003	LIFT STATION 31 CONTROL PANEL & COMPONENTS FY19-20	16,948	-	16,948	-	-	-	-	-	-	-	-	16,948	-
1,004	LAZY RIVER FORCEMAIN REPLACEMENT FY 19-20	101,758	-	101,758	-	-	-	-	-	-	-	101,758	-	-
1,005	LAZY RIVER WATER MAIN REPLACEMENT FY 19-20	71,457	-	71,457	-	-	71,457	-	-	-	-	-	-	-
1,006	LIFT STATION 90 COMPONENTS/EQUIPMENT	16,172	-	16,172	-	-	-	-	-	-	-	-	16,172	-
1,007	LIFT STATION 90 CONTROL PANEL	14,216	-	14,216	-	-	-	-	-	-	-	-	14,216	-
1,008	LIFT STATION 90 PUMP	15,304	-	15,304	-	-	-	-	-	-	-	-	15,304	-
1,009	SCADA SERVER FY 19-20	69,868	-	69,868	-	-	-	-	-	23,289	-	23,289	23,289	-
1,010	SCADA SOFTWARE FY 19-20 WWTP	47,460	-	47,460	-	-	-	-	-	15,820	-	15,820	15,820	-
1,011	SCADA SERVER REPLACEMENT/UPGRADE WTP	34,595	-	34,595	-	34,595	-	-	-	-	-	-	-	-
1,012	GATOR, 2020 JOHN DEERE HPX615E	10,395	-	10,395	-	-	-	-	-	-	-	-	-	10,395
1,013	WATER - WEST VILLAGES PARKWAY EXTENSION II	248,186	-	248,186	-	-	-	248,186	-	-	-	-	-	-
1,014	SEWER - WEST VILLAGES PARKWAY EXTENSION II	364,280	-	364,280	-	-	-	-	-	-	-	364,280	-	-
1,015	SEWER - WEST VILLAGES PARKWAY EXTENSION II	364,280	-	364,280	-	-	-	-	-	-	-	364,280	-	-
1,016	WATER - HERON CREEK TOWN CENTER NORTH PH 2	131,580	-	131,580	-	-	-	131,580	-	-	-	-	-	-
1,017	SEWER - HERON CREEK TOWN CENTER NORTH PH 2	38,542	-	38,542	-	-	-	-	-	-	-	38,542	-	-
1,018	SEWER - HERON CREEK TOWN CENTER NORTH PH 2	38,542	-	38,542	-	-	-	-	-	-	-	38,542	-	-
1,019	WATER - FLATS AT SUNDOWN	146,375	-	146,375	-	-	-	146,375	-	-	-	-	-	-
1,020	WATER - KENVIL APARTMENTS 4201 KENVILL DRIVE	296,055	-	296,055	-	-	-	296,055	-	-	-	-	-	-
1,021	INJECTION WELL - WEST VILLAGES	726,784	-	726,784	-	-	-	-	-	726,784	-	-	-	-
1,022	INJECTION WELL IW-1 WEST VILLAGES	3,871,718	-	3,871,718	-	-	-	-	-	3,871,718	-	-	-	-
1,023	MONITOR WELL LZMW-1 WEST VILLAGES	388,494	-	388,494	-	-	-	-	-	388,494	-	-	-	-
1,024	MONITOR WELL UZMW-1 WEST VILLAGES	443,294	-	443,294	-	-	-	-	-	443,294	-	-	-	-
1,025	INJECTION WELL - WEST VILLAGES	726,784	-	726,784	-	-	-	-	-	726,784	-	-	-	-
1,026	INJECTION WELL IW-1 WEST VILLAGES	3,871,718	-	3,871,718	-	-	-	-	-	3,871,718	-	-	-	-
1,027	MONITOR WELL LZMW-1 WEST VILLAGES	388,494	-	388,494	-	-	-	-	-	388,494	-	-	-	-
1,028	MONITOR WELL UZMW-1 WEST VILLAGES	443,294	-	443,294	-	-	-	-	-	443,294	-	-	-	-
1,029	WWTP - WEST VILLAGES	7,121,552	-	7,121,552	-	-	-	-	-	7,121,552	-	-	-	-
1,030	WWTP - YARD PIPING	2,673,000	-	2,673,000	-	-	-	-	-	2,673,000	-	-	-	-
1,031	WWTP - SITE ELECTRICAL	2,945,690	-	2,945,690	-	-	-	-	-	2,945,690	-	-	-	-
1,032	WWTP - HEADWORKS	1,859,182	-	1,859,182	-	-	-	-	-	1,859,182	-	-	-	-
1,033	WWTP - MLE TANKS	3,638,676	-	3,638,676	-	-	-	-	-	3,638,676	-	-	-	-
1,034	WWTP - IRML PUMP STATION	334,236	-	334,236	-	-	-	-	-	334,236	-	-	-	-
1,035	WWTP - DIGESTERS	1,465,546	-	1,465,546	-	-	-	-	-	1,465,546	-	-	-	-
1,036	WWTP - CLARIFIER #1	1,286,758	-	1,286,758	-	-	-	-	-	1,286,758	-	-	-	-
1,037	WWTP - CLARIFIER #2	1,286,758	-	1,286,758	-	-	-	-	-	1,286,758	-	-	-	-
1,038	WWTP - SCUM PUMP STATION	275,118	-	275,118	-	-	-	-	-	275,118	-	-	-	-
1,039	WWTP - RAS/WAS WETWELL	375,000	-	375,000	-	-	-	-	-	375,000	-	-	-	-
1,040	WWTP - DRAIN PUMP STATION	173,118	-	173,118	-	-	-	-	-	173,118	-	-	-	-
1,041	WWTP - RAS/WAS PUMP STATION	468,295	-	468,295	-	-	-	-	-	468,295	-	-	-	-
1,042	WWTP - FILTERS	3,939,500	-	3,939,500	-	-	-	-	-	3,939,500	-	-	-	-
1,043	WWTP - CHLORINE CONTACT/EFFLUENT PS	1,643,075	-	1,643,075	-	-	-	-	-	1,643,075	-	-	-	-
1,044	WWTP - DEEP INJECTION WELL	416,000	-	416,000	-	-	-	-	-	416,000	-	-	-	-
1,045	WWTP - REJECT TANK	1,168,000	-	1,168,000	-	-	-	-	-	1,168,000	-	-	-	-
1,046	WWTP - REJECT PUMP STATION	170,157	-	170,157	-	-	-	-	-	170,157	-	-	-	-
1,047	WWTP - CONTROL BUILDING	1,075,795	-	1,075,795	-	-	-	-	-	1,075,795	-	-	-	-
1,048	WWTP - MLE BLOWER BUILDING	2,008,987	-	2,008,987	-	-	-	-	-	2,008,987	-	-	-	-
1,049	WWTP - CHEMICAL BUILDING	1,568,959	-	1,568,959	-	-	-	-	-	1,568,959	-	-	-	-
1,050	WWTP - SOLIDS BUILDING	716,670	-	716,670	-	-	-	-	-	716,670	-	-	-	-
1,051	WWTP - SEPTAGE REC. STATION	201,592	-	201,592	-	-	-	-	-	201,592	-	-	-	-
1,052	WWTP - SITE LIFT STATION	274,157	-	274,157	-	-	-	-	-	274,157	-	-	-	-
1,053	WWTP - EFFLUENT METER	112,000	-	112,000	-	-	-	-	-	112,000	-	-	-	-

**Table 3-1**  
**City of North Port, Florida**  
**Utility Rate Analysis**

Summary of Existing Utility Assets

Line No.	Description	Acquisition Amount	Adjustments	Adj. Acq. Amt.	Water System					Wastewater			General Plant	
					Supply	Treatment	Transmission	Distribution	Meters	Treatment	Efl./Recl.	Transmission		Collection & Direct Recl.
1,054	TRUCK, 2011 PETERBILT DUMP	15,000	-	15,000	-	-	-	-	-	-	-	-	-	15,000
1,055	PIPING, STEEL WATER LINE REP BEW CLAR/CLEAR WELL	35,921	-	35,921	35,921	-	-	-	-	-	-	-	-	-
1,056	ENCLOSURE KIT FOR VFD - RAW WATER INTAKE-WTP	5,500	-	5,500	-	5,500	-	-	-	-	-	-	-	-
1,057	2020 JCB FORK LIFT	67,082	-	67,082	-	-	-	-	-	-	-	-	-	67,082
1,058	PRE DELIVERY INSPECTION/DECALS/LOGO/SEAL	233	-	233	-	-	-	-	-	-	-	-	-	233
1,059	TRAILER-2020 RING POWER COMPRESSOR TRAILER	25,869	-	25,869	-	-	-	-	-	-	-	-	-	25,869
1,060	PUMP, THOMPSON DOUBLE DIAPHRAM	17,916	-	17,916	-	-	-	-	-	-	-	17,916	-	-
1,061	PRE DELIVERY INSPECTION & MISC PARTS	308	-	308	-	-	-	-	-	-	-	308	-	-
1,062	MESSAGE BOARD	16,000	-	16,000	-	-	-	-	-	-	-	-	-	16,000
1,063	PRE DELIVERY INSPECTION	70	-	70	-	-	-	-	-	-	-	-	-	70
1,064	MESSAGE BOARD	16,000	-	16,000	-	-	-	-	-	-	-	-	-	16,000
1,065	PRE DELIVERY INSPECTION	70	-	70	-	-	-	-	-	-	-	-	-	70
1,066	PUMP, THOMPSON 6" PUMP	53,392	-	53,392	-	-	-	-	-	-	-	53,392	-	-
1,067	PRE-DELIVERY INSPECTION/CITY SEAL	218	-	218	-	-	-	-	-	-	-	218	-	-
1,068	WATER-CEDAR GROVE PH 2A	271,061	-	271,061	-	-	-	271,061	-	-	-	-	-	-
1,069	SEWER-CEDAR GROVE PH 2A	263,912	-	263,912	-	-	-	-	-	-	-	-	263,912	-
1,070	TANK-2000 GAL HDLPE SODIUM HYPOCHLORITE STORAGE TA	17,250	-	17,250	-	-	17,250	-	-	-	-	-	-	-
1,071	PS-GMXXA-NAOH-CPVC-SCRUBBER SKID	21,053	-	21,053	-	-	21,053	-	-	-	-	-	-	-
1,072	PS-GMXXA-NAOH-CPVC-SCRUBBER SKID	21,053	-	21,053	-	-	21,053	-	-	-	-	-	-	-
1,073	2021 FORD EXPLORER	33,382	-	33,382	-	-	-	-	-	-	-	-	-	33,382
1,074	PRE-DELIVERY INSPECTION/CITY LOGO	185	-	185	-	-	-	-	-	-	-	-	-	185
1,075	2021 FORD EXPLORER	33,382	-	33,382	-	-	-	-	-	-	-	-	-	33,382
1,076	PRE-DELIVERY INSPECTION/CITY LOGO	185	-	185	-	-	-	-	-	-	-	-	-	185
1,077	THOMPSON PUMP 4" PUMP	50,944	-	50,944	-	-	-	25,472	-	-	-	-	25,472	-
1,078	PRE-DELIVERY INSPECTION/CITY LOGO	246	-	246	-	-	-	123	-	-	-	-	123	-
1,079	2021 FORD F-250	34,304	-	34,304	-	-	-	-	-	-	-	-	-	34,304
1,080	PRE DELIVERY INSPECTION/ZONAR/LOGO	312	-	312	-	-	-	-	-	-	-	-	-	312
1,081	WATER-WYSTERIA	280,840	-	280,840	-	-	-	280,840	-	-	-	-	-	-
1,082	SEWER-WYSTERIA	409,181	-	409,181	-	-	-	-	-	-	-	-	409,181	-
1,083	TAC PACK ASSEMBLY	22,727	-	22,727	-	-	-	-	-	-	-	-	22,727	-
1,084	ANTENNA SUBSYSTEM	2,790	-	2,790	-	-	-	-	-	-	-	-	2,790	-
1,085	LIFT STATION #21 CONTROL PANEL	27,494	-	27,494	-	-	-	-	-	-	-	-	27,494	-
1,086	LIFT STATION #39 CONTROL PANEL	27,709	-	27,709	-	-	-	-	-	-	-	-	27,709	-
1,087	LIFT STATION #20 CONTROL PANEL	27,113	-	27,113	-	-	-	-	-	-	-	-	27,113	-
1,088	LIFT STATION #10 CONTROL PANEL	27,113	-	27,113	-	-	-	-	-	-	-	-	27,113	-
1,089	PUMP/FLYGT	6,829	-	6,829	-	-	-	-	-	-	-	-	6,829	-
1,090	PUMP/FLYGT	6,829	-	6,829	-	-	-	-	-	-	-	-	6,829	-
1,091	PUMP/FLYGT	5,685	-	5,685	-	-	-	-	-	-	-	-	5,685	-
1,092	PUMP/FLYGT	5,685	-	5,685	-	-	-	-	-	-	-	-	5,685	-
1,093	PUMP/FLYGT	9,342	-	9,342	-	-	-	-	-	-	-	-	9,342	-
1,094	PUMP/FLYGT	9,342	-	9,342	-	-	-	-	-	-	-	-	9,342	-
1,095	MIXER PUMP RAILS & CONTROL PANEL 230 VOLT SULZER	5,596	-	5,596	-	-	-	-	-	5,596	-	-	-	-
1,096	MIXER PUMP RAILS & CONTROL PANEL 460 VOLT SULZER	6,156	-	6,156	-	-	-	-	-	6,156	-	-	-	-
1,097	MIXER PUMP RAILS & CONTROL PANEL 460 VOLT SULZER	6,156	-	6,156	-	-	-	-	-	6,156	-	-	-	-
1,098	MIXER PUMP RAILS & CONTROL PANEL 460 VOLT SULZER	6,156	-	6,156	-	-	-	-	-	6,156	-	-	-	-
1,099	WATER-RENAISSANCE AT WEST VILLAGES PHASE 2B	153,653	-	153,653	-	-	-	153,653	-	-	-	-	-	-
1,100	SEWER-RENAISSANCE AT WEST VILLAGES PHASE 2B	269,772	-	269,772	-	-	-	-	-	-	-	-	269,772	-
1,101	WATER-PALM PORT	157,728	-	157,728	-	-	-	157,728	-	-	-	-	-	-
1,102	SEWER-PALM PORT	147,244	-	147,244	-	-	-	-	-	-	-	-	147,244	-
1,103	PUMP, THOMPSON 6" EVIROPRIME HIGH HEAD PUMP	60,299	-	60,299	-	-	-	-	-	-	60,299	-	-	-
1,104	LIGHTNING PROTECTION - SW BOOSTER	23,971	-	23,971	-	-	23,971	-	-	-	-	-	-	-
1,105	LIGHTNING PROTECTION - HILLSBOROUGH PUMP STATION	14,870	-	14,870	-	-	14,870	-	-	-	-	-	-	-
1,106	LIGHTNING PROTECTION - PAN AMERICAN WWTP	41,904	-	41,904	-	-	-	-	-	41,904	-	-	-	-
1,107	PUMP, FRANKLIN 460V	20,753	-	20,753	-	20,753	-	-	-	-	-	-	-	-
1,108	LIFT STATION #42, COMMERCE PKWY REHABILITATION	71,175	-	71,175	-	-	-	-	-	-	-	-	71,175	-
1,109	LIFT STATION #40, GERANIUM AVE REHABILITATION	56,544	-	56,544	-	-	-	-	-	-	-	-	56,544	-
1,110	LIFT STATION #90, TOLEDO BLADE BLVD REHABILITATION	54,797	-	54,797	-	-	-	-	-	-	-	-	54,797	-
1,111	FLOCCULATOR #1 REHABILITATION	206,237	-	206,237	-	206,237	-	-	-	-	-	-	-	-
1,112	FY 2021 MANHOLE REHAB	328,720	-	328,720	-	-	-	-	-	-	-	-	328,720	-
1,113	CONTROL PANEL- WTP	37,029	-	37,029	-	-	37,029	-	-	-	-	-	-	-
1,114	CONTROL PANEL- WTP	37,029	-	37,029	-	-	37,029	-	-	-	-	-	-	-
1,115	TRANSFER PUMP UPGRADES-TRAIN NO. 1	294,391	-	294,391	-	294,391	-	-	-	-	-	-	-	-

**Table 3-1**  
**City of North Port, Florida**  
**Utility Rate Analysis**

Summary of Existing Utility Assets

Line No.	Description	Acquisition Amount	Adjustments	Adj. Acq. Amt.	Water System					Wastewater			General Plant	
					Supply	Treatment	Transmission	Distribution	Meters	Treatment	Efl./Recl.	Transmission		Collection & Direct Recl.
1,116	TRANSFER PUMP UPGRADES-TRAIN NO. 2	352,836	-	352,836	-	352,836	-	-	-	-	-	-	-	-
1,117	TRANSFER PUMP UPGRADES-TRAIN NO. 1 HVAC	6,068	-	6,068	-	6,068	-	-	-	-	-	-	-	-
1,118	TRANSFER PUMP UPGRADES-TRAIN NO. 2 HVAC	5,857	-	5,857	-	5,857	-	-	-	-	-	-	-	-
1,119	FILTER MEDIA REPLACEMENT-WTP	77,278	-	77,278	-	77,278	-	-	-	-	-	-	-	-
1,120	FILTER TO WASTE PIPING	21,159	-	21,159	-	21,159	-	-	-	-	-	-	-	-
1,121	S BISCAYNE BRIDGE PIPELINE REPLACEMENT FY 20-21	181,522	-	181,522	-	-	181,522	-	-	-	-	-	-	-
1,122	PAN AMERICAN BRIDGE PIPELINE REPLACEMENT FY 20-21	207,508	-	207,508	-	-	207,508	-	-	-	-	-	-	-
1,123	ABS PUMP	6,117	-	6,117	-	-	-	6,117	-	-	-	-	-	-
1,124	WATER - SUNSTONE PH 1A & 1B	183,575	-	183,575	-	-	-	183,575	-	-	-	-	-	-
1,125	SEWER - SUNSTONE PH 1A & 1B	288,865	-	288,865	-	-	-	-	-	-	-	-	288,865	-
1,126	WATER - SUNSTONE PH 1A & 1B	480,014	-	480,014	-	-	-	480,014	-	-	-	-	-	-
1,127	SEWER - SUNSTONE PH 1A & 1B	722,067	-	722,067	-	-	-	-	-	-	-	-	722,067	-
1,128	WATER - WELLEN PARK DOWNTOWN PHI	394,143	-	394,143	-	-	-	394,143	-	-	-	-	-	-
1,129	WATER - TORTUGA PH 1	182,514	-	182,514	-	-	-	182,514	-	-	-	-	-	-
1,130	SEWER - TORTUGA PH 1	260,754	-	260,754	-	-	-	-	-	-	-	-	260,754	-
1,131	TOTAL SYSTEM ASSETS - CURRENTLY REPORTED	\$ 256,207,755	\$ -	\$ 256,207,755	\$ 715,731	\$ 19,598,921	\$ 28,676,534	\$ 34,135,129	\$ 349,947	\$ 91,226,245	\$ 7,975,749	\$ 13,981,990	\$ 56,060,234	\$ 3,487,276
1,132	ALLOCATION OF OTHER DEVELOPER CONTRIBUTIONS			-	-	-	-	-	-	-	-	-	-	-
1,133	ALLOCATION OF INDIRECT PLANT			-	-	-	-	-	-	-	-	-	-	-
1,134	TOTAL ASSETS FOR IMPACT FEE DETERMINATION	\$ 256,207,755	\$ -	\$ 256,207,755	\$ 715,731	\$ 19,598,921	\$ 28,676,534	\$ 34,135,129	\$ 349,947	\$ 91,226,245	\$ 7,975,749	\$ 13,981,990	\$ 56,060,234	\$ 3,487,276
1,135				100.00%	0.28%	7.65%	11.19%	13.32%	0.14%	35.61%	3.11%	5.46%	21.88%	1.36%
1,136	CONTRIBUTIONS			\$ 128,560,930	\$ -	\$ -	\$ 5,988,545	\$ 29,204,260	\$ -	\$ 48,449,146	\$ 232,280	\$ 2,164,202	\$ 42,520,862	\$ 1,635

Footnotes:

[1] Amounts shown are derived from the fixed asset register provided by the City; amounts reported as of September 30, 2021. Amounts are classified to plant functions based on: i) fixed asset description and cost center / location; ii) relevance of fixed asset; and iii) ratemaking judgment.



**Table 3-2**

**City of North Port, Florida  
Utility Rate Analysis**

**Summary of Peace River Capital Costs Allocable to the City of North Port**

<b>Line No.</b>	<b>Description</b>	<b>Capital Cost</b>	<b>Co-Funding (SWFWMD, State, Federal, etc.)</b>	<b>Net Capital Cost to Customers</b>	<b>North Port %</b>	<b>North Port Capital Cost</b>
<b>Capital Costs of Peace River Facilities [1]:</b>						
1	1991 Rebuild and Capacity Increase	\$ 9,536,000	\$ (2,250,000)	\$ 7,286,000	8.54%	\$ 622,000
2	Regional Expansion Project (REP) Oversized Payment	3,287,098	-	3,287,098	13.28%	436,527
3	Reservoir (6 BG) System	81,999,618	(38,630,837)	43,368,781	10.26%	4,449,637
4	24 MGD REP Expansion	95,095,207	(53,027,800)	42,067,407	10.26%	4,316,116
5	DeSoto 20" Transmission Main	2,768,364	-	2,768,364	10.26%	284,034
6	Phase 2 Interconnect	13,444,743	(6,339,340)	7,105,403	100.00%	7,105,403
7	Total Costs of Existing Capacity	<u>\$ 206,131,030</u>	<u>\$ (100,247,977)</u>	<u>\$ 105,883,053</u>		<u>\$ 17,213,717</u>
8	Total Allocated Capacity to City of North Port (MGD-MDF)					2,865
9	ERC Factor - GPD [2]					170
10	Estimated ERCs to Be Served By Existing Capacity Allocation					16,853
11	Cost Per ERC of Existing Capacity Allocation					<u>\$ 1,021</u>

BG = Billion Gallons  
 MGD = Million-Gallons-Per-Day  
 ADF = Average Daily Flow  
 GPD = Gallons Per Day

**Footnotes:**

[1] Based on information provided by Peace River staff.

[2] The level of service factor for a water ERC reflects capacity requirements expressed on a daily flow basis; the assumed factor of 170 gallons per day per ERC is based on a review historical flow data and discussions with City staff.

Table 3-3

City of North Port, Florida  
Utility Rate Analysis

Summary of Capital Improvement Program By Plant Function Through Fiscal Year 2032

Line No.	Project Description	Estimated Total Capital Cost [1]	Adjustments to Remove General-Related Project Costs	Adjustments to Remove Project Costs Considered 100% Allocable to Existing Users	Adjustments to Remove Project Costs to Be Paid in Full By Developers	Adjustments to Remove Project Costs to Be Paid in Full By Surtax	Adjustments to Remove Project Costs to Be Paid in Full By Grants	Net Amount For Future Expenditures	Allocation Reference	Functional Category		
										Supply and Treatment	Storage, Pumping and Transmission	Distribution and Collection
<b>WATER SYSTEM CAPITAL IMPROVEMENT PROGRAM</b>												
1	Utility Administration/Field Ops Bldg.	\$ 1,810,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,810,000	UtilAdmin	\$ 603,333	\$ 603,333	\$ 603,333
2	Water & Sewer Line Extension	11,955,200	-	-	-	(11,955,200)	-	-	N/A	-	-	-
3	Portion	7,500,000	-	-	-	-	-	7,500,000	Distr/Collect	-	-	7,500,000
4	Water Transmission Service Improvements	4,690,470	-	-	-	(4,690,470)	-	-	N/A	-	-	-
5	Energy Audit Study - Both Plants	125,000	(125,000)	-	-	-	-	-	N/A	-	-	-
6	Utility Master Plan Updates	375,000	(375,000)	-	-	-	-	-	N/A	-	-	-
7	Utility Rate Study Update	60,000	(60,000)	-	-	-	-	-	N/A	-	-	-
8	AWIA Risk Assessment (every 5 years)	75,000	(75,000)	-	-	-	-	-	N/A	-	-	-
9	New Residential Meters	1,503,252	-	-	-	-	-	1,503,252	Distr/Collect	-	-	1,503,252
10	New Commercial Meters	121,174	-	-	-	-	-	121,174	Distr/Collect	-	-	121,174
11	Commercial Change Out Meters	126,933	-	-	-	-	-	126,933	Distr/Collect	-	-	126,933
12	Replacement Meters	2,527,295	-	-	-	-	-	2,527,295	Distr/Collect	-	-	2,527,295
13	Water Transmission Relocation	800,000	-	-	-	-	-	800,000	Transmission	-	800,000	-
14	Study Lake Frankie	50,000	(50,000)	-	-	-	-	-	N/A	-	-	-
15	MOTE HBMP Required Tri-Annual Report	120,000	(120,000)	-	-	-	-	-	N/A	-	-	-
16	MOTE HBMP Annual Monitoring	1,100,000	(1,100,000)	-	-	-	-	-	N/A	-	-	-
17	Ortiz-WMS Bridge Pipeline Replacement	200,000	-	-	-	-	-	200,000	Transmission	-	200,000	-
18	Bridge Water Main Replacements	2,839,000	-	-	-	(2,839,000)	-	-	N/A	-	-	-
19	Plant Rehab/Maintenance	5,269,500	-	-	-	-	-	5,269,500	Treatment	5,269,500	-	-
20	Generator Switchgear (20 years)	600,000	-	-	-	-	-	600,000	Treatment	600,000	-	-
21	Pump Replacement	935,000	-	-	-	-	-	935,000	Treatment	935,000	-	-
22	Chem Pump Skid Replacement (per schedule)	770,000	-	-	-	-	-	770,000	Treatment	770,000	-	-
23	Well Cleaning/Rehab	727,000	-	-	-	-	-	727,000	Treatment	727,000	-	-
24	Coatings	772,000	-	-	-	-	-	772,000	Treatment	772,000	-	-
25	VFD Replacements	275,000	-	-	-	-	-	275,000	Treatment	275,000	-	-
26	PLC Panel Replacement	440,000	-	-	-	-	-	440,000	Treatment	440,000	-	-
27	Security System Upgrades	239,000	-	-	-	-	-	239,000	Treatment	239,000	-	-
28	Bulk Chemical Tank Replacement	735,000	-	-	-	-	-	735,000	Treatment	735,000	-	-
29	AWIA	1,787,500	-	(1,787,500)	-	-	-	-	N/A	-	-	-
30	Fence Replacement	316,000	-	-	-	-	-	316,000	Treatment	316,000	-	-
31	SCADA/Server Replacement	195,000	-	-	-	-	-	195,000	Treatment	195,000	-	-
32	Water Transmission Oversizing	550,000	-	-	-	-	-	550,000	Transmission	-	550,000	-
33	Water Supply Facilities 10 yr work plan	55,000	(55,000)	-	-	-	-	-	N/A	-	-	-
34	Sludge Press	3,000,000	-	-	-	-	-	3,000,000	Treatment	3,000,000	-	-
35	Treatability Study Results	7,000,000	-	-	-	-	-	7,000,000	Treatment	7,000,000	-	-
36	Reclaimed to Potable (DPR)	2,500,000	-	-	-	-	-	2,500,000	Treatment	2,500,000	-	-
37	Developer funded water treatment plant	24,150,000	-	-	(24,150,000)	-	-	-	N/A	-	-	-
38	MCWTP Pre-disinfection	500,000	-	-	-	-	-	500,000	Treatment	500,000	-	-
39	NEB recirc pump project	95,000	(95,000)	-	-	-	-	-	N/A	-	-	-
40	MCWTP Roof Replacement	125,000	-	-	-	-	-	125,000	Treatment	125,000	-	-
41	I&C/Maintenance Building (Split Cost with WWTP)	345,000	-	-	-	-	-	345,000	Distr/Collect	-	-	345,000
42	PR interconnect MOV & controls	100,000	-	-	-	-	-	100,000	Treatment	100,000	-	-
43	Hillsborough Relocation (road widening)	2,700,000	-	-	-	-	-	2,700,000	Transmission	-	2,700,000	-
44	Replace PAC	370,000	-	-	-	-	-	370,000	Treatment	370,000	-	-
45	RO Plant Run w/o Surface Water	50,000	-	-	-	-	-	50,000	Treatment	50,000	-	-
46	Raw Water Intake Structure	400,000	-	-	-	-	-	400,000	Treatment	400,000	-	-
47	Reservoir	10,000,000	-	-	-	-	-	10,000,000	Treatment	10,000,000	-	-
48	2017 ASR Permanent Facility	2,527	-	-	-	-	-	2,527	Treatment	2,527	-	-
49	Transfer Pump Upgrades	49,399	-	-	-	-	-	49,399	Treatment	49,399	-	-

Table 3-3

City of North Port, Florida  
Utility Rate Analysis

Summary of Capital Improvement Program By Plant Function Through Fiscal Year 2032

Line No.	Project Description	Estimated Total Capital Cost [1]	Adjustments to Remove General-Related Project Costs	Adjustments to Remove Project Costs Considered 100% Allocable to Existing Users	Adjustments to Remove Project Costs to Be Paid in Full By Developers	Adjustments to Remove Project Costs to Be Paid in Full By Surtax	Adjustments to Remove Project Costs to Be Paid in Full By Grants	Net Amount For Future Expenditures	Allocation Reference	Functional Category		
										Supply and Treatment	Storage, Pumping and Transmission	Distribution and Collection
50	Transfer Pump Upgrades	5,500	-	-	-	-	-	5,500	Treatment	5,500	-	-
51	2018 Utilities Administration Building	726,698	-	-	-	-	-	726,698	UtilAdmin	242,233	242,233	242,233
52	2018 Utilities Administration Building	2,500,000	-	-	-	-	-	2,500,000	UtilAdmin	833,333	833,333	833,333
53	2018 Utilities Administration Building	300,000	-	-	-	-	-	300,000	UtilAdmin	100,000	100,000	100,000
54	2018 Utilities Administration Building	2,500,000	-	-	-	-	-	2,500,000	UtilAdmin	833,333	833,333	833,333
55	2019 MCWTP Water Treatability	67,031	-	-	-	-	-	67,031	Treatment	67,031	-	-
56	2019 Water Transmission San Mateo/Hillsborough	1,467,557	-	-	-	-	-	1,467,557	Transmission	-	1,467,557	-
57	2021 Water Bridge Pipeline Replacements	301,885	-	-	-	(301,885)	-	-	N/A	-	-	-
58	Permenant Bypass Pumps	168,751	-	(168,751)	-	-	-	-	N/A	-	-	-
59	Water Plant Improvements	1,320,000	-	-	-	-	-	1,320,000	Treatment	1,320,000	-	-
60	Chain Link Fence Replacement at MCWTP	275,100	-	-	-	-	-	275,100	Treatment	275,100	-	-
61	2017 ASR Permanent Facility	6,316	-	-	-	-	-	6,316	Treatment	6,316	-	-
62	Transfer Pumps-Water Plant	6,979	-	-	-	-	-	6,979	Treatment	6,979	-	-
63	Transfer Pumps-Water Plant	6,265	-	-	-	-	-	6,265	Treatment	6,265	-	-
64	Transfer Pumps-Water Plant	29,014	-	-	-	-	-	29,014	Treatment	29,014	-	-
65	2018 Utilities Administration Building	40,838	-	-	-	-	-	40,838	UtilAdmin	13,613	13,613	13,613
66	2018 Utilities Administration Building	569	-	-	-	-	-	569	UtilAdmin	190	190	190
67	2018 Utilities Administration Building	360,917	-	-	-	-	-	360,917	UtilAdmin	120,306	120,306	120,306
68	2018 Water Transmission WTP to Ortiz	5,604	-	-	-	-	-	5,604	Transmission	-	5,604	-
69	2018 Water Transmission WTP to Ortiz	223,198	-	-	-	-	-	223,198	Transmission	-	223,198	-
70	2019 MCWTP Water Treatability	27,231	-	-	-	-	-	27,231	Treatment	27,231	-	-
71	2019 Water Transmission San Mateo/Hillsborough	15,790	-	-	-	-	-	15,790	Transmission	-	15,790	-
72	2019 Water Transmission San Mateo/Hillsborough	129,879	-	-	-	-	-	129,879	Transmission	-	129,879	-
73	2021 Permanent Bypass Pumps	114,050	-	-	-	-	(114,050)	-	N/A	-	-	-
74	2021 Water Distribution System Improvements	244,428	-	-	-	-	-	244,428	Distr/Collect	-	-	244,428
75	MCWTP Improvements	75,345	-	-	-	-	-	75,345	Treatment	75,345	-	-
76	2019 Water Bridge Pipeline Replacement	2,041	-	-	-	(2,041)	-	-	N/A	-	-	-
77	Plant Data Management Software	39,888	-	-	-	-	-	39,888	Treatment	39,888	-	-
78	Toledo Blade Line Extensions	62,677	-	-	-	-	(62,677)	-	N/A	-	-	-
79	WMS Water Pipeline Bridge Replacement	45,000	-	-	-	(45,000)	-	-	N/A	-	-	-
80	WMS Water Pipeline Bridge Replacement	5,000	-	-	-	(5,000)	-	-	N/A	-	-	-
81	WVID Water Treatment Plant Design Review	45,504	(45,504)	-	-	-	-	-	N/A	-	-	-
82	Security System Upgrades at MCWTP	96,270	-	-	-	-	-	96,270	Treatment	96,270	-	-
83	Evaluation of Raw Water Intake Structure	50,181	(50,181)	-	-	-	-	-	N/A	-	-	-
84	Modeling Services	43,530	(43,530)	-	-	-	-	-	N/A	-	-	-
85	Direct Potable Reuse Feasibility Study	238,854	(238,854)	-	-	-	-	-	N/A	-	-	-
86	Toledo Blade Utility Extension Project	5,000	-	-	-	-	(5,000)	-	N/A	-	-	-
87	2021 Water Treatment Plant Improvements	140,790	-	-	-	-	-	140,790	Treatment	140,790	-	-
<b>TOTAL WATER SYSTEM CAPITAL IMPROVEMENT PROGRAM</b>												
88		\$ 112,724,928	\$ (2,433,068)	\$ (1,956,251)	\$ (24,150,000)	\$ (19,838,596)	\$ (181,727)	\$ 64,165,286		\$ 40,212,495	\$ 8,838,368	\$ 15,114,423

**WASTEWATER SYSTEM CAPITAL IMPROVEMENT PROGRAM**

89	Utility Administration/Field Ops Bldg.	\$ 1,810,000	\$ -	\$ -	\$ -	\$ -	\$ -	1,810,000	UtilAdmin	\$ 603,333	\$ 603,333	\$ 603,333
90	Water & Sewer Line Extension	11,955,200	-	-	-	(11,955,200)	-	-	N/A	-	-	-
91	Portion	7,500,000	-	-	-	-	-	7,500,000	Distr/Collect	-	-	7,500,000
92	Energy Audit Study - Both Plants	125,000	(125,000)	-	-	-	-	-	N/A	-	-	-
93	Utility Master Plan Updates	375,000	(375,000)	-	-	-	-	-	N/A	-	-	-
94	Utility Rate Study Update	60,000	(60,000)	-	-	-	-	-	N/A	-	-	-

**Table 3-3**  
**City of North Port, Florida**  
**Utility Rate Analysis**

**Summary of Capital Improvement Program By Plant Function Through Fiscal Year 2032**

Line No.	Project Description	Estimated Total Capital Cost [1]	Adjustments to Remove General-Related Project Costs	Adjustments to Remove Project Costs Considered 100% Allocable to Existing Users	Adjustments to Remove Project Costs to Be Paid in Full By Developers	Adjustments to Remove Project Costs to Be Paid in Full By Surtax	Adjustments to Remove Project Costs to Be Paid in Full By Grants	Net Amount For Future Expenditures	Allocation Reference	Functional Category		
										Supply and Treatment	Storage, Pumping and Transmission	Distribution and Collection
95	AWIA Risk Assessment (every 5 years)	75,000	(75,000)	-	-	-	-	-	N/A	-	-	-
96	Inflow & Infiltration (televising)	3,650,000	-	(3,650,000)	-	-	-	-	N/A	-	-	-
97	New Residential Meters	1,180,336	-	-	-	-	-	1,180,336	Distr/Collect	-	-	1,180,336
98	New Commercial Meters	95,144	-	-	-	-	-	95,144	Distr/Collect	-	-	95,144
99	Commercial Change Out Meters	99,667	-	-	-	-	-	99,667	Distr/Collect	-	-	99,667
100	Replacement Meters	1,984,403	-	-	-	-	-	1,984,403	Distr/Collect	-	-	1,984,403
101	Wastewater Transmission Relocation	800,000	-	-	-	-	-	800,000	Transmission	-	800,000	-
102	Study Lake Frankie	50,000	(50,000)	-	-	-	-	-	N/A	-	-	-
103	Lift Station Rehab	13,486,351	-	-	-	-	(453,005)	13,033,346	MasterLS	-	2,488,184	10,545,162
104	Switch Gear Replacement	440,000	-	-	-	-	-	440,000	Treatment	440,000	-	-
105	Coatings	1,749,000	-	-	-	-	-	1,749,000	Treatment	1,749,000	-	-
106	Rehab	7,813,000	-	-	-	-	-	7,813,000	Treatment	7,813,000	-	-
107	Service	350,000	-	-	-	-	-	350,000	Distr/Collect	-	-	350,000
108	DIW Projects MIT/Permit/Rehab	2,075,000	-	-	-	-	-	2,075,000	Treatment	2,075,000	-	-
109	Chem Pump Skid Replacement	205,000	-	-	-	-	-	205,000	Treatment	205,000	-	-
110	Bulk Chemical Tank Replacement	240,000	-	-	-	-	-	240,000	Treatment	240,000	-	-
111	Fence Replacement	328,000	-	-	-	-	-	328,000	Treatment	328,000	-	-
112	Security System	251,000	-	-	-	-	-	251,000	Treatment	251,000	-	-
113	Field Instrument Replacement Schedule	275,000	-	-	-	-	-	275,000	Distr/Collect	-	-	275,000
114	VFD/Soft Start Replacements	49,000	-	-	-	-	-	49,000	Treatment	49,000	-	-
115	PLC Panel Replacement	540,000	-	-	-	-	-	540,000	Treatment	540,000	-	-
116	SCADA/Server Replacement	220,000	-	-	-	-	-	220,000	Treatment	220,000	-	-
117	Master Pumping Station(Toledo & Price)	2,950,000	-	-	-	-	-	2,950,000	Transmission	-	2,950,000	-
118	Wastewater Oversizing	500,000	-	-	-	-	-	500,000	Transmission	-	500,000	-
119	I&C/Maintenance Building (split cost with WTP)	345,000	-	-	-	-	-	345,000	Distr/Collect	-	-	345,000
120	Yard Dog Replacement (fleet conversion)	40,000	-	-	-	-	-	40,000	Distr/Collect	-	-	40,000
121	Gator Pan Am	12,000	-	-	-	-	-	12,000	Distr/Collect	-	-	12,000
122	Effluent Pumping Station/pipe line	7,000,000	-	-	-	-	-	7,000,000	Treatment	7,000,000	-	-
123	Pan AM Reuse Pump Building	200,000	-	-	-	-	-	200,000	Treatment	200,000	-	-
124	(Permit Mod) Organize Permit	100,000	(100,000)	-	-	-	-	-	N/A	-	-	-
125	Pan Am Centerfuge Building	402,500	-	-	-	-	-	402,500	Treatment	402,500	-	-
126	Pan AM new Office building	1,895,000	-	-	-	-	-	1,895,000	UtilAdmin	631,667	631,667	631,667
127	Forcemain on Cranberry	4,200,000	-	-	-	-	-	4,200,000	Transmission	-	4,200,000	-
128	Drying Bed at SWWWRF	1,000,000	-	-	-	-	-	1,000,000	Treatment	1,000,000	-	-
129	2018 Utilities Administration Building	726,698	-	-	-	-	-	726,698	UtilAdmin	242,233	242,233	242,233
130	2018 Utilities Administration Building	2,500,000	-	-	-	-	-	2,500,000	UtilAdmin	833,333	833,333	833,333
131	2018 Utilities Administration Building	300,000	-	-	-	-	-	300,000	UtilAdmin	100,000	100,000	100,000
132	2018 Utilities Administration Building	2,500,000	-	-	-	-	-	2,500,000	UtilAdmin	833,333	833,333	833,333
133	2021 Inflow & Infiltration	251,834	-	(251,834)	-	-	-	-	N/A	-	-	-
134	2021 Lift Station Rehabilitation	574,168	-	-	-	-	-	574,168	MasterLS	-	109,614	464,554
135	Permanant Bypass Pumps	168,751	-	(168,751)	-	-	-	-	N/A	-	-	-
136	Lift Station Rehab WVID LS 88	146,250	-	-	-	-	-	146,250	Transmission	-	146,250	-
137	Wastewater Treatment Plant Improvements	1,727	-	-	-	-	-	1,727	Treatment	1,727	-	-
138	2018 Utilities Administration Building	40,838	-	-	-	-	-	40,838	UtilAdmin	13,613	13,613	13,613
139	2018 Utilities Administration Building	569	-	-	-	-	-	569	UtilAdmin	190	190	190
140	2018 Utilities Administration Building	360,917	-	-	-	-	-	360,917	UtilAdmin	120,306	120,306	120,306
141	2021 Lift Station Rehab	31,390	-	-	-	-	-	31,390	MasterLS	-	5,993	25,397
142	2021 Permanent Bypass Pumps	114,050	(114,050)	-	-	-	-	-	N/A	-	-	-
143	2020 Inflow & Infiltration	61,700	-	(61,700)	-	-	-	-	N/A	-	-	-

**Table 3-3**  
**City of North Port, Florida**  
**Utility Rate Analysis**

**Summary of Capital Improvement Program By Plant Function Through Fiscal Year 2032**

Line No.	Project Description	Estimated Total Capital Cost [1]	Adjustments to Remove General-Related Project Costs	Adjustments to Remove Project Costs Considered 100% Allocable to Existing Users	Adjustments to Remove Project Costs to Be Paid in Full By Developers	Adjustments to Remove Project Costs to Be Paid in Full By Surtax	Adjustments to Remove Project Costs to Be Paid in Full By Grants	Net Amount For Future Expenditures	Allocation Reference	Functional Category		
										Supply and Treatment	Storage, Pumping and Transmission	Distribution and Collection
144	Plant Data Management Software	39,888	-	-	-	-	-	39,888	Treatment	39,888	-	-
145	Toledo Blade Line Extensions	110,465	-	-	-	-	(110,465)	-	N/A	-	-	-
146	TOTAL WASTEWATER SYSTEM CAPITAL IMPROVEMENT PROGRAM	\$ 84,354,845	\$ (899,050)	\$ (4,132,285)	\$ -	\$ (11,955,200)	\$ (563,470)	\$ 66,804,840		\$ 25,932,122	\$ 14,578,048	\$ 26,294,670
147	TOTAL WATER AND WASTEWATER CAPITAL IMPROVEMENT PROGRAM	\$ 197,079,773	\$ (3,332,118)	\$ (6,088,535)	\$ (24,150,000)	\$ (31,793,796)	\$ (745,197)	\$ 130,970,127		\$ 66,144,618	\$ 23,416,416	\$ 41,409,093

Table 3-4

City of North Port, Florida  
Utility Rate Analysis

Summary of Water and Wastewater Capital Improvement Program Recognized in System Capacity Fees – Fiscal Years 2022 Through 2032

Line No.	Project Description	Adjusted Project Cost [1]	Project Status	Assumed Original In-Service Date [2]	Estimated Original Cost [3]	Amount Recognized [4]			Percent to Recognize for Expansion
						Existing	Expansion	Future / Direct	
<b>WATER TREATMENT PROJECTS</b>									
1	Utility Administration/Field Ops Bldg.	\$ 603,333	Upgrade	-	-	\$ 603,333	-	-	0.00%
2	Plant Rehab/Maintenance	5,269,500	Upgrade	2010	3,747,852	5,269,500	-	-	0.00%
3	Generator Switchgear (20 years)	600,000	Upgrade	2005	360,853	600,000	-	-	0.00%
4	Pump Replacement	935,000	Upgrade	2010	665,005	935,000	-	-	0.00%
5	Chem Pump Skid Replacement (per schedule)	770,000	Upgrade	2010	547,651	770,000	-	-	0.00%
6	Well Cleaning/Rehab	727,000	Upgrade	2010	517,068	727,000	-	-	0.00%
7	Coatings	772,000	Upgrade	2010	549,073	772,000	-	-	0.00%
8	VFD Replacements	275,000	Upgrade	2010	195,590	275,000	-	-	0.00%
9	PLC Panel Replacement	440,000	Upgrade	2010	312,943	440,000	-	-	0.00%
10	Security System Upgrades	239,000	Upgrade	2015	193,797	239,000	-	-	0.00%
11	Bulk Chemical Tank Replacement	735,000	Upgrade	2010	522,758	735,000	-	-	0.00%
12	Fence Replacement	316,000	Upgrade	2010	224,750	316,000	-	-	0.00%
13	SCADA/Server Replacement	195,000	Upgrade	2010	138,691	195,000	-	-	0.00%
14	Sludge Press	3,000,000	Upgrade	-	-	3,000,000	-	-	0.00%
15	Treatability Study Results	7,000,000	Upgrade	-	-	7,000,000	-	-	0.00%
16	Reclaimed to Potable (DPR)	2,500,000	Upgrade	2010	1,778,087	2,500,000	-	-	0.00%
17	MCWTP Pre-disinfection	500,000	Upgrade	2010	355,617	500,000	-	-	0.00%
18	MCWTP Roof Replacement	125,000	Upgrade	2010	88,904	125,000	-	-	0.00%
19	PR interconnect MOV & controls	100,000	Upgrade	-	-	100,000	-	-	0.00%
20	Replace PAC	370,000	Upgrade	2010	263,157	370,000	-	-	0.00%
21	RO Plant Run w/o Surface Water	50,000	Upgrade	-	-	50,000	-	-	0.00%
22	Raw Water Intake Structure	400,000	Upgrade	2010	284,494	400,000	-	-	0.00%
23	Reservoir	10,000,000	Upgrade	-	-	10,000,000	-	-	0.00%
24	2017 ASR Permanent Facility	2,527	Upgrade	2010	1,798	2,527	-	-	0.00%
25	Transfer Pump Upgrades	49,399	Upgrade	2010	35,134	49,399	-	-	0.00%
26	Transfer Pump Upgrades	5,500	Upgrade	2010	3,912	5,500	-	-	0.00%
27	2018 Utilities Administration Building	242,233	Upgrade	-	-	242,233	-	-	0.00%
28	2018 Utilities Administration Building	833,333	Upgrade	-	-	833,333	-	-	0.00%
29	2018 Utilities Administration Building	100,000	Upgrade	-	-	100,000	-	-	0.00%
30	2018 Utilities Administration Building	833,333	Upgrade	-	-	833,333	-	-	0.00%
31	2019 MCWTP Water Treatability	67,031	Upgrade	-	-	67,031	-	-	0.00%

Table 3-4

City of North Port, Florida  
Utility Rate Analysis

Summary of Water and Wastewater Capital Improvement Program Recognized in System Capacity Fees – Fiscal Years 2022 Through 2032

Line No.	Project Description	Adjusted Project Cost [1]	Project Status	Assumed Original In-Service Date [2]	Estimated Original Cost [3]	Amount Recognized [4]			Percent to Recognize for Expansion
						Existing	Expansion	Future / Direct	
32	Water Plant Improvements	1,320,000	Upgrade	2010	938,830	1,320,000	-	-	0.00%
33	Chain Link Fence Replacement at MCWTP	275,100	Upgrade	2015	223,069	275,100	-	-	0.00%
34	2017 ASR Permanent Facility	6,316	Upgrade	2010	4,492	6,316	-	-	0.00%
35	Transfer Pumps-Water Plant	6,979	Upgrade	2010	4,964	6,979	-	-	0.00%
36	Transfer Pumps-Water Plant	6,265	Upgrade	2010	4,456	6,265	-	-	0.00%
37	Transfer Pumps-Water Plant	29,014	Upgrade	2010	20,636	29,014	-	-	0.00%
38	2018 Utilities Administration Building	13,613	Upgrade	-	-	13,613	-	-	0.00%
39	2018 Utilities Administration Building	190	Upgrade	-	-	190	-	-	0.00%
40	2018 Utilities Administration Building	120,306	Upgrade	-	-	120,306	-	-	0.00%
41	2019 MCWTP Water Treatability	27,231	Upgrade	-	-	27,231	-	-	0.00%
42	MCWTP Improvements	75,345	Upgrade	2010	53,588	75,345	-	-	0.00%
43	Plant Data Management Software	39,888	Upgrade	2015	32,344	39,888	-	-	0.00%
44	Security System Upgrades at MCWTP	96,270	Upgrade	2015	78,062	96,270	-	-	0.00%
45	2021 Water Treatment Plant Improvements	140,790	Upgrade	2010	100,135	140,790	-	-	0.00%
46	Total Water Treatment Projects	\$ 40,212,495			\$ 12,247,708	\$ 40,212,495	\$ -	\$ -	0.00%
<b>WATER MAJOR TRANSMISSION PROJECTS</b>									
47	Utility Administration/Field Ops Bldg.	\$ 603,333	Upgrade	-	-	\$ 603,333	-	-	0.00%
48	Water Transmission Relocation	800,000	Upgrade	2010	568,988	800,000	-	-	0.00%
49	Ortiz-WMS Bridge Pipeline Replacement	200,000	Upgrade	2010	142,247	200,000	-	-	0.00%
50	Water Transmission Oversizing	550,000	Upgrade	2010	391,179	550,000	-	-	0.00%
51	Hillsborough Relocation (road widening)	2,700,000	Upgrade	2010	1,920,334	2,700,000	-	-	0.00%
52	2018 Utilities Administration Building	242,233	Upgrade	-	-	242,233	-	-	0.00%
53	2018 Utilities Administration Building	833,333	Upgrade	-	-	833,333	-	-	0.00%
54	2018 Utilities Administration Building	100,000	Upgrade	-	-	100,000	-	-	0.00%
55	2018 Utilities Administration Building	833,333	Upgrade	-	-	833,333	-	-	0.00%
56	2019 Water Transmission San Mateo/Hillsborough	1,467,557	Upgrade	2010	1,043,777	1,467,557	-	-	0.00%
57	2018 Utilities Administration Building	13,613	Upgrade	-	-	13,613	-	-	0.00%
58	2018 Utilities Administration Building	190	Upgrade	-	-	190	-	-	0.00%
59	2018 Utilities Administration Building	120,306	Upgrade	-	-	120,306	-	-	0.00%
60	2018 Water Transmission WTP to Ortiz	5,604	Upgrade	-	-	5,604	-	-	0.00%

Table 3-4

City of North Port, Florida  
Utility Rate Analysis

Summary of Water and Wastewater Capital Improvement Program Recognized in System Capacity Fees – Fiscal Years 2022 Through 2032

Line No.	Project Description	Adjusted Project Cost [1]	Project Status	Assumed Original In-Service Date [2]	Estimated Original Cost [3]	Amount Recognized [4]			Percent to Recognize for Expansion
						Existing	Expansion	Future / Direct	
61	2018 Water Transmission WTP to Ortiz	223,198	Upgrade	-	-	223,198	-	-	0.00%
62	2019 Water Transmission San Mateo/Hillsborough	15,790	Upgrade	-	-	15,790	-	-	0.00%
63	2019 Water Transmission San Mateo/Hillsborough	129,879	Upgrade	-	-	129,879	-	-	0.00%
64	Total Water Major Transmission Projects	\$ 8,838,368			\$ 4,066,526	\$ 8,838,368	\$ -	\$ -	0.00%
65	TOTAL WATER PROJECTS	\$ 49,050,863			\$ 16,314,234	\$ 49,050,863	\$ -	\$ -	0.00%
<b>WASTEWATER TREATMENT PROJECTS</b>									
66	Utility Administration/Field Ops Bldg.	\$ 603,333	Upgrade	-	-	\$ 603,333	-	-	0.00%
67	Switch Gear Replacement	440,000	Upgrade	2010	312,943	440,000	-	-	0.00%
68	Coatings	1,749,000	Upgrade	2010	1,243,950	1,749,000	-	-	0.00%
69	Rehab	7,813,000	Upgrade	2010	5,556,877	7,813,000	-	-	0.00%
70	DIW Projects MIT/Permit/Rehab	2,075,000	Upgrade	2010	1,475,812	2,075,000	-	-	0.00%
71	Chem Pump Skid Replacement	205,000	Upgrade	2010	145,803	205,000	-	-	0.00%
72	Bulk Chemical Tank Replacement	240,000	Upgrade	2010	170,696	240,000	-	-	0.00%
73	Fence Replacement	328,000	Upgrade	2015	265,964	328,000	-	-	0.00%
74	Security System	251,000	Upgrade	2015	203,527	251,000	-	-	0.00%
75	VFD/Soft Start Replacements	49,000	Upgrade	2010	34,851	49,000	-	-	0.00%
76	PLC Panel Replacement	540,000	Upgrade	2010	384,067	540,000	-	-	0.00%
77	SCADA/Server Replacement	220,000	Upgrade	2015	178,390	220,000	-	-	0.00%
78	Effluent Pumping Station/pipe line	7,000,000	Upgrade	2010	4,978,644	7,000,000	-	-	0.00%
79	Pan AM Reuse Pump Building	200,000	Upgrade	2010	142,247	200,000	-	-	0.00%
80	Pan Am Centerfuge Building	402,500	Upgrade	2010	286,272	402,500	-	-	0.00%
81	Pan AM new Office building	631,667	Upgrade	-	-	631,667	-	-	0.00%
82	Drying Bed at SWWRF	1,000,000	Upgrade	-	-	1,000,000	-	-	0.00%
83	2018 Utilities Administration Building	242,233	Upgrade	-	-	242,233	-	-	0.00%
84	2018 Utilities Administration Building	833,333	Upgrade	-	-	833,333	-	-	0.00%
85	2018 Utilities Administration Building	100,000	Upgrade	-	-	100,000	-	-	0.00%
86	2018 Utilities Administration Building	833,333	Upgrade	-	-	833,333	-	-	0.00%
87	Wastewater Treatment Plant Improvements	1,727	Upgrade	2010	1,228	1,727	-	-	0.00%
88	2018 Utilities Administration Building	13,613	Upgrade	-	-	13,613	-	-	0.00%



Table 3-4

City of North Port, Florida  
Utility Rate Analysis

Summary of Water and Wastewater Capital Improvement Program Recognized in System Capacity Fees – Fiscal Years 2022 Through 2032

Line No.	Project Description	Adjusted Project Cost [1]	Project Status	Assumed Original In-Service Date [2]	Estimated Original Cost [3]	Amount Recognized [4]			Percent to Recognize for Expansion
						Existing	Expansion	Future / Direct	
89	2018 Utilities Administration Building	190	Upgrade	-	-	190	-	-	0.00%
90	2018 Utilities Administration Building	120,306	Upgrade	-	-	120,306	-	-	0.00%
91	Plant Data Management Software	39,888	Upgrade	2015	32,344	39,888	-	-	0.00%
92	Total Wastewater Treatment Projects	\$ 25,932,122			\$ 15,413,616	\$ 25,932,122	\$ -	\$ -	0.00%
<b>WASTEWATER MAJOR TRANSMISSION PROJECTS</b>									
93	Utility Administration/Field Ops Bldg.	\$ 603,333	Upgrade	-	-	\$ 603,333	-	-	0.00%
94	Wastewater Transmission Relocation	800,000	Upgrade	2010	568,988	800,000	-	-	0.00%
95	Lift Station Rehab	2,488,184	Upgrade	2010	1,769,683	2,488,184	-	-	0.00%
96	Master Pumping Station(Toledo & Price)	2,950,000	Upgrade	2010	2,098,143	2,950,000	-	-	0.00%
97	Wastewater Oversizing	500,000	Upgrade	-	-	500,000	-	-	0.00%
98	Pan AM new Office building	631,667	Upgrade	-	-	631,667	-	-	0.00%
99	Forcemain on Cranberry	4,200,000	Upgrade	-	-	4,200,000	-	-	0.00%
100	2018 Utilities Administration Building	242,233	Upgrade	-	-	242,233	-	-	0.00%
101	2018 Utilities Administration Building	833,333	Upgrade	-	-	833,333	-	-	0.00%
102	2018 Utilities Administration Building	100,000	Upgrade	-	-	100,000	-	-	0.00%
103	2018 Utilities Administration Building	833,333	Upgrade	-	-	833,333	-	-	0.00%
104	2021 Lift Station Rehabilitation	109,614	Upgrade	2010	77,961	109,614	-	-	0.00%
105	Lift Station Rehab WVID LS 88	146,250	Upgrade	2010	104,018	146,250	-	-	0.00%
106	2018 Utilities Administration Building	13,613	Upgrade	-	-	13,613	-	-	0.00%
107	2018 Utilities Administration Building	190	Upgrade	-	-	190	-	-	0.00%
108	2018 Utilities Administration Building	120,306	Upgrade	-	-	120,306	-	-	0.00%
109	2021 Lift Station Rehab	5,993	Upgrade	2010	4,262	5,993	-	-	0.00%
110	Total Wastewater Transmission Projects	\$ 14,578,048			\$ 4,623,055	\$ 14,578,048	\$ -	\$ -	0.00%
111	TOTAL WASTEWATER PROJECTS	\$ 40,510,170			\$ 20,036,671	\$ 40,510,170	\$ -	\$ -	0.00%
112	TOTAL SYSTEM PROJECTS	\$ 89,561,034			\$ 36,350,905	\$ 89,561,034	\$ -	\$ -	0.00%

**Table 3-4**

**City of North Port, Florida  
Utility Rate Analysis**

**Summary of Water and Wastewater Capital Improvement Program Recognized in System Capacity Fees – Fiscal Years 2022 Through 2032**

Footnotes:

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- [1] Amounts shown are derived from Table 3-3 and do not include any capital expenditures classified as distribution-related or collection-related.
- [2] Estimated original in-service date based on discussions with City staff.
- [3] Amount shown was determined by discounting the projected (replacement) cost by an inflationary factor as measured by the Engineering News-Record (ENR) Construction Cost Index applied to the estimated number of years in service.
- [4] For replacement projects only, amount derived by subtracting the estimated original cost from the new project cost (net asset addition).

Note: With respect to capital projects associated with plant upgrades, the following were assumed:

**New** = Project designated for capacity expansion only.

**Upgrade** = Project designated to improve existing capacity facilities.

**Replacement** = Project which removes original asset from service but necessary for providing service to City customers.

**Relocate** = Project which removes original asset from service, and usually replaces it with an asset designated for capacity expansion.

**Redundancy** = Project which provides redundancy to existing capacity and not an increase in capacity to serve new growth.

**Reliability** = Project which provides additional reliability to existing capacity and not an increase in capacity to serve new growth.

**Future** = Reflects project which extends beyond the planning horizon (e.g., beyond Fiscal Year 2032) in this report.

**System** = Project that benefits existing, expansion and future customers.

**Direct** = Reflects projects which directly relate to specific customer base and not System cost.

Table 3-5

City of North Port, Florida  
Utility Rate Analysis

Overview of Water and Wastewater Capacity Fee Calculations By Component

Line No.	Description	Water	Wastewater
<b><u>TREATMENT COMPONENT</u></b>			
<b>Starting Cost Per ERC of Treatment Facilities</b>			
	Cost of Existing Facilities With Available		
1	Capacity to Serve New Growth [1]	\$ 37,528,368	\$ 99,201,994
2	Less Grant Funds and Other Contributions	-	(48,681,426)
3	Adjusted Cost	\$ 37,528,368	\$ 50,520,569
4	Number of ERCs That Could Be Served By Facilities [2]	42,735	37,634
5	Cost Per ERC	<u>\$ 878.16</u>	<u>\$ 1,342.40</u>
<b>Capital Improvement Program [3]</b>			
	Capital Projects Representing New Facilities and Upgrades to		
6	Existing System	\$ 40,212,495	\$ 25,932,122
7	Less Estimated Cost of Original Fixed Assets Being Replaced	(12,247,708)	(15,413,616)
8	Cost Difference	\$ 27,964,788	\$ 10,518,506
<b>Adjusted Cost Per ERC of Treatment Facilities</b>			
	Adjusted Cost of Existing Facilities With Available		
9	Capacity to Serve New Growth [Line 3 + Line 8]	\$ 65,493,156	\$ 61,039,075
10	Number of ERCs That Could Be Served By Facilities [2]	42,735	37,634
11	Base Cost Per ERC	<u>\$ 1,532.53</u>	<u>\$ 1,621.90</u>
12	Capital Financing Recovery - Treatment Component	220.28	163.51
13	Adjusted Cost Per ERC	<u>\$ 1,752.81</u>	<u>\$ 1,785.40</u>
<b><u>TRANSMISSION COMPONENT</u></b>			
<b>Starting Cost Per ERC of Transmission Facilities</b>			
	Cost of Existing Facilities With Available		
14	Capacity to Serve New Growth [1]	\$ 28,676,534	\$ 13,981,990
15	Less Grant Funds and Other Contributions	(5,988,545)	(2,164,202)
16	Adjusted Cost	\$ 22,687,989	\$ 11,817,788
17	Number of ERCs That Could Be Served By Facilities [2]	54,500	50,538
18	Cost Per ERC	<u>\$ 416.29</u>	<u>\$ 233.84</u>

Table 3-5

City of North Port, Florida  
Utility Rate Analysis

Overview of Water and Wastewater Capacity Fee Calculations By Component

Line No.	Description	Water	Wastewater
<b>Capital Improvement Program [3]</b>			
	Capital Projects Representing New Facilities and Upgrades to Existing System	\$ 8,838,368	\$ 14,578,048
19			
20	Less Estimated Cost of Original Fixed Assets Being Replaced	(4,066,526)	(4,623,055)
21	Cost Difference	\$ 4,771,842	\$ 9,954,993
<b>Adjusted Cost Per ERC of Transmission Facilities</b>			
	Adjusted Cost of Existing Facilities With Available Capacity to Serve New Growth [Line 14 + Line 19]	\$ 27,459,831	\$ 21,772,781
22			
23	Number of ERCs That Could Be Served By Facilities [2]	54,500	50,538
24	Base Cost Per ERC	\$ 503.85	\$ 430.82
25	Capital Financing Recovery - Transmission Component	63.32	39.45
26	Adjusted Cost Per ERC	\$ 567.17	\$ 470.27
27	<b>Calculated Capacity Fee Per ERC</b>	<b>\$ 2,319.98</b>	<b>\$ 2,255.67</b>
28	<b>Calculated Capacity Fee Per ERC (Rounded)</b>	<b>\$ 2,319.00</b>	<b>\$ 2,255.00</b>
29	<b>Cost per Gallon</b>	<b>\$ 13.64</b>	<b>\$ 14.55</b>
30	<b>Existing Capacity Fee Per ERC</b>	<b>\$ 1,872.00</b>	<b>\$ 2,213.00</b>

Footnotes:

- [1] Based on functionalization of fixed asset list (i.e., identification of treatment and transmission fixed assets) as of September 30, 2021 that was provided by the City and summarized as follows:

Asset Type	Water	Wastewater
Total Assets - City-Owned	\$ 84,628,146	\$ 171,579,609
Peace River Assets Allocable to City	17,213,717	N/A
Total Assets	\$ 101,841,862	\$ 171,579,609
<u>Assets Recognized</u>		
Treatment	\$ 37,528,368	\$ 99,201,994
Transmission	28,676,534	13,981,990
Total Assets Recognized	\$ 66,204,903	\$ 113,183,984
Percent of Total Assets	65.0%	66.0%

**Table 3-5**

**City of North Port, Florida  
Utility Rate Analysis**

**Overview of Water and Wastewater Capacity Fee Calculations By Component**

Line No.	Description	Water	Wastewater
[2]	ERCs based on current capacity and level of service standard. Derived as follows:		
	Myakkahatchee Treatment Plant Capacity - Average Daily Flow (MGD)	4.400	
	Wastewater Treatment Plant Capacity - Three-Month Average Daily Flow (MGD)		7.000
	Peaking Factor [*]	1.000	1.200
	Treatment Capacity of North Port Plant (Average Daily Flow - MGD)	4.400	5.833
	Peace River Allocated Capacity (Maximum Month - MGD)	2.865	N/A
	Treatment Capacity (Average Daily Flow - MGD)	7.265	5.833
	Treatment Capacity (Average Daily Flow - gallons per day)	7,265,000	5,833,333
	Level of Service Standard Per ERC (gallons per day)	170	155
	Number of ERCs That Could Be Serviced By Capacity	42,735	37,634
	Transmission Capacity (Average Daily Flow - gallons per day) [**]	9,265,000	7,833,333
	Level of Service Standard Per ERC (gallons per day)	170	155
	Number of ERCs That Could Be Service By Capacity	54,500	50,538

[\*] Peaking factors based on historical peak-to-average-daily-flow relationships.

[\*\*] Includes 2 MGD capacity of water and wastewater plants in West Villages service areas.

[3] Amounts derived from Table 3-4.

Table 3-6

City of North Port, Florida  
Utility Rate Analysis

**Comparison of Capacity / Impact Fees Per  
Equivalent Residential Connection (ERC) for Water and Wastewater Service**

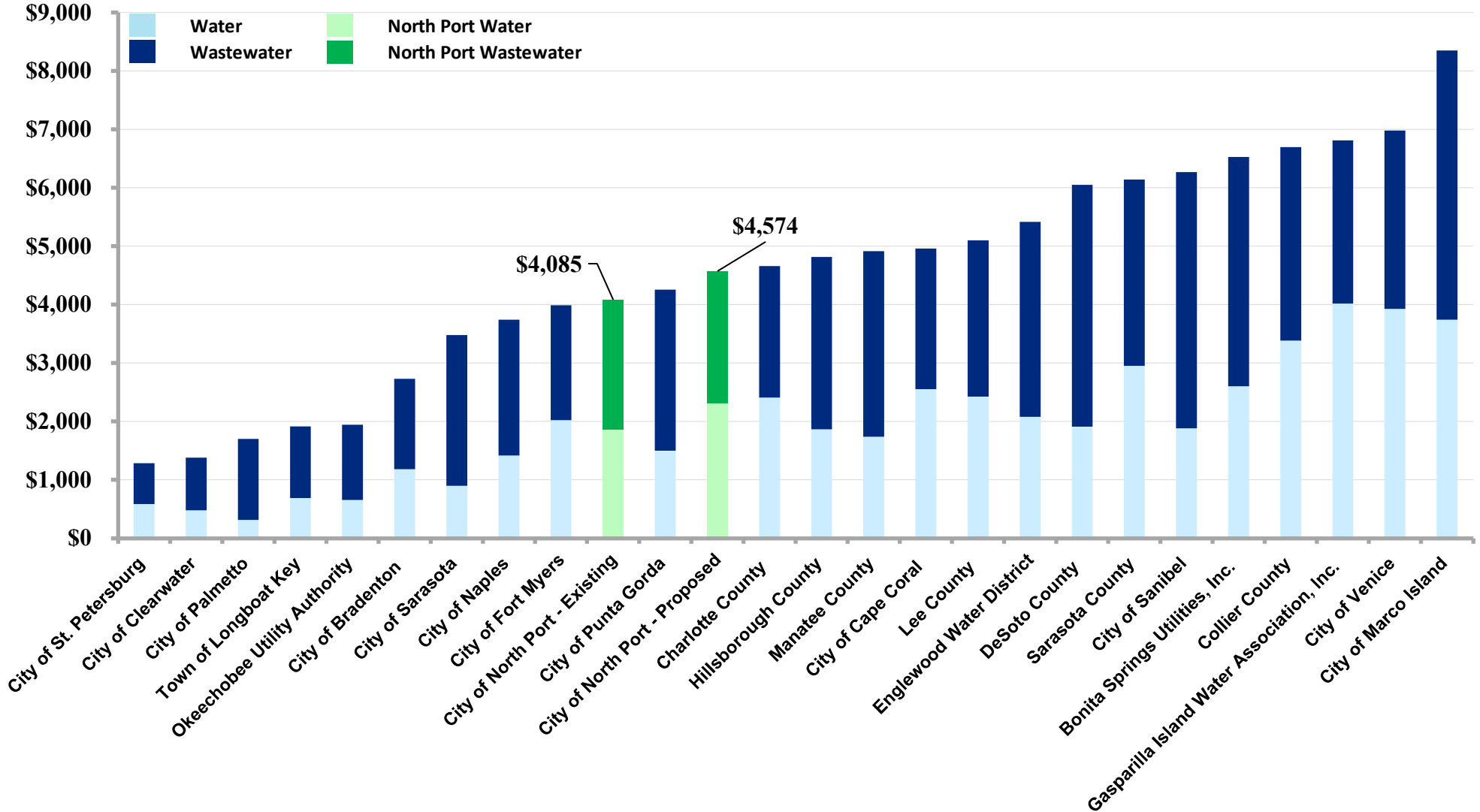
Line No.	Description	Capacity / Impact Fee Per ERC [1]		
		Water	Wastewater	Combined
<b>City of North Port, Florida</b>				
1	Existing Capacity Fees Per ERC	\$ 1,872	\$ 2,213	\$ 4,085
2	Proposed Capacity Fees Per ERC	2,319	2,255	4,574
<b>Other Florida Utilities</b>				
3	Bonita Springs Utilities, Inc.	\$ 2,600	\$ 3,925	\$ 6,525
4	City of Bradenton	1,183	1,545	2,728
5	City of Cape Coral	2,551	2,406	4,957
6	Charlotte County	2,407	2,251	4,658
7	City of Clearwater	480	900	1,380
8	Collier County	3,382	3,314	6,696
9	DeSoto County	1,910	4,140	6,050
10	Englewood Water District [2]	2,080	3,334	5,414
11	City of Fort Myers	2,023	1,966	3,989
12	Gasparilla Island Water Association, Inc.	4,018	2,793	6,811
13	Hillsborough County	1,863	2,951	4,814
14	Lee County	2,440	2,660	5,100
15	Town of Longboat Key	690	1,224	1,914
16	Manatee County	1,738	3,175	4,913
17	City of Marco Island	3,740	4,610	8,350
18	City of Naples	1,416	2,324	3,740
19	Okeechobee Utility Authority	655	1,286	1,941
20	City of Palmetto	313	1,389	1,702
21	City of Pinellas Park	352	2,060	2,412
22	City of Punta Gorda	1,497	2,760	4,257
23	City of St. Petersburg	584	700	1,284
24	City of Sanibel	1,881	4,386	6,267
25	City of Sarasota	900	2,577	3,477
26	Sarasota County	2,950	3,190	6,140
27	City of Venice	3,925	3,054	6,979
28	Other Florida Utilities' Average	\$ 1,903	\$ 2,597	\$ 4,500
29	Minimum	313	700	1,284
30	Maximum	4,018	4,610	8,350

Footnotes:

[1] Amounts reflect fees for a typical single family residential unit (i.e., one ERC) and are effective in June 2022.

[2] Includes accrued guaranteed revenue fees.

**Figure 3-1**  
**City of North Port, Florida**  
**Comparison of Capacity / Impact Fees**  
**Per ERC for Water and Wastewater Service**



# **SECTION 4**

## **Other Charges**

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## SECTION 4:

# OTHER CHARGES

### 4-1: General

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The City has several other charges or fees that are billed to customers to recover costs for specific services provided by the City at the request of a customer (e.g., service turn on) or by a direct action of the customer as it relates to City policy and procedures (e.g., customer disconnect for nonpayment). Revenues derived from these charges reduce the level of expenditures (revenue requirements) that must be recovered from monthly user rates. (The costs for the services are directly passed-through to the customers requesting the services.)

### 4-2: Proposed Other Charges

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The proposed other charges as shown in Table ES-3 in the executive summary are based on the City's estimated costs (e.g., labor, vehicles/equipment, and parts/supplies) of providing such services, a comparison with similar charges of other Florida utilities, and City policies. Table ES-3 also contains an explanation or reason for each new or adjusted fee.

### 4-3: Miscellaneous Service Charge Comparison

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The proposed miscellaneous service charges are comparable to charges for similar services by other utilities in the State of Florida as shown in Table 4-1 at the end of this section. It is important to note that, whereas the City's proposed charges are based on current costs, some other utilities have not adjusted their miscellaneous service charges for several years.

Table 4-1

City of North Port, Florida  
Utility Rate Analysis

Miscellaneous Service Charge Comparison

Line No.	Utility	Meter Installation Charge Without Service Line Installation (Drop-In) [1]	Meter Installation Charge With Service Line Installation [1]	Minimum Deposits Required [2]	Application / Initiation of Service	Normal Turn-On/Off		Violation Reconnection Charge		Meter Reread	Meter Test
						Normal Business Hours	After Hours	Normal Business Hours	After Hours		
NP	City of North Port - Existing Fees	\$280	\$945	\$65 W, \$100 S	\$45	\$35	\$100	\$35	\$120	\$40.00 if meter is correct	\$50
NP	City of North Port - Proposed Fees	\$315	\$1,030	\$75 W, \$110 S	\$50	\$40	\$100	\$55	\$120	\$45.00 if meter is correct	\$50

Other Comparable Utilities:

1	Bonita Springs Utilities, Inc.	\$300	\$585 short; \$1,560 long	\$65 W; \$100 S	N/A	\$45 disconnect, \$45 reconnect	N/A	\$50	\$85	\$35 for field visit and for meter reread	\$75 for bench test up to 1-inch if meter is registering correctly
2	Broward County	\$335	\$335 + actual cost of tap	\$50 W; \$65 S	\$25	\$25	N/A	N/A	N/A	\$25; \$35 if by appointment	\$45 for meter test
3	Charlotte County	\$375	\$1,445	\$120 W; \$120 S	N/A	\$45	\$55	\$55	\$75	First - each 6 months is no charge; \$45	\$105 for bench test of 5/8 x 3/4-inch meter if meter is correct; \$75 for field test (first field test has no charge)
4	City of Clearwater	\$210	\$210	Minimum deposit of two times the minimum monthly charge or two times the average monthly bill for water and wastewater service, whichever is greater	N/A	\$20; no charge for water turn-off	\$40	N/A	N/A	\$15	\$50 for meter test
5	Collier County Water-Sewer District	Actual time and material cost	Actual time and material cost	N/A	\$23	\$38	N/A	N/A	N/A	\$34	Onsite: \$181; Offsite: \$246 if meter is correct
6	DeSoto County	\$459	\$1,257.13 short; long = Actual cost + 10% of direct costs	\$125 water; \$125 wastewater	N/A	\$50 disconnection	\$90 disconnection	\$50 reconnection	\$90 reconnection	\$30	\$50
7	Englewood Water District	\$340	\$1,255.00 short; \$1,970 long	N/A	\$25	Once each year - No Charge (48 hours notice); Additional with 48 hour notice - \$30.00 per Trip [3]	After working hours and weekends: \$100.00 per Trip; Holidays: \$145.00 per Trip [3]	\$30.00 per Trip	\$100.00 per Trip; Holidays: \$145.00 per Trip	\$30	\$185 if meter is correct
8	Florida Keys Aqueduct Authority	\$325	\$885 to \$1,000	N/A	N/A	\$20	\$60	N/A	N/A	\$20	N/A

Table 4-1

City of North Port, Florida  
Utility Rate Analysis

Miscellaneous Service Charge Comparison

Line No.	Utility	Meter Installation Charge Without Service Line Installation (Drop-In) [1]	Meter Installation Charge With Service Line Installation [1]	Minimum Deposits Required [2]	Application / Initiation of Service	Normal Turn-On/Off		Violation Reconnection Charge		Meter Reread	Meter Test
						Normal Business Hours	After Hours	Normal Business Hours	After Hours		
NP	City of North Port - Existing Fees	\$280	\$945	\$65 W, \$100 S	\$45	\$35	\$100	\$35	\$120	\$40.00 if meter is correct	\$50
NP	City of North Port - Proposed Fees	\$315	\$1,030	\$75 W, \$110 S	\$50	\$40	\$100	\$55	\$120	\$45.00 if meter is correct	\$50

**Other Comparable Utilities:**

9	City of Fort Lauderdale	\$1,743	\$1,743	N/A	\$10	\$10	N/A	\$20	N/A	N/A	\$16 first request; \$70 subsequent requests
10	Fort Pierce Utilities Authority	\$250	\$800	\$50 W, \$70 S or twice the average monthly bill, whichever is greater	\$40	\$15	\$150	\$35	\$150	\$15	No charge for first test during 12-month period; for up to 2" meter, \$75 for each additional test if meter is correct
11	City of Gulfport	\$127	N/A	\$200	N/A	\$14	\$42	\$14	\$42	\$21	\$28 if meter is correct
12	Hillsborough County	\$60	\$200	\$180	\$25	\$15; \$30 for same day	N/A	N/A	N/A	\$20	\$40 if meter is correct for bench test; \$25 for field test
13	Indian River County	\$130	\$2,785 W; \$2,895 S	\$50 per ERU	\$26	\$78	\$99	\$78	\$99	N/A	\$78.44 onsite; Cost plus overhead for offsite
14	Lee County	\$260	\$1,025	\$60 W; \$95 S	\$45	\$45	\$55	\$50	\$65	\$35	\$70 if meter is correct
15	Town of Longboat Key	\$205	\$870	\$200 per equivalent living unit	\$25	\$25	\$115	\$75	N/A	\$25	\$200 if meter is correct
16	Manatee County	Actual cost; minimum \$300	Actual cost; minimum \$675	\$150 W/S	N/A	\$25	N/A	\$50	N/A	N/A	\$50 if meter is correct
17	City of Marco Island	\$125	\$297	N/A	\$30	\$30	\$75	\$30	N/A	\$75	\$30 for field test, \$75 for bench test if meter is correct

Table 4-1

City of North Port, Florida  
Utility Rate Analysis

Miscellaneous Service Charge Comparison

Line No.	Utility	Meter Installation Charge Without Service Line Installation (Drop-In) [1]	Meter Installation Charge With Service Line Installation [1]	Minimum Deposits Required [2]	Application / Initiation of Service	Normal Turn-On/Off		Violation Reconnection Charge		Meter Reread	Meter Test
						Normal Business Hours	After Hours	Normal Business Hours	After Hours		
NP	City of North Port - Existing Fees	\$280	\$945	\$65 W, \$100 S	\$45	\$35	\$100	\$35	\$120	\$40.00 if meter is correct	\$50
NP	City of North Port - Proposed Fees	\$315	\$1,030	\$75 W, \$110 S	\$50	\$40	\$100	\$55	\$120	\$45.00 if meter is correct	\$50

**Other Comparable Utilities:**

18	Martin County	\$335	\$785	Two months' estimated use or \$65 for water and \$130 for water and wastewater, whichever is greater; returned after 25 months of excellent payment history	\$20	\$20; \$45 for same day	\$50	\$50	N/A	\$20	\$20 if meter is correct
19	Miami-Dade County	\$145; \$385 after hours	\$1,200	\$0 to \$100 based on customer's credit analysis and payment history	\$10	N/A	N/A	N/A	N/A	\$12.50	In-House Testing: \$50 for 5/8-inch to 1-inch, \$85 for 1-1/2-inch and 2-inch if meter is correct; Third-Party Vendor Testing: \$90 for 5/8-inch to 1-inch, \$160 for 1-1/2-inch and 2-inch if meter is correct
20	City of Naples	\$480	\$1,170	N/A	\$0	\$26	\$85	\$26	\$85	\$26	\$68 if meter is correct
21	Okeechobee Utility Authority	\$171	\$257	\$220	N/A	\$16 turn-on	\$60 turn-on	N/A	N/A	\$41 for 5/8" x 3/4" meter if meter is correct	\$41 for 5/8" x 3/4" meter if meter is correct
22	Orlando Utilities Commission (OUC)	\$385	\$3,900	N/A	N/A	\$35	N/A	\$45	\$65	No charge once in 12-month period; \$35 for second and subsequent if meter is accurate	\$180 for 2" meters and smaller
23	Pinellas County	\$435	\$1,190	\$100 W; \$115 S	N/A	\$16 turn-on future date, \$32 turn-on same date	N/A	\$21 delinquent turn-off fee; \$19 delinquent turn-on fee future date; \$32 delinquent turn-on fee same date	N/A	\$19	Bench Test: \$35 up to 1" meter if meter is correct
24	St. Lucie County	\$434	Actual Cost	\$85 W; \$89 S	N/A	\$41	\$115	\$51	N/A	N/A	\$41 if meter is correct
25	City of Sarasota	\$100	\$325	\$150	\$25	\$15	\$75	\$30	\$75	N/A	\$25 if meter is correct

Table 4-1

City of North Port, Florida  
Utility Rate Analysis

Miscellaneous Service Charge Comparison

Line No.	Utility	Meter Installation Charge Without Service Line Installation (Drop-In) [1]	Meter Installation Charge With Service Line Installation [1]	Minimum Deposits Required [2]	Application / Initiation of Service	Normal Turn-On/Off		Violation Reconnection Charge		Meter Reread	Meter Test
						Normal Business Hours	After Hours	Normal Business Hours	After Hours		
NP	City of North Port - Existing Fees	\$280	\$945	\$65 W, \$100 S	\$45	\$35	\$100	\$35	\$120	\$40.00 if meter is correct	\$50
NP	City of North Port - Proposed Fees	\$315	\$1,030	\$75 W, \$110 S	\$50	\$40	\$100	\$55	\$120	\$45.00 if meter is correct	\$50

**Other Comparable Utilities:**

26	Sarasota County	\$200	\$200 plus actual cost for service line installation	\$75 W; \$75 S	\$15	\$25	\$50	\$25	\$50	No charge for first request; \$25 for second request within same 12-month period	\$25 for meter calibration test
27	City of West Palm Beach	N/A	N/A	\$190	\$45	\$60	\$80	\$35 Delinquent Disconnect	N/A	\$65	\$175 up to 1-inch if meter is correct
28	City of Winter Park	\$794	\$794	\$105	\$29	\$29	\$87	\$44	\$87	N/A	Field Test: \$29 if meter is correct; Bench Test: \$62 in-house, \$108 outside service contracted

N/A = Information not available or applicable.

**Footnotes:**

[1] Amounts shown are for a 5/8" or 3/4" standard residential service.

[2] Amounts shown are for a 5/8" or 3/4" standard residential service and represent Owner deposits, unless otherwise specified.

Table 4-1

City of North Port, Florida  
Utility Rate Analysis

Miscellaneous Service Charge Comparison

Line No.	Utility	Returned Check Charge	Late Payment Fee	Backflow Preventer Installation [1]	Fire Flow Test	Utility Inspection Fee	Meter Tampering Charge or Unauthorized Connection
NP	City of North Port - Existing Fees	Same as Florida Statute 68.065: \$0 to \$50 is a \$25 charge; \$50.01 to \$300 is a \$30 charge; over \$300 is \$40 or 5%, whichever is greater	1% of unpaid balance, but not amounting to less than \$5.00	Actual Charges + \$25.00 Administrative Fee	\$130	6.5% of utility construction cost for project costs of \$0 to \$2 million, + 2.5% of utility construction costs >\$2 million; \$250 minimum	\$300 penalty + recovery of actual costs and revenue as determined by Utility Staff
NP	City of North Port - Proposed Fees	Same as Florida Statute 68.065: \$0 to \$50 is a \$25 charge; \$50.01 to \$300 is a \$30 charge; over \$300 is \$40 or 5%, whichever is greater	1% of unpaid balance, but not amounting to less than \$5.00	Actual Charges + \$30.00 Administrative Fee	\$140	6.5% of utility construction cost for project costs of \$0 to \$2 million, + 2.5% of utility construction costs >\$2 million; \$250 minimum	\$300 penalty + recovery of actual costs and revenue as determined by Utility Staff

Other Comparable Utilities:

1	Bonita Springs Utilities, Inc.	Same as Florida Statute 68.065: \$0 to \$50 is a \$25 charge; \$50.01 to \$300 is a \$30 charge; over \$300 is \$40 or 5%, whichever is greater	\$5 or 1% of past due amount, whichever is greater	\$250	\$75	Greater of \$500 or 1.0% of construction cost	3 times amount of services unlawfully obtained or \$3,000, whichever is greater
2	Broward County	Same as Florida Statute 68.065: \$0 to \$50 is a \$25 charge; \$50.01 to \$300 is a \$30 charge; over \$300 is \$40 or 5%, whichever is greater	1% of amount due	N/A	\$150 fire hydrant pressure test	\$1,000 plus 6% of project cost	N/A
3	Charlotte County	Same as Florida Statute 68.065: \$0 to \$50 is a \$25 charge; \$50.01 to \$300 is a \$30 charge; over \$300 is \$40 or 5%, whichever is greater	3% of current bill	N/A	\$50	N/A	\$200 for 1st occurrence, \$400 for 2nd occurrence, \$600 for 3rd occurrence and above; plus damages
4	City of Clearwater	Same as Florida Statute 68.065: \$0 to \$50 is a \$25 charge; \$50.01 to \$300 is a \$30 charge; over \$300 is \$40 or 5%, whichever is greater	N/A	\$140 double-check; \$170 reduced-pressure	\$50	N/A	\$500 per occurrence
5	Collier County Water-Sewer District	Per Florida Statute 832.07: \$0 to \$50 is a \$25 charge; \$50.01 to \$300 is a \$30 charge; over \$300 is \$40 or 5% of check amount, whichever is greater	5% of current charges	Actual time and material cost	N/A	N/A	Actual time and material cost, plus consumption, plus other applicable fees as provided for in Section 2-204(b) of the Collier County Code of Laws and Ordinances
6	DeSoto County	\$0 to \$50 is a \$25 charge; \$50.01 to \$300 is a \$30 charge; over \$300 is \$40	Monthly: 1.5% of outstanding balance or \$15, whichever is greater	N/A	\$100	\$100 or time, materials, and overhead, whichever is greater	3 times estimated Base + Volume + Excess Volume charges as determined by Department
7	Englewood Water District	Same as Florida Statute 68.065: \$0 to \$50 is a \$25 charge; \$50.01 to \$300 is a \$30 charge; over \$300 is \$40 or 5%, whichever is greater	\$5.00 or 1.5% of Cumulative Balance, whichever is greater	\$65	\$175	N/A	First offense: \$500 plus cost of replacing damaged property; Second offense: \$1,000 plus cost of replacing damaged property; Third and subsequent offense: \$1,500 plus cost of replacing damaged property
8	Florida Keys Aqueduct Authority	Same as Florida Statute 68.065: \$0 to \$50 is a \$25 charge; \$50.01 to \$300 is a \$30 charge; over \$300 is \$40 or 5%, whichever is greater	Greater of \$4 or 10% account balance	N/A	\$70	N/A	\$150 tampering charge; \$300 repeat occurrence

Table 4-1

City of North Port, Florida  
Utility Rate Analysis

Miscellaneous Service Charge Comparison

Line No.	Utility	Returned Check Charge	Late Payment Fee	Backflow Preventer Installation [1]	Fire Flow Test	Utility Inspection Fee	Meter Tampering Charge or Unauthorized Connection
NP	City of North Port - Existing Fees	Same as Florida Statute 68.065: \$0 to \$50 is a \$25 charge; \$50.01 to \$300 is a \$30 charge; over \$300 is \$40 or 5%, whichever is greater	1% of unpaid balance, but not amounting to less than \$5.00	Actual Charges + \$25.00 Administrative Fee	\$130	6.5% of utility construction cost for project costs of \$0 to \$2 million, + 2.5% of utility construction costs >\$2 million; \$250 minimum	\$300 penalty + recovery of actual costs and revenue as determined by Utility Staff
NP	City of North Port - Proposed Fees	Same as Florida Statute 68.065: \$0 to \$50 is a \$25 charge; \$50.01 to \$300 is a \$30 charge; over \$300 is \$40 or 5%, whichever is greater	1% of unpaid balance, but not amounting to less than \$5.00	Actual Charges + \$30.00 Administrative Fee	\$140	6.5% of utility construction cost for project costs of \$0 to \$2 million, + 2.5% of utility construction costs >\$2 million; \$250 minimum	\$300 penalty + recovery of actual costs and revenue as determined by Utility Staff

Other Comparable Utilities:

9	City of Fort Lauderdale	Same as Florida Statute 68.065: \$0 to \$50 is a \$25 charge; \$50.01 to \$300 is a \$30 charge; over \$300 is \$40 or 5%, whichever is greater	1% late penalty on outstanding balance	N/A	N/A	N/A	N/A
10	Fort Pierce Utilities Authority	Same as Florida Statute 68.065: \$0 to \$50 is a \$25 charge; \$50.01 to \$300 is a \$30 charge; over \$300 is \$40 or 5%, whichever is greater	\$15 late payment fee; penalty on past due accounts > \$50 is 1.5% of past due amount	N/A	N/A	N/A	\$200
11	City of Gulfport	\$0 to \$50 is a \$25 charge; \$50.01 to \$300 is a \$30 charge; \$300.01 to \$800 is \$40; \$800.01 and over is 5% of face value	1.5% per month on unpaid balance	N/A	N/A	N/A	\$100
12	Hillsborough County	\$0 to \$50 is a \$25 charge; \$50.01 to \$300 is a \$30 charge; \$300.01 to \$800 is \$40; \$800.01 and over is 5% of face value	0.03288% per day on unpaid balance (12% per annum)	\$90 double-check; \$60 residential dual-check; \$350 reduced pressure zone	N/A	N/A	\$100 + estimated usage
13	Indian River County	Florida Statute 832.08; \$0 to \$50 is a \$25 charge; \$50.01 to \$300 is a \$30 charge; over \$300 is \$40 or 5%, whichever is greater	\$2 plus 1.5% per month	N/A	N/A	N/A	N/A
14	Lee County	N/A	\$5 or 1% of the outstanding past due amount, whichever is greater	N/A	N/A	N/A	\$500 initial; increasing by \$500 for each subsequent occurrence
15	Town of Longboat Key	Same as Florida Statute 832.07: \$0 to \$50 is a \$25 charge; \$50.01 to \$300 is a \$30 charge; over \$300 is \$40 or 5%, whichever is greater	10% of bill up to maximum of \$250 per month	N/A	N/A	N/A	N/A
16	Manatee County	N/A	2% of current bill; minimum \$5	N/A	\$75 per hydrant	N/A	Estimated usage plus \$100
17	City of Marco Island	Same as Florida Statute 68.065: \$0 to \$50 is a \$25 charge; \$50.01 to \$300 is a \$30 charge; over \$300 is \$40 or 5%, whichever is greater	N/A	N/A	N/A	N/A	\$1,000

Table 4-1

City of North Port, Florida  
Utility Rate Analysis

Miscellaneous Service Charge Comparison

Line No.	Utility	Returned Check Charge	Late Payment Fee	Backflow Preventer Installation [1]	Fire Flow Test	Utility Inspection Fee	Meter Tampering Charge or Unauthorized Connection
NP	City of North Port - Existing Fees	Same as Florida Statute 68.065; \$0 to \$50 is a \$25 charge; \$50.01 to \$300 is a \$30 charge; over \$300 is \$40 or 5%, whichever is greater	1% of unpaid balance, but not amounting to less than \$5.00	Actual Charges + \$25.00 Administrative Fee	\$130	6.5% of utility construction cost for project costs of \$0 to \$2 million, + 2.5% of utility construction costs >\$2 million; \$250 minimum	\$300 penalty + recovery of actual costs and revenue as determined by Utility Staff
NP	City of North Port - Proposed Fees	Same as Florida Statute 68.065; \$0 to \$50 is a \$25 charge; \$50.01 to \$300 is a \$30 charge; over \$300 is \$40 or 5%, whichever is greater	1% of unpaid balance, but not amounting to less than \$5.00	Actual Charges + \$30.00 Administrative Fee	\$140	6.5% of utility construction cost for project costs of \$0 to \$2 million, + 2.5% of utility construction costs >\$2 million; \$250 minimum	\$300 penalty + recovery of actual costs and revenue as determined by Utility Staff

Other Comparable Utilities:

18	Martin County	\$0 to \$50 is a \$25 charge; \$50.01 to \$300 is a \$50 charge; \$300.01 to \$800 is \$50; \$800.01 and over is 5% of face value	N/A	N/A	N/A	N/A	N/A
19	Miami-Dade County	Florida Statute 832.08; \$0 to \$50 is a \$25 charge; \$50.01 to \$300 is a \$30 charge; over \$300 is \$40 or 5%, whichever is greater	N/A	N/A	N/A	N/A	N/A
20	City of Naples	In accordance with Florida Statute 832.08(5); \$0 to \$50 is a \$25 charge; \$50.01 to \$300 is a \$30 charge; over \$300 is \$40	\$0	N/A	N/A	N/A	\$500
21	Okeechobee Utility Authority	Same as Florida Statute 832.07; \$0 to \$50 is a \$25 charge; \$50.01 to \$300 is a \$30 charge; over \$300 is \$40 or 5%, whichever is greater	10% per month on delinquent amount due to date account is closed or meter removed	N/A	\$87	N/A	Fees range from \$25 to \$589 plus usage fee of estimated gallons for unauthorized use
22	Orlando Utilities Commission (OUC)	\$25	1.5% of total amount due or \$5, whichever is greater	N/A	N/A	N/A	N/A
23	Pinellas County	Same as Florida Statute 68.065; \$0 to \$50 is a \$25 charge; \$50.01 to \$300 is a \$30 charge; over \$300 is \$40 or 5%, whichever is greater	10% of balance due; \$1 minimum and \$500 maximum	\$615 reduced pressure device - single; \$1,030 reduced pressure device - parallel; \$565 double check valve device - single; \$930 double check valve device - parallel	\$75	N/A	N/A
24	St. Lucie County	N/A	\$6 per bill	N/A	N/A	1.5% of construction cost	N/A
25	City of Sarasota	\$0 to \$50 is a \$25 charge; \$50.01 to \$300 is a \$30 charge; over \$300 is \$40 or 5%, whichever is greater	Unpaid charges accrue interest at rate set by Comptroller of State of Florida, pursuant to Florida Statute 55.03	N/A	N/A	N/A	First occurrence, \$150; subsequent occurrences, \$300



Table 4-1

City of North Port, Florida  
Utility Rate Analysis

Miscellaneous Service Charge Comparison

Line No.	Utility	Returned Check Charge	Late Payment Fee	Backflow Preventer Installation [1]	Fire Flow Test	Utility Inspection Fee	Meter Tampering Charge or Unauthorized Connection
NP	City of North Port - Existing Fees	Same as Florida Statute 68.065; \$0 to \$50 is a \$25 charge; \$50.01 to \$300 is a \$30 charge; over \$300 is \$40 or 5%, whichever is greater	1% of unpaid balance, but not amounting to less than \$5.00	Actual Charges + \$25.00 Administrative Fee	\$130	6.5% of utility construction cost for project costs of \$0 to \$2 million, + 2.5% of utility construction costs >\$2 million; \$250 minimum	\$300 penalty + recovery of actual costs and revenue as determined by Utility Staff
NP	City of North Port - Proposed Fees	Same as Florida Statute 68.065; \$0 to \$50 is a \$25 charge; \$50.01 to \$300 is a \$30 charge; over \$300 is \$40 or 5%, whichever is greater	1% of unpaid balance, but not amounting to less than \$5.00	Actual Charges + \$30.00 Administrative Fee	\$140	6.5% of utility construction cost for project costs of \$0 to \$2 million, + 2.5% of utility construction costs >\$2 million; \$250 minimum	\$300 penalty + recovery of actual costs and revenue as determined by Utility Staff

**Other Comparable Utilities:**

26	Sarasota County	\$0 to \$50 is a \$25 charge; \$50.01 to \$300 is a \$30 charge; \$300.01 to \$800 is \$40; \$800.01 and over is 5% of face value	1.5% of past due balance (Minimum charge \$2)	N/A	\$50	6.5% of utility construction cost or minimum of \$260, whichever is greater	Both Meter Tampering and Unauthorized Connection: First occurrence, \$150; subsequent occurrences, \$300
27	City of West Palm Beach	\$25 or max per law	\$10 or 1% of unpaid balance of each service agreement, whichever is greater	N/A	N/A	N/A	N/A
28	City of Winter Park	\$25 or 5% of check amount, whichever is greater	N/A	N/A	N/A	N/A	N/A

N/A = Information not available or applicable.

Footnotes:

- [1] Amounts shown are for a 5/8" or 3/4" standard residential service.
- [2] Amounts shown are for a 5/8" or 3/4" standard residential service and represent Owner deposits, unless otherwise specified.

**APPENDIX:  
Existing Rate Resolution**

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## City of North Port

### RESOLUTION NO. 2019-R-16

**A RESOLUTION OF THE CITY OF NORTH PORT, FLORIDA, ADOPTING UTILITY RATE AND WATER SYSTEM RATE SCHEDULES, INCLUDING FIRE PROTECTION SERVICE RATES, GUARANTEED REVENUE CHARGES, RECLAIMED WATER RATES, WATER SYSTEM RATES AND FEES, WASTEWATER RATES AND FEES, AND ADOPTION OF AUTOMATIC INCREASES; PROVIDING FOR CONFLICTS; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, pursuant to Section 78-29 of the Code of the City of North Port, Florida, the City Commission shall establish and adopt by resolution a utility rate schedule incorporating rates for annual private fire protection services; and

**WHEREAS**, pursuant to Section 78-34 of the Code of the City of North Port, Florida, the City Commission shall establish and adopt by resolution a utility rate schedule incorporating guaranteed revenue charges; and

**WHEREAS**, pursuant to Section 78-35 of the Code of the City of North Port, Florida, the City Commission shall establish and adopt by resolution a utility rate schedule incorporating a rate for the sale of reclaimed water; and

**WHEREAS**, pursuant to Section 78-38 of the Code of the City of North Port, Florida, the City Commission shall establish and adopt by resolution a water system rate schedule to include a base facility charge, a water block/tier charge, usage rate, and bulk water rate; and

**WHEREAS**, pursuant to Section 78-39 of the Code of the City of North Port, Florida, the City Commission shall establish and adopt by resolution a wastewater system rate schedule to include a base facility charge and usage charge; and

**WHEREAS**, the City contracted with GovRates, Inc. to review and analyze the City's water and wastewater utility rates and to prepare a financial forecast for the Fiscal Year 2019 through the Fiscal Year 2029; and

**WHEREAS**, on June 11, 2019, the City Commission held a properly-noticed public meeting to review the analysis, findings, and recommendations of GovRates, Inc. and to receive public comments on adjusting the City's water and wastewater utility rates and fees and directed the Utility Department to bring back a resolution adjusting the City's water and wastewater utility rates and fees based on the analysis and recommendations of GovRates, Inc.; and

**WHEREAS**, the City Commission has determined that the proposed rate schedules serve the public health, safety, and welfare of the citizens of the City of North Port, Florida.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF NORTH PORT, FLORIDA:**

**SECTION 1 – INCORPORATION OF RECITALS**

1.01 The recitals outlined above are incorporated by reference as findings of fact as if expressly set forth herein.

**SECTION 2 – ADOPTION OF FIRE PROTECTION SERVICE RATES**

2.01 The City Commission hereby adopts the following private fire protection service rate schedule, effective as of the billing cycle of the identified dates:

Private Fire Protection Rate Schedule

Meter Size	Effective Date	Effective Date	Effective Date
	October 1, 2019	October 1, 2020	October 1, 2021
1-1/2"	\$89.00	\$93.00	\$96.00
2"	\$141.00	\$147.00	\$153.00
3"	\$279.00	\$291.00	\$302.00
4"	\$435.00	\$453.00	\$471.00
6"	\$868.00	\$902.00	\$938.00
8"	\$1,386.00	\$1,442.00	\$1,500.00
10"	\$1,992.00	\$2,071.00	\$2,154.00
12"	\$3,722.00	\$3,870.00	\$4,025.00
Hydrant	\$868.00	\$902.00	\$938.00

**SECTION 3 – ADOPTION OF GUARANTEED REVENUE CHARGES**

3.01 The City Commission hereby adopts the following annual guaranteed revenue charges, effective as of the billing cycle of the identified dates:

Annual Guaranteed Revenue Charges

Effective Date - October 1, 2019

Water	Monthly Water Base Charge multiplied by 12 months, rounded to the nearest dollar
Wastewater	Monthly Wastewater Base Charge multiplied by 12 months, rounded to the nearest dollar

**SECTION 4 – ADOPTION OF RECLAIMED WATER RATES**

4.01 The City Commission hereby adopts the following reclaimed water rate schedule, effective as of the billing cycle of the identified date:

Reclaimed Water Rate Schedule

Effective Date - October 1, 2019

Per 1,000 gallons	\$0.55
Bulk – Per 1,000 gallons	\$0.21

**SECTION 5 – ADOPTION OF WATER SYSTEM RATES AND FEES**

5.01 The City Commission hereby adopts the following water base facility charges, effective as of the billing cycle of the identified dates:

Water Base Facility Charges

Effective Date  
October 1, 2019

Effective Date  
October 1, 2020

Effective Date  
October 1, 2021

Meter Size	Inside City	Outside City	Inside City	Outside City	Inside City	Outside City
5/8" x 3/4"	\$19.52	\$22.45	\$20.30	\$23.35	\$21.11	\$24.28
1"	\$45.47	\$52.29	\$47.29	\$54.38	\$49.18	\$56.56
1-1/2"	\$88.70	\$102.01	\$92.25	\$106.09	\$95.94	\$110.33
2"	\$140.62	\$161.71	\$146.24	\$168.18	\$152.09	\$174.91
3"	\$278.97	\$320.82	\$290.13	\$333.65	\$301.74	\$347.00
4"	\$434.65	\$499.85	\$452.04	\$519.84	\$470.12	\$540.63
6"	\$867.08	\$997.14	\$901.76	\$1,037.03	\$937.83	\$1,078.51
8"	\$1,385.98	\$1,593.88	\$1,441.42	\$1,657.64	\$1,499.08	\$1,723.95
10"	\$1,991.34	\$2,290.04	\$2,070.99	\$2,381.64	\$2,153.83	\$2,476.91
12"	\$3,721.05	\$4,279.21	\$3,869.89	\$4,450.38	\$4,024.69	\$4,628.40

5.02 The City Commission hereby adopts the following water usage volume rate schedule, effective as of the billing cycle of the identified dates:

Water Usage Volume Rate Schedule

Usage Block	Effective Date October 1, 2019		Effective Date October 1, 2020		Effective Date October 1, 2021	
	Inside City	Outside City	Inside City	Outside City	Inside City	Outside City
1	\$4.16	\$4.78	\$4.33	\$4.97	\$4.50	\$5.17
2	\$6.24	\$7.18	\$6.49	\$7.47	\$6.75	\$7.77
3	\$8.77	\$10.09	\$9.12	\$10.49	\$9.48	\$10.91
4	\$11.69	\$13.44	\$12.16	\$13.98	\$12.65	\$14.54
5	\$15.01	\$17.26	\$15.61	\$17.95	\$16.23	\$18.67
6	\$20.86	\$23.99	\$21.69	\$24.95	\$22.56	\$25.95

Conservation Block Structure

Meter Size	Block 1	Block 2	Block 3	Block 4	Block 5	Block 6
5/8" x 3/4"	4,000	8,000	12,000	16,000	20,000	Over 20,000
1"	10,000	20,000	30,000	40,000	50,000	Over 50,000
1-1/2"	20,000	40,000	60,000	80,000	100,000	Over 100,000
2"	32,000	64,000	96,000	128,000	160,000	Over 160,000
3"	64,000	128,000	192,000	256,000	320,000	Over 320,000
4"	100,000	200,000	300,000	400,000	500,000	Over 500,000
6"	200,000	400,000	600,000	800,000	1,000,000	Over 1,000,000
8"	320,000	640,000	960,000	1,280,000	1,600,000	Over 1,600,000
10"	460,000	920,000	1,380,000	1,840,000	2,300,000	Over 2,300,000
12"	860,000	1,720,000	2,580,000	3,440,000	4,300,000	Over 4,300,000

5.03 The City Commission hereby adopts the following bulk water rate schedule, effective as of the billing cycle of the identified dates:

Bulk Water Rate Schedule (per 1,000 gallons)

Effective Date                      Effective Date                      Effective Date  
 October 1, 2019                      October 1, 2020                      October 1, 2021

Inside City	Outside City	Inside City	Outside City	Inside City	Outside City
\$5.09	\$5.85	\$5.29	\$6.08	\$5.50	\$6.33

5.04 The City Commission hereby adopts the following water deposit fee schedule, effective as of the billing cycle of the identified date:

Water Deposit Fee Schedule

Effective Date  
 October 1, 2019

Meter Size	Residential	Commercial and Multi-Family	Temporary Service Construction Meter
5/8" x 3/4"	\$65.00	\$65.00	Fee Eliminated
1"	\$170.00	\$170.00	N/A
1-1/2"	\$330.00	\$330.00	N/A
2"	\$520.00	\$520.00	Actual cost of meter
Over 2"	n/a	Estimated 2 months billing	Actual cost of meter

**SECTION 6 – ADOPTION OF WASTEWATER RATES AND FEES**

6.01 The City Commission hereby adopts the following wastewater base facility charges, effective as of the billing cycle of the identified dates:

Wastewater Base Facility Charges – Residential (all meter sizes)

Effective Date                      Effective Date                      Effective Date  
 October 1, 2019                      October 1, 2020                      October 1, 2021

Inside City	Outside City	Inside City	Outside City	Inside City	Outside City
\$29.50	\$33.93	\$30.09	\$34.61	\$30.69	\$35.30

Wastewater Base Facility Charges – Commercial

Master Meter Size	Effective Date October 1, 2019		Effective Date October 1, 2020		Effective Date October 1, 2021	
	Inside City	Outside City	Inside City	Outside City	Inside City	Outside City
5/8" x 3/4"	\$29.50	\$33.93	\$30.09	\$34.61	\$30.69	\$35.30
1"	\$73.79	\$84.86	\$75.27	\$86.56	\$76.78	\$88.29
1-1/2"	\$147.56	\$169.69	\$150.51	\$173.08	\$153.52	\$176.54
2"	\$236.12	\$271.54	\$240.84	\$276.97	\$245.66	\$282.51
3"	\$472.23	\$543.06	\$481.67	\$553.92	\$491.30	\$565.00
4"	\$737.86	\$848.54	\$752.62	\$865.51	\$767.67	\$882.82
6"	\$1,475.72	\$1,697.08	\$1,505.23	\$1,731.02	\$1,535.33	\$1,765.64
8"	\$2,361.14	\$2,715.31	\$2,408.36	\$2,769.62	\$2,456.53	\$2,825.01
10"	\$3,394.15	\$3,903.27	\$3,462.03	\$3,981.34	\$3,531.27	\$4,060.97
12"	\$6,345.56	\$7,297.39	\$6,472.47	\$7,443.34	\$6,601.92	\$7,592.21

6.02 The City Commission hereby adopts the following wastewater usage rate schedule, effective as of the billing cycle of the identified dates:

Wastewater Usage Rate Schedule – Volume Charge (all usage\*)

Effective Date October 1, 2019		Effective Date October 1, 2020		Effective Date October 1, 2021	
Inside City	Outside City	Inside City	Outside City	Inside City	Outside City
\$6.42	\$7.38	\$6.55	\$7.53	\$6.68	\$7.68

\*Monthly individually metered wastewater residential usage charges are capped at 12,000 gallons.



- 6.03 The City Commission hereby adopts the following wastewater flat rate schedule, effective as of the billing cycle of the identified dates:

Wastewater Usage – Flat Rate Schedule (all usage\*)

Effective Date October 1, 2019		Effective Date October 1, 2020		Effective Date October 1, 2021	
Inside City	Outside City	Inside City	Outside City	Inside City	Outside City
\$48.76	\$56.07	\$49.74	\$57.20	\$50.73	\$58.34

\*Flat rate derived from base facility charge plus 3,000 gallons of use.

- 6.04 The City Commission hereby adopts the following wastewater deposit fee schedule, effective as of the billing cycle of the identified date:

Wastewater Deposit Fee Schedule

Effective Date - October 1, 2019

Meter Size	Residential	Commercial and Multi-Family
5/8" x 3/4"	\$100.00	\$100.00
1"	\$100.00	\$250.00
1-1/2"	\$100.00	\$500.00
2"	\$100.00	\$800.00
Over 2"	n/a	Estimated 2 months billing

**SECTION 7 – ADOPTION OF AUTOMATIC INCREASES**

- 7.01 Unless replaced by resolution of the City Commission, beginning on October 1 of fiscal year 2022, and each fiscal year thereafter until replaced by a resolution, the rates contained in Section 2 herein, effective October 1, 2021, shall remain in effect.
- 7.02 Unless replaced by resolution of the City Commission, the charges and rates contained in Section 3 and Section 4 herein, effective October 1, 2019, shall remain in effect.
- 7.03 Unless replaced by resolution of the City Commission, beginning on October 1 of fiscal year 2022, and each fiscal year thereafter until replaced by a resolution, the rates, fees, and charges contained in Section 5 and Section 6 herein shall automatically increase by the percentage reported in the Engineering News-Record Construction Cost Index (the "Cost Index"). The time period in the Cost Index used to determine the percentage of increase shall be the calendar year, January to January; beginning in January of the impacted fiscal year and ending retrospectively in January of the previous year. (For example: If no resolution is passed for fiscal year 2022,

beginning October 1, 2022, the percentage of increase will be set using the Cost Index percentages from January 2021 through January 2022.)

**SECTION 8 – CONFLICTS**

8.01 In the event of any conflict between the provisions of this resolution and any other resolution or portions thereof, the provisions of this resolution shall prevail to the extent of such conflict.

**SECTION 9 – SEVERABILITY**

9.01 If any section, subsection, sentence, clause, or phrase of this resolution is held invalid or unconstitutional by any court of competent jurisdiction, such provision shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions hereof.

**SECTION 10 – EFFECTIVE DATE**


10.01 This resolution shall take effect immediately after adoption by the City Commission of the City of North Port, Florida.

PASSED and DULY ADOPTED by the City Commission of the City of North Port this 10th day of September 2019.

CITY OF NORTH PORT, FLORIDA

  
\_\_\_\_\_  
CHRISTOPHER HANKS  
MAYOR

ATTEST

  
\_\_\_\_\_  
KATHRYN WONG  
CITY CLERK

APPROVED AS TO FORM AND CORRECTNESS

  
\_\_\_\_\_  
AMBER L. SLAYTON  
CITY ATTORNEY

# 2022

## **CITY OF NORTH PORT, FLORIDA** **Utility Rate Analysis**



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