



FGUA Update Briefing to Lee County Board of County Commissioners

Lehigh Acres System

January 5, 2009



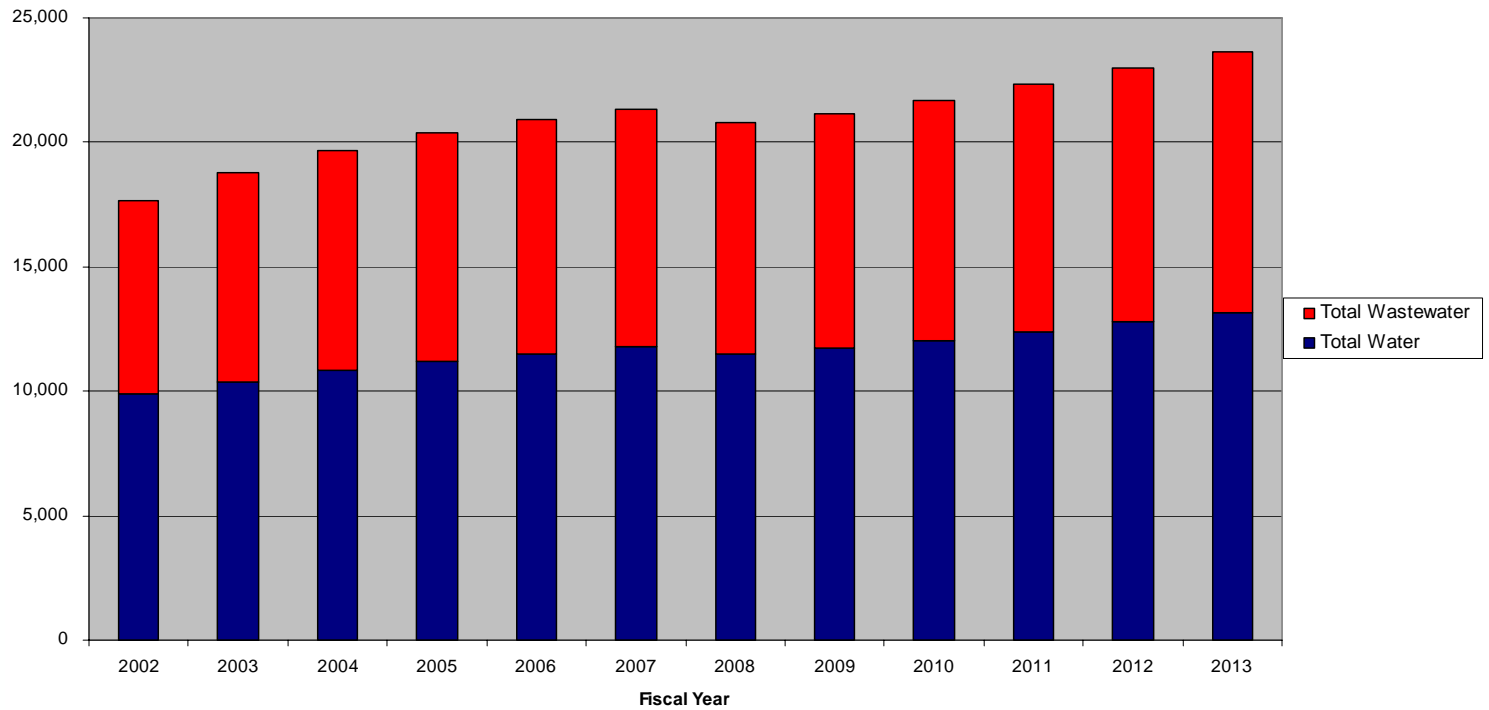
Customer, Sales, & Revenue Status

- As of the end of September 2008, the Lehigh System served:
 - o 12,650 average water accounts
 - o 10,133 average wastewater accounts
- 2008 revenues decreased approximately 4.5% from FY 2007; active accounts down 300 in 2008
- Growth assumptions re-set based on recent trends
 - o Water System - Average 200 Customers Per Year beginning 2009
 - o Wastewater System - Average 120 Customers Per Year beginning 2009



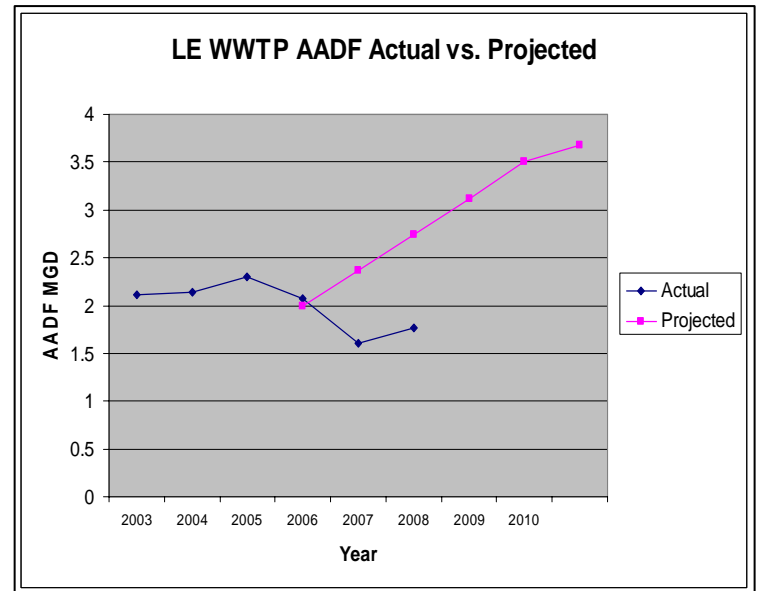
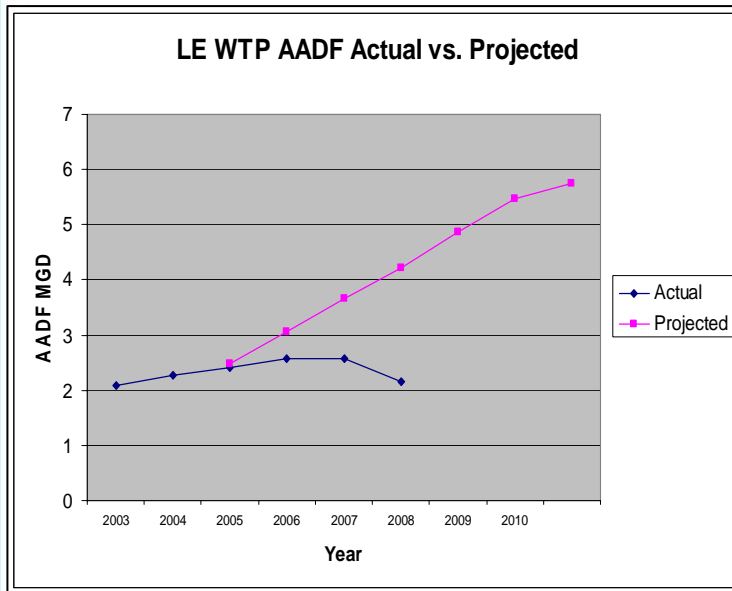
Lehigh Acres Customer Stats

Lehigh Acres Customers





Flow Experience – Lehigh Acres





Lehigh Acres Treatment Facilities Capacity Status

	<u>Permitted Capacity</u>	<u>12 mo. ADF Nov 07-Oct 08</u>
WWTP	2.50 MGD	1.863 MGD
WTP Nos. 1 & 2	4.10 MGD	2.162 MGD



Lehigh Acres Capital Investment

Since FGUA Purchase
Through FY 2008

Repair and Renovation

(incl. reducing wastewater collection
inflow/infiltration)

\$3,576,555

Water Projects

(incl. water mains, fire hydrants, meter
replacements, water plant and well field
improvements)

\$17,207,816

Wastewater Projects

(incl. lift station R&R, force/gravity mains,
wastewater plant and injection well improvements)

\$29,699,604

Reclaimed Water Projects

\$640,344

Total

\$51,124,319



Major Capital Improvement Projects

FY 09-14 CIP

Major Projects	Amount
Mirror Lakes Water Treatment Plant No. 2 Phase II	\$11,209,000
Deep Disposal Well - Mirror Lakes WTP N. 2	\$5,500,000
Reuse Expansion	\$12,242,000
Lehigh Acres WWTP Phase 2 Expansion Project	\$7,528,000
Wastewater Lift Station Rehabilitation	\$4,572,000
Other System Improvements	\$15,982,000
Total Capital Projects	\$57,033,000



Water and Wastewater System Debt

- As of September 30, 2008 the system had the following Principal Amount of Outstanding Debt:
 - o Utility System Revenue Bonds Series 2003 - \$40,407,000
 - o Utility Revenue Bonds Series 2005 - \$24,552,000
 - o LOC Series 2007 = \$612,000
- Anticipated Future Debt
 - o Recent Rate Forecast Assumes \$31,832,000 in Capital Projects to be Funded with the 2007 Line of Credit
 - o Assumed Interest-Only Payments until Fiscal Year 2011 then the Line of Credit would be converted to permanent financing
 - o Utility System Revenue Bonds Issued Fiscal Year 2011
 - Annual Debt Service Payment of \$2,220,304 (30 Year Term, 5.25% Interest Rate)



Lehigh Acres Community Outreach

- An estimated 6,000 individuals have been contacted about FGUA services over the past year through presentations, meetings, phone contacts, and e-mails.
- CSR met with individual builders and realtors on rental issues, foreclosures, and other property questions; made presentations to schools, after school and summer camp programs, and Boy and Girl Scout organizations.
- CSR participated in the development of the Lehigh Acres Community Plan and staffed 6 meetings of the Utility Advisory Committee.



Lehigh Acres Utility Expansion Status

- Work has been done to follow up on fall 2007 consensus from BCC and FGUA Board to address well and septic issues in Lehigh Acres
- This issue cannot be adequately addressed without significant system expansion; FGUA recognizes a need to expand service to the community
- Short and long term utility planning strategies have been completed identified by FGUA
- Lehigh Acres population has grown ~106% from 2000-2006 while FGUA customer base has grown at less than ½ of this rate and only ~ 18% since 2003
- Thousands of new wells and septic tanks have been installed since 2000

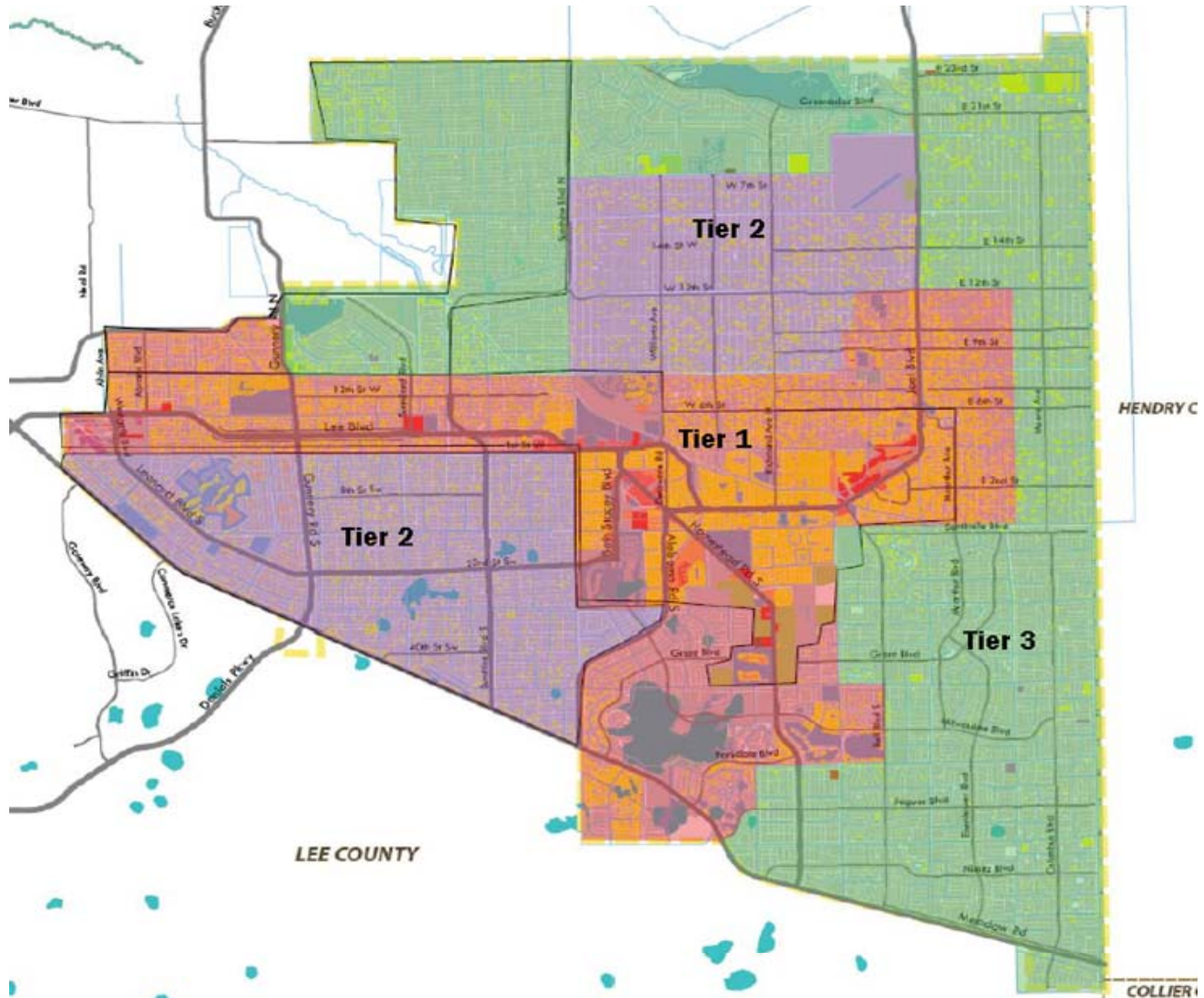


Lehigh Acres Utility Expansion

- Potential strategies for serving the primary service area over a reasonable time frame have been identified; FGUA wants to work in conjunction with Lee County and community leaders to finalize these consistent with County's Lehigh Acres Comprehensive Planning Study
- The preliminary expansion concept calls for development of engineering and financial plans to implement expansion to cover all Tier 1 areas (Phase 2) within 5-7 years, and Tier 2 areas (Phase 3) within 10-15 years



Lehigh Acres Utility Expansion





Lehigh Acres Utility Expansion

- Phase 1 involves connecting developed properties that are adjacent to existing service lines
 - 249 potential water customers and 92 potential wastewater customers
 - Of these properties, 101 parcels would include both water and wastewater connections
- Intend to utilize financial incentives to encourage voluntary connections to the water system and to require mandatory connection to the wastewater system within 365 days of notification pursuant to state law and Lee County code
- Financing options will be made available to the customers



Lehigh Acres Utility Expansion

Estimated Customer Costs:

	Water	Wastewater	Water & Wastewater
Customers	249	92	101
Avg. Capacity/ Connection Fees	\$2,696	\$2,840	\$5,536
Est. On-Site Costs	\$1,500	\$3,300	\$4,800
Est. Total Costs	\$4,196	\$6,140	\$10,336
Est. Annual Amortized Payment (15 yrs)	\$418	\$612	\$1,030



QUESTIONS/DISCUSSION