FGUA Operations Office

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Flagler Capacity Connection Increase

Q & A Fact Sheet

Q: Why is the FGUA increasing its rates?

A: The FGUA conducted a capacity connection study for the Flagler system. The study details the following goals and objectives of the proposed fees:

1. Water and Wastewater Impact fees should be sufficient to recover the pro rata cost of capital previously installed to provide service to new development and fund the capital requirements associated with providing water production, treatment, and transmission service to new development;

2. Impact fees should not be used to fund deficiencies in the capital needs of the water and wastewater utility systems (i.e., expenditures for renewal and replacement or upgrade of facilities allocable to existing customers); and

3. Impact fees should be based upon reasonable level of service standards that meet the needs of the FGUA based on the customer demands of the System, be indicative of the criteria used by the FGUA for long-term infrastructure planning and should be consistent with industry standards.

It should be noted that these fees will be imposed for any new connections to the utility system or for any increases in existing capacity needs. These are not monthly fees and they will not appear on monthly bills.

Q: What rate increases are scheduled now?

A: The FGUA rate consultant that conducted the study is recommending the following fee changes:

Existing and Proposed Capacity Connection Fees per ERC [1]

Service Type	Existing	Proposed
Plantation Bay Service Area		
Water Service	$ 2,146	$ 2,622
Wastewater Service	2,509	5,611
Total Fees	$ 4,655	$ 8,233
Eagle Lake Service Area		
Water Service	$ 2,780	$ 2,163
Wastewater Service	2,500	1,925
Total Fees	$ 5,280	$ 4,088
Beverly Beach Service Area		
Water Service	$ 2,780	$ 3,700
Wastewater Service	2,500	3,104
Total Fees	$ 5,280	$ 6,804

[1] The ERC values for application of the FGUA Water and Sewer Capacity Connection Fees are as follows:

Residential – Per Dwelling Unit	ERC Factor	General Service - Per Meter Size	ERC Factor
Single-Family	1	5/8"x3/4" Meter	1
Single-Family With Reclaimed Water	1	1" Meter	2.5
Multi-Family	0.49	1-1/2" Meter	5
Multi-Family With Reclaimed Water	0.49	2" Meter	8
Mobile Homes	0.6	3" Meter	15
Mobile Homes With Reclaimed Water	0.6	4" Meter	25
Recreational Vehicles	0.33	6" Meter	50
Recreational Vehicles With Reclaimed Water	0.33	8" Meter	80

These rates would take effect following a rate hearing and approval by the FGUA Board of Directors this fall.

Q: What can I do to voice my inquiries and concerns on the proposed rate changes?

A: Notices will be sent out alongside your November 2022 bills with detailed information for how to attend the special masters hearing being held for your specific service area. This information can also be found online at FGUA.com. This hearing will be continued to the FGUA Board of Directors December 15 meeting at 1:00 p.m. being held via Video Conference. The information for how to attend the Board meeting will also be provided via the November bill notices and will be available online at FGUA.com. All customer input for the initial hearing will be provided at that time. Customers unable to attend the meeting may provide their comments in writing to Matthew Rihs, Community Services Manager by mailing it to the FGUA Pasco Customer Service Office at 6915 Perrine Ranch Road, New Port Richey, FL 34655, or e-mailing them to mrihs@govmserv.com.

Sincerely,

Matthew Rihs
Community Services Manager
FGUA

The FGUA will hold a Public Hearing to consider updates to its Water and Wastewater Capacity Connection Fees for the Flagler Utility System on December 6, 2022 at 7:00 PM at the Flagler County Commissioners' Chambers located at 1769 E. Moody Blvd., Bldg. #2, Room: Board Chambers, Bunnell, FL 32110. Updates discussed during the hearing are related to the Water and Wastewater Impact Fees only. The Public Hearing will be continued to the FGUA Board of Directors meeting on December 15, 2022 at 1:00 PM. That meeting will be held by Video Conference. The dial-in number to connect by phone is 1-857-504-8887 and the access code is 2435 427 9200. To join by Video Conference, the conference will be available at your local FGUA customer service center at 510 Hwy 466, Suite 204, Lady Lake, FL 32159. If you have any questions, please contact the Clerk of the FGUA Board at (877) 552-FGUA or visit www.FGUA.com.

NOTICE OF PUBLIC HEARING

For Adoption of Rate Adjustments for Water and Wastewater Capacity Connection Fees for the Flagler Utility System Located in Flagler County, Florida, and Volusia County, Florida.

The Florida Governmental Utility Authority ("FGUA") announces a public hearing to consider adoption of updated Water and Wastewater Capacity Connection Fees applicable to new connections, additional capacity demands from existing customers and development in the FGUA's Flagler Utility System located in Flagler County, Florida, and Volusia County, Florida. The updated fees are shown below. All interested persons are invited to attend and participate in the hearing. The FGUA is a legal entity and public body created pursuant to the provisions of Section 163.01, Florida Statutes, and an Interlocal Agreement among Citrus County, Florida, Flagler County, Florida, Hendry County, Florida, Lee County, Florida, Marion County, Florida, Nassau County, Florida, Pasco County, Florida, and Polk County, Florida. **The public hearing will be held on December 6, 2022 at 7:00 PM. The Hearing will be held at Flagler County Commisioners' Chambers located at 1769 E. Moody Blvd., Bldg #2, Room: Board Chambers, Bunnell, FL 32110. The Public Hearing will be continued to the FGUA Board of Directors meeting on December 15, 2022 at 1:00 PM.** The FGUA Board meeting and Hearing will be held by Video Conference. To participate in the December 15 Board meeting/hearing by telephone, interested persons should call 1-857-504-8887 and enter the access code 2435 427 9200 when prompted. To participate in the December 15 Board meeting/hearing by Video Conference, interested persons should appear at the local FGUA customer service center at 510 Hwy 466, Suite 204, Lady Lake, FL 32159.

Water and Wastewater Capacity Connection Fee Schedule – Effective April 1, 2023 new Service Connections occurring within the System shall pay the following Water and/or Wastewater Service Connection Fees according to the following Water and Wastewater Service Connection Fee Schedule:

Existing and Proposed Capacity Connection Fees per ERC [1]

Service Type	Existing	Proposed
Plantation Bay Service Area		
Water Service	$ 2,146	$ 2,622
Wastewater Service	2,509	5,611
Total Fees	$ 4,655	$ 8,233
Eagle Lake Service Area		
Water Service	$ 2,780	$ 2,163
Wastewater Service	2,500	1,925
Total Fees	$ 5,280	$ 4,088
Beverly Beach Service Area		
Water Service	$ 2,780	$ 3,700
Wastewater Service	2,500	3,104
Total Fees	$ 5,280	$ 6,804

[1] The ERC values for application of the FGUA Water and Sewer Capacity Connection Fees are as follows:

Residential – Per Dwelling Unit	ERC Factor	General Service - Per Meter Size	ERC Factor
Single-Family	**1**	**5/8"x3/4" Meter**	**1**
Single-Family With Reclaimed Water	**1**	**1" Meter**	**2.5**
Multi-Family	**0.49**	**1-1/2" Meter**	**5**
Multi-Family With Reclaimed Water	**0.49**	**2" Meter**	**8**
Mobile Homes	**0.6**	**3" Meter**	**15**
Mobile Homes With Reclaimed Water	**0.6**	**4" Meter**	**25**
Recreational Vehicles	**0.33**	**6" Meter**	**50**
Recreational Vehicles With Reclaimed Water	**0.33**	**8" Meter**	**80**

If a person decides to appeal any decision made by the FGUA with respect to any matter considered at the hearing, such person will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. In accordance with the Americans with Disabilities Act, persons needing special accommodations or an interpreter to participate in this proceeding should contact the Clerk to the FGUA Board toll free at (877) 552-3482, at least two (2) business days prior to the date of the hearing. If you have any questions, please contact the Clerk to the FGUA Board at (877) 552-FGUA or (407) 629-6900.

Florida Governmental Utility Authority
Flagler System

Fiscal Year 2022 Water and Wastewater Connection Fee Study

Final Report / October 18, 2022

RAFTELIS

October 18, 2022

The Honorable Chairperson and Members
of the Florida Governmental Utility Authority
1500 Mahan Drive, Suite 200
Tallahassee, FL 32308

Subject: **Water and Wastewater Connection Fee Study – Flagler System**

Dear Mr. Spratt:

Raftelis Financial Consultants, Inc. ("Raftelis") has completed its evaluation of the water and wastewater connections fees for the Florida Governmental Utility Authority (the "Authority" or "FGUA") associated with the Flagler water and wastewater utility systems located in Flagler County, Florida (the "System") and has summarized the results of our analyses, assumptions, recommendations, and conclusions in this report, which is submitted for your consideration. The purpose of our analysis was to review the existing connection fees and make recommendations as to the level of charges that should reasonably be in effect consistent with i) the utility assets installed / in service for the System; ii) the capital expenditure requirements identified in the FGUA's multi-year Capital Improvement Program ("CIP"); iii) industry guidelines and Florida Statutes; and iv) FGUA management objectives.

The proposed connection fees are intended to meet a number of goals and objectives:

1. Water and Wastewater connection fees should be sufficient to recover the pro rata cost of capital previously installed to provide service to new development and fund the capital requirements associated with providing water production, treatment, and transmission service to new development;

2. Connection fees should not be used to fund deficiencies in the capital needs of the water and wastewater utility systems (i.e., expenditures for renewal and replacement or upgrade of facilities allocable to existing customers); and

3. Connection fees should be based upon reasonable level of service standards that meet the needs of the FGUA based on the customer demands of the System, be indicative of the criteria used by the FGUA for long-term infrastructure planning and should be consistent with industry standards.

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The Flagler System consists of three distinct service areas which are i) the Plantation Bay water and wastewater utility service area ("Plantation Bay Service Area"); the Eagle Lakes water and wastewater service area (the "Eagle Lakes Service Area"); and iii) the Beverly Beach water and wastewater service area (the Beverly Beach Service Area"). The following table summarizes the existing and proposed connection fees:

Existing and Proposed Connection Fees per ERC [1]		
Service Type	Existing	Proposed
Plantation Bay Service Area [2]		
Water Service	$2,146	$2,622
Wastewater Service	2,509	5,611
Total Fees	$4,655	$8,233
Eagle Lake Service Area [2]		
Water Service	$2,780	$2,163
Wastewater Service	2,500	1,925
Total Fees	$5,280	$4,088
Beverly Beach Service Area [3]		
Water Service	$2,780	$3,700
Wastewater Service	2,500	3,104
Total Fees	$5,280	$6,804

[1] Amounts derived from Tables 1 through 12 at the end of this Report.
[2] Identified Service Areas have on-site water production and treatment and wastewater treatment and disposal facilities.
[3] Identified Service Areas capacity is provided on a treatment-by-contract basis and amount shown includes that portion of the fee that is charged to the FGUA by the capacity service provider.

The proposed connection fees were based on the recovery: i) of capital-related costs that have been incurred for utility plant that has been placed into service and financed by the FGUA which are estimated to have available capacity to serve new development; ii) the estimated incremental costs for construction of certain capital infrastructure anticipated to be incurred by the FGUA during the projection period that are considered necessary to serve new development; and iii) for utility service which provided on a "treatment-by-contract (wholesale service) basis, the connection fees charged by the treatment provider which is passed-on to the new development (this would be in addition to the service-area specific costs that would remain as a financial resource to the System. Based on the information provided by the FGUA and the assumptions and considerations outlined in this report, which should be read in its entirety, Raftelis considers the proposed connection fees to be cost-based, reasonable, and based on local costs in accordance with Florida law.

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We appreciate the cooperation of FGUA's System Manager staff that assisted in the completion of this evaluation.

Respectfully submitted,

Raftelis Financial Consultants, Inc.

Robert J. Ori
Executive Vice President

Mark A. Tuma
Senior Consultant

RJO/dlc
Attachments

FLORIDA GOVERNMENTAL UTILITY AUTHORITY

WATER AND WASTEWATER CONNECTION FEE STUDY – FLAGLER SYSTEM, FLORIDA

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WATER AND WASTEWATER CONNECTION FEE STUDY – FLAGLER SYSTEM, FLORIDA

General

The FGUA's water and wastewater utility systems, as well as other publicly owned utility systems, face large capital commitments necessary to provide water and wastewater system capacity to serve new growth. The utility business is capital intensive and requires the commitment of significant resources in advance of the growth in demand. In addition, system improvements and regulatory compliance also require significant capital expenditures in today's utility business environment, increasing the overall capital to provide service to both existing and new development. Further, the impact of inflation on system operating expenses and on the cost of new and replacement facilities results in upward pressure on monthly utility user rates. The compelling capital needs associated with the utility business and the desire to control the increase in monthly utility user rates and charges have resulted in the use of funding alternatives such as connection fees to finance, in part at least, the cost of system capacity and expansion.

The FGUA water and wastewater utility systems located in Flagler County (the "System") consists of three distinct service areas which are i) the Plantation Bay water and wastewater utility service area ("Plantation Bay Service Area"); the Eagle Lakes water and wastewater service area (the "Eagle Lakes Service Area"); and iii) the Beverly Beach water and wastewater service area (the Beverly Beach Service Area"). The construction of the water and wastewater utility system infrastructure by the FGUA during the next five (5) years for the respective System service areas will focus on water and wastewater expansion and upgrades of treatment and transmission facilities as well as the rehabilitation and betterment of existing installed infrastructure to have adequate conveyance capacity and capabilities to provide water and wastewater capacity to new development. Due to the anticipated growth expected to occur in the System and the need to adequately fund or recover the estimated facility or infrastructure costs allocable to such development, the FGUA requested that Raftelis Financial Consultants, Inc. ("Raftelis") assist in the development of an update to the amount of the water and wastewater connection fees being charged to new development to fund the anticipated capital requirements identified by the FGUA to serve such new development.

Because the infrastructure and capacity needs are specific to each respective service area and the service areas are not physically interconnected from a "system" standpoint, a fee for each service area was developed to promote the nexus between the cost to provide and deliver utility capacity / service and the fees being charged for such capacity reservation / allocation. The scope of services to be performed by Raftelis included the following:

1. Review of documents and conducting certain analytical analyses, to estimate the level of service to be applied to an equivalent residential connection (as hereinafter defined or "ERC");

2. Identify and evaluate the constructed and purchased water and wastewater plant capacity and estimate the available capacity to serve new development within the FGUA respective water and wastewater utility service area;

3. Evaluate the current constructed cost of the water and wastewater utility infrastructure and allocate the costs among the costs among the functional categories of asset purpose (e.g., treatment) to identify the installed cost of infrastructure to be included in the derivation of the average "per gallon" unit cost to provide water and wastewater capacity;

4. Evaluate the five-year (near-term) capital improvement program to identify anticipated changes in the installed cost of facilities as well as anticipated new capital facilities to the System such that there is a match to fee application to assets providing service or capacity to new development:

5. Prepare an connection fee comparison with other neighboring jurisdictions to evaluate fee levels, levels of service, and basis or method used to determine the amount to be charged to applicants requesting capacity; and

6. Based on the analysis, identify recommended connection fees for the respective service area water and wastewater utility systems.

Purpose of Water and Wastewater Facilities Connection Fees

The purpose of the application of a connection fee is to recover the pro-rata share of allocated capital costs that are considered as growth-related from new customers connecting to the System or from existing customers that are requesting an increase in the reserved water and/or wastewater capacity associated with increased development on their property. To the extent that new population growth and associated development impose identifiable added capital costs to municipal services, capital funding practices to include the assignment of such costs to those residents or system users responsible for those costs rather than to the existing population base is reasonable and provides for the property match of initial capital investment to reserve capacity. Generally, this practice has been labeled as "growth paying its own way" without existing user cost burdens. The application of connection fees to finance capital infrastructure allocated to such new capacity requests is very common in Florida and the country and has been used as a source of contributed capital by the FGUA for all its utility systems for many years. In summary, the connection fee can be considered to be a new user's contribution to those facilities or capital costs that are required in order to provide a comparable level of service to that being provided to existing customers.

The FGUA currently has two water and wastewater utility systems from a rate application standpoint that comprise the Flagler System and include i) the Plantation Bay Service Area and ii) the Beverly Beach and Eagles Lake Service Areas (the "BB /EL Service Area"). As previously mentioned, all the respective service areas are considered as a distinct utility service area that are not interconnected from a service basis. Furthermore, the water and wastewater capacity for the Beverly Beach service area is provided on a "treatment-by-contract (wholesale service) basis which includes the "pass-through" of the utility connection fee providing the capacity and the Eagle Lakes service area is currently served from FGUA-owned treatment facilities (although this may change in the future). Based on this unique situation of service area specificity and capacity availability, our fee evaluation recognized each service area on a stand-alone basis.

The connection fees currently in effect for both the Plantation Bay Service Area and BB / EL Service Area was adopted by the FGUA pursuant to Resolution No. 2020-03 on September 17, 2020 coincident with

the acquisition of the System by the FGUA. The FGUA also adopted Resolution No. 2013-01 on October 18, 2012, which consolidated all of the then FGUA connection fees in one resolution to encourage uniformity in procedures, simplify the process for customers and staff, and prevent the FGUA Board (the "Board") from having to adopt new stand-alone procedural resolutions for new systems that may be acquired in the future; these procedures are also applicable to the Flagler System connection fees being charged to new development / capacity requests within this respective utility enterprise fund as well (collectively, for Resolution No. 2020-03 and Resolution No. 2013-01, the "Connection Fee Resolution"). The Board is considering certain modifications to the resolution to clarify certain terms relative to the fee application and to further promote consistency if fee application for all the FGUA utility systems. The current connection fees as adopted the Board pursuant to the Connection Fee Resolution have been in effect for approximately two (2) years. Now that the FGUA has more of a history in the operation of the System and a better understanding of the capital needs required for or facing each service area to provide service to existing and new development, Raftelis was tasked by the FGUA to review and update the connection fees as necessary to reflect current and planned infrastructure needs and the demands for service from the customers of the System. It is important to mention that the application of the FGUA existing connection fees for all of the FGUA utility systems, including the System, is based on an ERC basis and Raftelis is recommending that the FGUA continue the ERC-based connection fee application for both the water and wastewater system and for all classes of services to promote consistency with the connection fee methodology adopted for the other FGUA systems.

Connection Fee Criteria

To the extent new population growth and associated development imposes identifiable added capital costs, utility capital funding practices include the assignment of such costs to those residents or system users responsible for the added costs rather than the existing customer base. Generally, this practice has been labeled as "growth paying its own way."

Chapter 163.01, Florida Statutes (the "Florida Interlocal Cooperation Act of 1969" or the "Act"), empowers two or more local governments to create a legal entity and public body structured by participating member governments to focus, among other things, on water and wastewater service delivery. An interlocal agreement becomes the charter for the intergovernmental authority and may authorize the authority to issue debt to acquire existing utilities or to construct new facilities. The Act also provides that an intergovernmental authority may possess all the powers that counties and cities presently possess, except that the authority may not impose taxes or acquire a utility by eminent domain or acquire a utility that a member government acquired by eminent domain after July 1, 1997. The FGUA was established through an Interlocal Agreement between Brevard County, Florida; Lee County, Florida; Polk County, Florida; and Sarasota County, Florida (collectively, the "Initial Members") on February 25, 1999, which was subsequently amended and restated on December 1, 2000 (the "Interlocal Agreement"). The Interlocal Agreement was created pursuant to Chapters 125, 163, and 166, Florida Statutes, to create a legal entity to acquire, own, improve, operate, and maintain water and wastewater utilities. The FGUA's authority to establish connection fees is granted to them through the establishment of the Interlocal Agreement.

The initial precedent for connection 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 connection fees, could be levied for a specific purpose by a Florida municipality as a capital charge for services. An connection fee should

not be considered as a special assessment or an additional tax. A special assessment is predicated upon a special benefit to property as a result of an improvement being constructed in the vicinity of the property. Further, the assessment must be directly and reasonably related to the benefit that the property receives. Conversely, connection fees are not related to the value of the improvement to the property, but rather to the property's use of the public facility and the capital cost thereof.

Until property is put to use and developed, there is no burden upon servicing facilities and the land use may be entirely unrelated to the value or assessment basis of the underlying land. Connection fees are distinguishable from taxes primarily in the direct relationship between amount charged and the measurable quantity of public facilities or service capacity required. In the case of taxation, there is no requirement that the payment be in proportion to the quantity of public services consumed since tax revenue can be expended for any legitimate public purpose.

Based on existing Florida case law, certain conditions should be considered in developing connection fees. Generally, it is our understanding that these conditions involve the following issues:

1. The connection fee must meet the "dual rational nexus" test. First, a reasonable impact or rationale exists between the anticipated need for additional capital facilities and the growth in population. Second, a reasonable association, or rational nexus, exists between the expenditure of the connection fee proceeds and the benefits accruing to the growth from those proceeds.

2. The system of fees and charges should be set up so that there is not an intentional windfall to existing users.

3. The connection fee should only cover the capital cost of construction and related costs thereto (engineering, legal, financing, administrative, etc.) for capacity held for new development or other additional capital requirements that are required solely due to growth. Therefore, expenses due to rehabilitation or replacement of a facility serving 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). Likewise, increased expenses due to operation and maintenance of that facility should be borne by the existing users of the facility.

4. The Authority should maintain an connection fee resolution that explicitly restricts the use of connection fees collected. Therefore, connection fee revenue should be set aside in a separate account, and separate accounting must be made for those funds to ensure that they are used only for the lawful purposes described above.

Based on the criteria above, the proposed connection fees, which are set forth in subsequent sections herein: i) include only the estimated capital cost of facilities (or recovery of costs) necessary to provide capacity to serve anticipated service territory growth; ii) do not reflect costs associated with renewal and replacement of any existing capital assets (except for any portion of upgrades allocable to growth, such as "upsizing" or "looping" of certain transmission lines or for system-related asset replacements and upgrades to facilities where there is available capacity to provide service to development (i.e., the “unit cost” of utility infrastructure available to meet future demands has increased due to the capital improvement); and iii) do not include any costs of operation and maintenance of any facilities.

As can be seen above, the courts, and industry practices have addressed three areas associated with the development of the connection fee. These areas include: i) the "fair share" concept dealing with 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, which recognize appropriate fee offsets.

The fair share concept addresses that the fee can only be used for capital expenditures that are attributable to new growth. The fee cannot be used to finance level of service deficiencies, or the replacement of existing facilities required to provide services to existing users. Typical industry practices also allow for establishing different fees for different classes of customers and the ability for the payment of a reduced connection fee if applicants can demonstrate that their development will have smaller impact (or 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 one group does not 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 growth for which the fee will be expended. The Authority's existing infrastructure and the overall operations and management of the System are considered to be System-wide, which eliminates the justification for utility zones. As such, the proposed connection fees were determined 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. With respect to the water and wastewater charge, these facilities are used by and are constructed on behalf of all the property within the Authority's service area and benefit both residential and commercial customers. As such, all new growth requesting capacity from the System (either water and / or wastewater) are subject to the application of the connection fees.

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

Existing Water and Wastewater Connection Fees

The current water and wastewater system connection fees for all of the service areas were established by the FGUA Board by the adoption of the Connection Fee Resolution on September 17, 2020 and have been in effect since the acquisition of the System (approximately two years). The current connection fees for an equivalent residential connection, which generally relates to the allocated capacity to an individually metered single-family residential household or ERC served by the System, are summarized below by service area as follows:

(Remainder of page intentionally left blank)

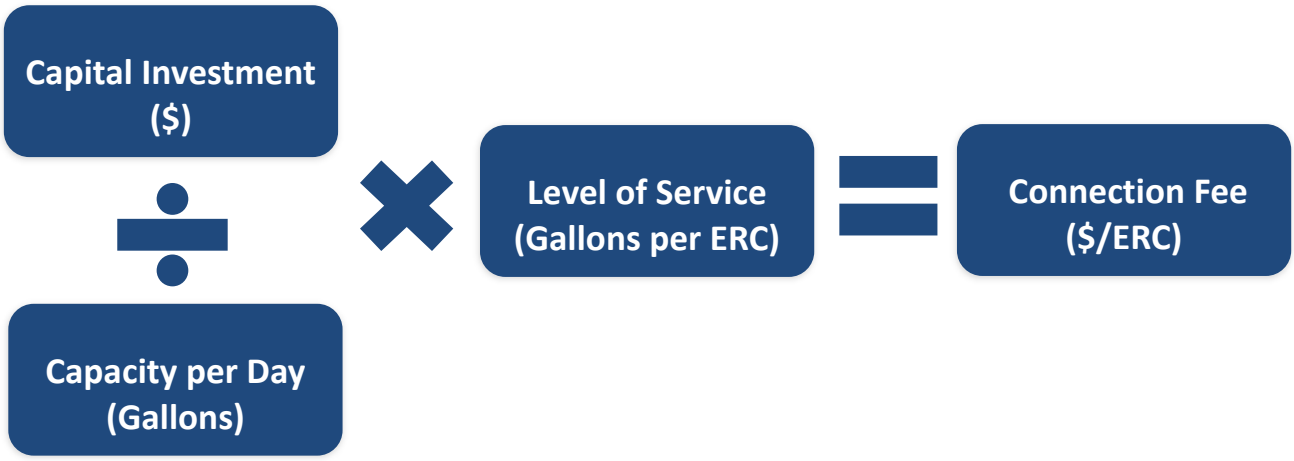
Summary Existing Connection Fee per ERC [1]			
	Plantation Bay Service Area	Eagle Lakes Service Area	Beverly Beach Service Area
Water System Connection Fee	$2,146	$2,780	$2,780
Wastewater System Connection Fee	2,509	2,500	2,500
Combined Connection Fees	$4,655	$5,280	$5,280

[1] Per Connection Fee Resolution. Reflects fee for standard individually metered residential unit (generally served through a 5/8-inch meter service and is considered to equate to 1 ERC).

Development of Connection Fees

There are two significant components addressed in the design of connection fees. These two components include: i) the level of service to be apportioned to the applicants that request System capacity; and ii) the level or amount of capital costs to be recovered from a new applicant requesting service as depicted in Figure 1 below:

Figure 1: Connection Fee Determination Methodology



All of these components are necessary to determine the amount of the connection fee to be charged to new applicants requesting service on an equivalent residential connection unit or "ERC" basis, which is more fully discussed later in this report.

With respect to the development of the capital costs to be recognized in the fee determination, there are three methods generally used, which include: i) the Standards Method; ii) the System Buy-in Method; and iii) the Improvements Method. The Standards Method would base the capital cost on a theoretical cost of the improvements for incremental development (e.g., the standard cost for the construction of a water treatment plant expressed on a $/gallon basis). This method generally would not recognize the existing installed infrastructure that has capacity to serve new development and may also not recognize the current capital plan identified to provide service or complete the master planning of the system facilities. The System Buy-in (or historical) Method recognizes the installed original cost of the utility infrastructure in

the determination of the capital costs to provide service. This method is applicable to mature or developed utility systems that have constructed the majority of its infrastructure. This method generally would only reflect the constructed capacity and not recognize any anticipated changes in service area infrastructure. The Improvements Method would be based on future capital costs and new capacity determined over a projected time period; it would not account for unused constructed capacity that may be available to serve new development. This fee is similar to the standards method in that it is based on a future cost (however, it is specific to the utility as opposed to a standard). This method may result in a disparity of the amount of growth to be served by the new facilities.

For the purposes of this study, a blending of the Buy-in Method and Improvements Method was recognized for the following reasons:

1. Since the Florida Law requires that the connection fee be based on localized costs, basing the fee on the installed costs of the assets in service would strongly promote this requirement since the costs are known.

2. Although there is still a level of development opportunity in the FGUA Flagler System, it is beginning to approach a more mature position in terms of capacity constructed and overall service area development. The existing constructed (and improved cost per the asset upgrades) and secured capacity (through exclusive capacity agreements and referred to as treatment by contract) currently has available capacity to serve growth.

3. The FGUA has identified expansion-related and System upgrade capital projects in the near term, which will increase or provide available capacity to serve new growth. The near-term capital improvements were considered in the fee to recognize the estimated installed cost of capacity coincident with the time frame that the fee is to be charged to new development. Only the five-year capital plan was considered since infrastructure needs can change over time due to, among other things, increased or changes in regulations, levels of service and development patterns, changes in or availability of water supply resources, changes in biosolids waste disposal requirements, and other factors.

4. The System Buy-in Method and Improvements Method were consolidated in our analysis to identify the blended average cost of the installed capacity to serve growth during the near future, which places more emphasis on the System Buy-in Method and will promote the "system concept" as it relates to service availability for new development since it does not only consider the capital improvement expenditures, which, in many instances, is higher than the original cost of the utility infrastructure that has been constructed and placed into service.

The following is a discussion of these connection fee components.

Level of Service Requirements

In the evaluation of the capital facility needs for providing water and wastewater utility services, the level of service ("LOS") standards should be addressed. Level of service shall indicate the capacity per unit of demand for each public facility. Essentially, the level of service standards is established to ensure that adequate facility capacity will be provided for future development.

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 allowable to an ERC, whether such capacity is actually used (commonly referred to as "readiness to serve"). As previously mentioned, an ERC is representative of the average capacity required to service a typical individually metered or serviced single-family residential account. This class of users represents the largest number of customers served by a public utility such as the Authority and generally the lowest level of usage requirements for a specifically metered account.

It is our understanding based on discussions with the System Manager that the current level of service for a water ERC equates to 300 gallons per day ("gpd") expressed on an average daily use basis. With respect to the water system and to determine the reasonableness of this LOS, a review of the most recent historical finished water delivered to the total service area and current ERCs served for the preceding two fiscal years was conducted. For purposes of this analysis, the ERC calculation was based on the number of meter equivalents in service using meter factors based on information published by the American Water Works Association and which are also used in the development of rates for monthly water and wastewater service by the FGUA.

The historical water production information per ERC for the preceding two years is shown below:

Desktop Review of Level of Service – Flagler Water System

Fiscal Year	Estimated Maximum Month Average Daily Flow	Total ERCs	Estimated Adjustment for Zero Bills	Adjustment ERCs for LOS Determination	Average Finished Water Produced per ERC (gpd)
2020	0.404	3,239	(486)	2,753	147
2021	0.504	3,239	(486)	2,753	183
Average Two-Year					165
Maximum Two-Year					183
LOS Assumed in Study (Includes 35% Reserve Margin – Vacancies / Peak Day Demand / Reserve Margin, etc.)					282
LOS Recognized for Connection Fee Determination					300

In the development of the desktop estimate of the average use per ERC for the water system, the maximum month average water demands were used in an attempt to reduce the effects of seasonality on water use from occupied dwelling units and to establish a reasonable link between the level of service, which is based on an average daily demand, and the allocation of capacity per ERC. Additionally, in the determination of the average day demand, an allowance for customer bills that would represent a zero / low-use bills were not recognized in the development of the level of service since these customers are not using their allocated capacity and to not distort the estimate of the level of service to be allocated to the water system. Based on this desktop analysis and recognizing the minimum amount of time that the FGUA has owned the System, it appears that the 300 gpd LOS is reasonable for the analysis at this time.

It is our understanding based on discussions with the System Manager that the current level of service for a wastewater ERC equates to 200 gpd per ERC expressed on an average daily use basis and is less than the water level of service due to water use requirements associated with irrigation and other water-only use

(water use not returned to the wastewater system) would not be reflected in the wastewater level of service. A similar desktop analysis was performed for the wastewater system. The historical wastewater treated and estimated purchased information per ERC for the preceding two years is shown below:

Desktop Review of Level of Service – Flagler Wastewater System					
Fiscal Year	Estimated Maximum Month Average Daily Flow	Total ERCs	Estimated Adjustment for Zero Bills	Adjustment ERCs for LOS Determination	Average Wastewater Treated per ERC
2020	0.261	3,115	(467)	2,648	99
2021	0.274	3,115	(467)	2,648	103
Average Two-Year					101
Maximum Two-Year					103
LOS Assumed in Study (Includes 35% Reserve Margin – Vacancies / Peak Day Demand / Reserve Margin, Increase in Purchased Flows from Palm Coast in FY 2022, etc.)					159
LOS Recognized for Connection Fee Determination					200

In the development of the estimate of the average use per ERC for the wastewater system, the average daily flows expressed on a maximum month basis to account for was used in an attempt to reduce the effects of seasonality on water use from occupied in an attempt to reduce the effects of seasonality on water use that would be returned to the wastewater system from occupied dwelling units and to establish a reasonable link between the level of service, which is based on an average daily demand, and the allocation of capacity per ERC. As was mentioned for the water system analysis, in the determination of the average day demand, customer bills that represented a zero-use bill were not recognized in the development of the level of service since these customers are not using their allocated capacity and in order to not distort the estimate of the level of service to be allocated to the wastewater system.

Based on the analysis and service considerations as discussed above it was assumed for this study that the level of service should be as follows:

Assumed Level of Service – Connection Fees	
	Level of Service
Water System	300 gpd per ERC
Wastewater System	200 gpd per ERC

Existing Plant-in-Service

In the determination of the connection fee associated with the servicing of future customers, any constructed capacity in the existing treatment and transmission utility system that is available to serve such growth was considered. Since this capacity was constructed and is available to serve the near-term incremental growth of the System, it is appropriate to recognize the capacity availability of such facilities. To evaluate the availability of the existing utility plant-in-service to meet or provide for near-term future capacity needs, it was necessary to functionalize the existing utility plant by specific function or purpose (treatment, conveyance, etc.). The "functionalization" of the existing utility plant is necessary to: i) identify

those assets that should be considered or included in the determination of the connection fees; and ii) match existing plant type to the capital improvements to meet future service needs.

The functional cost categories are based on the purpose of the assets and the service that such assets served. The following is a summary of the functional cost categories for the utility plant-in-service identified in this report.

Functional Plant Categories		
Water Service	Wastewater Service	Other Plant
Supply	Treatment	General Plant (Equipment, Vehicles, etc.)
Treatment	Effluent / Irrigation Quality Water	
Transmission	Transmission	
Distribution	Collection (Includes Local Lift Stations, Manholes, and Laterals)	
Fire Hydrants		
Meters and Services		

It was necessary to functionalize the utility plant into these cost categories by service area so that System improvement costs can be identified such that a proper fee could be developed. System improvement costs relate to those costs incurred to provide capacity needed to serve new growth and development and do not include site improvements and facilities that are planned and designed to provide service for a particular development project and that are necessary for the use and convenience of the occupants or users of the project or routine and periodic maintenance expenditures, personnel training, and other operating costs. Therefore, the costs of on-site facilities that serve a specific development or customer are not considered as a "System" cost that is proportionately allocable to all users and include onsite (fronting the premise) water distribution and wastewater collection lines, meters and services, local lift stations, sewer laterals, and fire hydrants are usually: i) donated by a developer as part of FGUA's utility extension or development process (a contribution of the plant); ii) recovered directly from the individual properties through an assessment program based on those properties that 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 potable water meter). Such utility plant should not be a capital cost included in the connection fee calculation. Additionally, assets or utility plant with short service lives that are replaced on a recurring basis should also not be included since these assets are considered attributable to the existing customers of the System. An example of this utility plant would be assets commonly referred to as "general plant" and would include vehicles, equipment, furniture, and other related assets (which none is reported since all services are provided on a contractual basis).

The following is a summary of the functionalized gross plant in service by respective service area based on the utility plant functionalization analysis contained on Table 7 at the end of this report. The functionalized existing utility plant-in-service as shown in Table 7 represents the estimated original installed cost of such assets (gross book value) when placed into service and represents all assets in service for the Flagler System as of May 28, 2021. With respect to the water system, only the installed water system assets considered to be either supply / treatment-related or transmission-related, which represent a "System" cost, is being recognized in the development of the proposed connection fees.

Functionalized Water System Assets [1]				
Service Area	Total System	Supply and Treatment	Transmission	Distribution
Plantation Bay	$6,445,970	$1,858,545	$1,574,037	$3,013,388
Eagle Lakes	1,041,040	557,727	247,305	236,009
Beverly Beach [2]	2,467,126	---	1,868,474	598,652
Total Water Plant-in-Service	$9,954,136	$2,416,272	$3,689,816	$3,848,049
Percent of Total Water Plant-in-Service	100.00%	24.27%	37.07%	38.66%

[1] Amounts derived from Table 17 and 18 and are based on fixed assets as of May 28, 2021.
[2] All water supply and treatment capacity is provided by City of Palm Coast on a treatment-by-contract basis; accordingly, there are no FGUA-owned assets for this functional category of utility plant.

The following is a summary of the functionalized gross plant in service by respective service area based on the utility plant functionalization analysis contained on Table 7 at the end of this report. The functionalized existing utility plant-in-service as shown in Table 7 represents the estimated original installed cost of such assets (gross book value) when placed into service and represents all assets in service for the Flagler System as of May 28, 2021. With respect to the wastewater system, only the installed wastewater system assets considered to be either treatment / disposal-related or transmission-related, which represent a "System" cost, is being recognized in the development of the proposed connection fees.

Functionalized Wastewater System Assets [1]				
	Total System	Treatment / Disposal	Transmission	Collection
Plantation Bay	$15,832,601	$7,428,767	$1,185,583	$7,218,251
Eagle Lakes	991,267	392,640	171,780	426,847
Beverly Beach [2]	2,538,031	---	1,552,412	985,619
Total Wastewater Plant-in-Service	$19,361,899	$7,821,407	$2,909,775	$8,630,717
Percent of Total Wastewater Plant-in-Service	100.00%	40.40%	15.03%	44.57%

[1] Amounts derived from Table 17 and 18 and are based on fixed assets as of May 28, 2021.
[2] All water supply and treatment capacity are provided by City of Palm Coast on a treatment-by-contract basis; accordingly, there are no FGUA-owned assets for this functional category of utility plant.

As will be discussed later in this report, the System's investment in treatment and transmission facilities is allocated between existing and future customers and, therefore, a portion of this investment is included in the calculation of the proposed connection fees. The estimated unused water and wastewater capacity served is used to allocate existing plant to future growth and is based on: i) the capacity of the System's existing treatment facilities, and ii) the actual use of such facilities as experienced by the respective utility service area. Based on this analysis, it is estimated that the existing plant facilities have the following remaining and available capacity to meet future needs:

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Estimated Treatment Plant Capacity to Identify Total Existing Asset Costs from Future Growth						
	Water Treatment Capacity [2]			Wastewater Treatment Capacity [3]		
	Plantation Bay Service Area	Eagle Lakes Service Area	Beverly Beach Service Area [4]	Plantation Bay Service Area	Eagle Lakes Service Area	Beverly Beach Service Area [4]
Plant Capacity – [ADF-MGD]	0.756	0.080	---	0.457	0.042	---
Less Adjustment for Existing Capacity Use	0.401	0.038	---	0.225	0.023	---
Net Available for Development – MGD	0.355	0.042	---	0.232	0.019	---
Percent of Plant Capacity	46.97%	52.62%	---%	50.75%	45.91%	---%

ADF = Average Daily Flow
MGD = Million Gallons per Day

[1] Amounts as provided by the System Manager.
[2] Derived from Tables 1, 3, and 5 located at the end of this report for the respective service areas.
[3] Derived from Tables 9, 11, and 13 located at the end of this report for the respective service areas.
[4] All water supply and treatment capacity is provided by City of Palm Coast on a treatment-by-contract basis; accordingly, there is no capacity utilization percentage presented for this respective service area.

Based on the existing capacities of the applicable plant facilities and the current utilization of such facilities, those service areas that have on-site constructed capacity to serve new development and such remaining capacity / costs to serve new has been recognized in the fee development (i.e., System Buy-In component of fee calculation).

Additional Capital Investment

As with any utility, the FGUA is continually in the process of updating and expanding the water and wastewater plant facilities of the various service areas to serve increasing capacity requirements, maintain assets to preserve available capacity in currently constructed assets for new development, meet new regulatory requirements, and other factors. To develop an connection fee that is consistent with the capital costs of the System, the cost of the System's capital improvements that are anticipated to meet such future needs are reflected in the proposed connection fees (i.e., Improvements component of the fee calculation). The System Manager provided the System Capital Improvement Plan by service area, which outlines a number of capital expenditures for the respective service area water and wastewater systems as shown on Tables 7 and 15 for the water and wastewater systems, respectively. These capital improvements are for: i) capacity upgrades to existing assets that may benefit both current and future users of the System; and ii) upgrades and enhancements of assets or conducting capital programs that only benefit current users of the System.

Based on the System capital program as outlined in the Five-Year Capital Improvement Program, approximately $12,300,000 in capital improvements have been identified of which approximately $8,160,000 have been recognized in the determination of the fees or for which a portion of the cost is considered as being available to be funded from connection fees. The amount of capital needs identified as a cost recoverable from future growth is shown on Table 7 for water system and Table 15 for the wastewater system at the end of this section and summarized below:

Capital Improvement Plan Expenditures Assumed Being Available to be Funded from Connection Fees					
	Total Estimated Capital Improvement Plan	Total Identified Capital Expenditures [3]	Less Net Estimated Asset Retirements [4]	Less Contributions and Grants [5]	Net Capital Expenditures Recognized
Water System [1]					
Plantation Bay Service Area	$7,432,602	$6,428,244	$641,728	$2,609,596	$3,176,920
Eagle Lakes Service Area	2,849,580	2,244,263	---	2,244,263	---
Beverly Beach Service Area	318,338	100,000	---	---	100,000
Total Water System	$10,600,520	$8,772,507	$641,728	$4,853,859	$3,276,920
Wastewater System [1]					
Plantation Bay Service Area	$9,325,767	$7,548,494	$2,417,451	$0	$5,131,043
Eagle Lakes Service Area	3,865,975	3,647,637	0	3,647,637	0
Beverly Beach Service Area	218,338	-	-	-	-
Total Wastewater System [2]	$13,410,081	$11,196,130	$2,417,451	$3,647,637	$5,131,043
Total Capital Costs	$24,010,600	$19,968,637	$3,059,179	$8,501,496	$8,407,963

[1] Derived from Table 7 at the end of this report.
[2] Derived from Table 15 at the end of this report.
[3] Amounts shown represent estimated capital expenditures for assets that are considered to be a "System" cost and may be recognized in the determination of the connection fee. Includes amounts assumed to be funded with grants or property contributions from developers.
[4] For capital expenditures that represent an improvement, renewal, or upgrade of existing assets, an allowance for asset retirements was recognized such that the estimated installed cost of the then future assets would be reflected in the fee determination (i.e., reflects only the net change in asset cost).
[5] Amounts shown represent projects that are anticipated by the FGUA to be funded from cost free capital (grants and property contributions) and therefore are not included as a capital expenditure to be recovered from connection fees.

Design of Water Connection Fee

In the development of the proposed fees, the "System Buy-in" approach was recognized using the original cost method. This method allocates the estimated proportionate share of capacity at cost (value) of the existing assets – the applicant requesting capacity pays (buys) for its share of the infrastructure constructed to serve System growth. It should be noted that this method does not impart or transfer ownership to the customer but is generally considered to provide access to capacity in the amount purchased at a status equal to that of the existing customers of the System. The existing utility assets were then adjusted to account for anticipated changes is cost as identified in the capital improvement plan for each utility and service area using the "Improvements" approach. The proposed water connection fees are shown on Tables 2, 4, and 6 for the respective service areas and is summarized below:

Existing and Proposed Water Connection Fees per ERC [1]			
Service Type	Existing	Proposed	Change in Fees
Plantation Bay Service Area [2]	$2,146	$2,622	$476
Eagle Lake Service Area [2]	$2,780	$2,163	($617)
Beverly Beach Service Area [3]	$2,780	$3,700	$920

[1] Amounts derived from Tables 1 through 6 at the end of this Report.
[2] Identified Service Areas have on-site water production and treatment facilities.
[3] Identified Service Areas capacity is provided on a treatment -by-contract basis and amount shown includes that portion of the fee that is charged to the FGUA by the capacity service provider.

In the development of the proposed water connection fee, several major assumptions were utilized in the analysis and are as follows:

1. The existing water facilities have existing capacity available to serve new growth based on the current permitted capacity predicated on historical finished water production and customer statistical information as provided by the FGUA. The proposed connection fee reflects the proportionate share of the existing plant considered as a primary or "System" cost that would be allocated to all users and is available to serve new development to reflect the estimated "buy-in" infrastructure value for the water system.

   The "System Buy-in" component of the fee determination is based on the identification and allocation of the installed cost of the gross plant investment (expressed on an original cost basis – that is when the asset was originally placed into service) that is available (in-service) to serve new growth. Under this approach, the applicant paying the connection fee is essentially reimbursing the System for only the applicant's proportionate share of the constructed facilities that are currently in-service as of May 28, 2021. Such costs were adjusted for the anticipated capital infrastructure estimated to be constructed in the next five (5) years that are available to meet the requests for water system capacity from new development. This method also recognizes that as improvements are made to the water system, the available capacity to meet the future demands of the new development that would be served from the current constructed gross plant investment is being maintained and therefore the most recent installed cost of the gross plant investment is considered as being reasonable for the determination of the connection fee.

2. The capital costs identified in the FGUA's water system current Capital Improvement Program were incorporated into the determination of the connection fees as appropriate on a project-specific basis. Those facilities considered to be entirely allocable to growth are included in the fee determination at full cost (i.e., 100% of the total cost). For capital expenditures that are solely for the upgrade and renewal of existing assets directly benefiting only existing customers or considered as an on-site cost (provide service to a local area such as a development that would normally be constructed and subsequently contributed to the FGUA by a developer), such amounts are not reflected as an appropriate cost to be recovered from the application of connection fees. If the capital expenditures for upgrades and renewal of existing assets were for "System-related" infrastructure, the estimated incremental cost of the improvement (net amount estimated to be in addition to the value of the existing asset that was assumed to be removed from service) was recognized in the evaluation to estimate the near term installed cost of the water system assets. A summary of capital improvement costs considered in the development of the water connection fee is reflected in Table 7 at the end of this report.

3. For the capital costs identified as transmission system upgrades that benefit both existing and future users, the total cost of such improvements is recognized in the analysis. Since the transmission function capacity is difficult to ascertain except at "build-out" conditions, the total existing assets (expressed on a current cost basis) plus any planned expansions are recognized, thus estimating a "buy-in" cost for new users for this component of the System.
4. Because: i) the System is operated as an enterprise fund; ii) all water-related financial resources received by the FGUA stay within the fund for the benefit of the water system; iii) the existing facility costs reflected in the fee are at original cost when installed and placed into service and not adjusted

for any fair market value to reflect current cost conditions; iv) there is no interest-expense carry in the connection fee associated with the financing of the capital investment to serve new development; and v) there are no other revenues received by the FGUA from new development for the capital costs / utility plant reflected in the connection fee (e.g., ad valorem taxes on the property), no credit for the future payment of debt service allocable to the properties has been recognized. All connection fee funds remain in the enterprise system and the long-term capital financing costs for infrastructure constructed and available to serve new growth are mitigated by using the connection fees for ongoing expansion-related capital project financing or for the direct payment of the annual expansion-related debt service payments.

5. It is anticipated by the FGUA that certain utility assets to be constructed that are considered as "System-related" infrastructure and should be recognized in fee determination are anticipated to be funded from developer contributions and / or grants. Since these contributions represent cost-free capital to the FGUA, the amount of such contributions that relate to the funding of the "System-related infrastructure has been recognized as a deduction to the capital costs to be included in the connection fee determination.

6. The level of service for a water ERC was assumed to be 300 gpd expressed on an average daily flow basis predicated on historical capacity requirements of a typical ERC.

7. For the development of the proposed connection fee, no existing or planned capital facility costs associated with potable water distribution facilities have been included in the calculation of the charge since such infrastructure the FGUA generally requires the developer to contribute such facilities or the FGUA has a separate fee (e.g., water meter and service installation fee and main extension charges) to recover the cost of such capital additions (contribution-in-aid-of-construction) and is considered to be allocable to the specific property receiving service (a secondary function) and is not considered as a System (primary function) asset.

8. Based on the Resolution No. 2013-01, the FGUA has the ability to charge an administrative charge for the collection and administration of the of connection fees up to a maximum of one percent (1%) of the total fee imposed by the Authority. Generally, Florida law allows for the recovery of the administrative charges for the collection of connection fees equal the actual costs incurred for such collection efforts. The adopted Connection Fee Resolution does provide that the Authority may retain up to a maximum of one percent (1%) of all water connection fees received or the actual cost of administration and collection, whichever is less, as an administrative fee to defray the costs of administering the water connection fees. We have recognized that the application of the administrative fee is an additional charge to the connection fee since it is based on actual costs which technically can vary on a case-by-case basis (e.g., related to the amount of the fee charged, complexity of the fee calculation, etc.). For the purposes of presentation of the fees to be charged to a new applicant requesting water capacity as contained in this report and in the fee comparisons discussed hereinafter, the additional cost recovery allowance for fee administration is not included. The actual amount to be charged by the FGUA may vary based on actual cost and Raftelis was not tasked to verify the maximum administration fee percentage as part of our analysis.

As shown on Tables 1 through 6 at the end of this report, the analysis utilizes estimated capital costs for the water supply / treatment / transmission system, ERC service requirements, and current fixed asset and

plant capacity data regarding the water system. By designing the water connection fee to recover costs on a prospective basis, an attempt is made to design a charge that will provide funds on a reasonable basis to reflect the cost of capacity needed to meet the future needs of the water system.

Based on the capital facilities associated with the determination of the charge, the functional breakdown of the components of the water connection fee are as follows:

Functional Breakdown of Proposed Water Connection Fees per ERC [1]			
Service Type	Plantation Bay Service Area	Eagle Lake Service Area	Beverly Beach Service Area
Water Supply / Treatment	$1,856.48	$2,096.26	---
FGUA-owned Infrastructure			---
Treatment-by-Contract [2]	---	---	
Water Transmission	765.78	67.00	3,700.14
Total Fee [3]	$2,622.26	$2,163.26	$3,700.14
Level of Service (gpd per ERC)	300	300	300
Cost per Gallon	8.74	7.21	12.33

[1] Amounts derived from Tables 2, 4 and 6 at the end of this Report, fees are rounded to equal the recommended total fee amount by service area.
[2] Identified Service Areas have on-site water production and treatment and wastewater treatment and disposal facilities.
[3] Identified Service Areas capacity is provided on a treatment -by-contract basis and amount shown includes that portion of the fee that is charged to the FGUA by the capacity service provider.

Design of Wastewater Connection Fee

The determination of the wastewater connection fee was prepared in a similar manner as discussed above for the water connection fee to provide consistency in fee determination. The proposed wastewater connection fees are shown on Tables 8, 10, and 12 for the respective service areas and is summarized below:

Existing and Proposed Wastewater Connection Fees per ERC [1]			
Service Type	Existing	Proposed	Change in Fees
Plantation Bay Service Area [2]	$2,509	$5,611	$3,102
Eagle Lake Service Area [2]	$2,500	$1,925	($575)
Beverly Beach Service Area [3]	$2,500	$3,104	$604

[1] Amounts derived from Tables 9 through 14 at the end of this Report.
[2] Identified Service Areas have on-site wastewater treatment and disposal facilities.
[3] Identified Service Areas capacity is provided on a treatment -by-contract basis and amount shown includes that portion of the fee that is charged to the FGUA by the capacity service provider.

In the development of the proposed wastewater connection fees, several assumptions were utilized or incorporated in the analysis. The major assumptions utilized in the design of the proposed connection fees are:

1. The existing wastewater treatment and disposal facilities have existing capacity available to serve new growth, based on i) the firm average day permitted capacity of the existing wastewater treatment plant facilities; and ii) the estimated average daily flows based on historical statistics. The proposed connection fee reflects the proportionate share of the existing plant considered as a primary or

"System" cost that would be allocated to all users and is available to serve new development to reflect the estimated "buy-in" infrastructure value for the wastewater system.

The "System Buy-in" component of the fee determination is based on the identification and allocation of the installed cost of the gross plant investment (expressed on an original cost basis – that is when the asset was originally placed into service) that is available (in-service) to serve new growth. Under this approach, the applicant paying the connection fee is essentially reimbursing the System for only the applicant's proportionate share of the constructed facilities that are currently in-service as of May 28, 2021. Such costs were adjusted for the anticipated capital infrastructure estimated to be constructed in the next five (5) years that are available to meet the requests for water system capacity from new development. This method also recognizes that as improvements are made to the wastewater system, the available capacity to meet the future demands of the new development that would be served from the current constructed gross plant investment is being maintained and therefore the most recent installed cost of the gross plant investment is considered as being reasonable for the determination of the connection fee.

2. The capital costs identified in the FGUA's wastewater system current Capital Improvement Program were incorporated into the determination of the connection fees as appropriate on a project-specific basis. Those facilities considered to be entirely allocable to growth are included in the fee determination at full cost (i.e., 100% of the total cost). For capital expenditures that are solely for the upgrade and renewal of existing assets directly benefiting only existing customers or considered as an on-site cost (provide service to a local area such as a development that would normally be constructed and subsequently contributed to the FGUA by a developer), such amounts are not reflected as an appropriate cost to be recovered from the application of connection fees. If the capital expenditures for upgrades and renewal of existing assets were for "System-related" infrastructure, the estimated incremental cost of the improvement (net amount estimated to be in addition to the value of the existing asset that was assumed to be removed from service) was recognized in the evaluation to estimate the near term installed cost of the wastewater system assets. A summary of capital improvement costs considered in the development of the wastewater connection fee is reflected in Table 13 at the end of this report.

3. For the capital costs identified as transmission system upgrades that benefit both existing and future users, the total cost of such improvements is recognized in the analysis. Since the transmission function capacity is difficult to ascertain except at "build-out" conditions, the total existing assets (expressed on a current cost basis) plus any planned expansions are recognized, thus estimating a "buy-in" cost for new users for this component of the System.

4. Because: i) the System is operated as an enterprise fund; ii) all wastewater-related financial resources received by the Authority stay within the fund for the benefit of the wastewater system; iii) the existing facility costs reflected in the fee are at original cost when installed and placed into service and not adjusted for any fair market value to reflect current cost conditions; iv) there is no interest-expense carry in the connection fee associated with the financing of the capital investment to serve new development; and v) there are no other revenues received by the FGUA from new development for the capital costs / utility plant reflected in the connection fee (e.g., ad valorem taxes on the property), no credit for the future payment of debt service allocable to the properties has been

recognized. All connection fee funds remain in the enterprise system and the long-term capital financing costs for infrastructure constructed and available to serve new growth are mitigated by using the connection fees for ongoing expansion-related capital project financing or for the direct payment of the annual expansion-related debt service payments.

5. It is anticipated by the FGUA that certain utility assets to be constructed that are considered as "System-related" infrastructure and should be recognized in fee determination are anticipated to be funded from developer contributions and / or grants. Since these contributions represent cost-free capital to the FGUA, the amount of such contributions that relate to the funding of the "System-related infrastructure has been recognized as a deduction to the capital costs to be included in the connection fee determination.

6. The level of service for a wastewater ERC was assumed to be 200 gpd expressed on an average daily flow basis predicated on historical capacity requirements of a typical ERC.

7. For the development of the proposed connection fee, no existing or planned capital facility costs associated with wastewater collection facilities have been included in the calculation of the charge since such infrastructure is considered to be allocable to the specific property receiving service (a secondary function) and is not considered as a System (primary function) asset. No capital facility expansion costs associated with collection facilities have been included in the calculation since the Authority generally requires the developer to contribute such facilities or the Authority has a separate fee (e.g., wastewater tap-in fee and main extension charges) to recover the cost of such capital additions (contribution-in-aid-of-construction).

9. Based on the Resolution No. 2013-01, the FGUA has the ability to charge an administrative charge for the collection and administration of the of connection fees up to a maximum of one percent (1%) of the total fee imposed by the Authority. Generally, Florida law allows for the recovery of the administrative charges for the collection of connection fees equal the actual costs incurred for such collection efforts. The adopted Connection Fee Resolution does provide that the Authority may retain up to a maximum of one percent (1%) of all wastewater connection fees received or the actual cost of administration and collection, whichever is less, as an administrative fee to defray the costs of administering the wastewater connection fees. We have recognized that the application of the administrative fee is an additional charge to the connection fee since it is based on actual costs which technically can vary on a case-by-case basis (e.g., related to the amount of the fee charged, complexity of the fee calculation, etc.). For the purposes of presentation of the fees to be charged to a new applicant requesting wastewater capacity as contained in this report and in the fee comparisons discussed hereinafter, the additional cost recovery allowance for fee administration is not included. The actual amount to be charged by the FGUA may vary based on actual cost and Raftelis was not tasked to verify the maximum administration fee percentage as part of our analysis.

As shown on Tables 9 through 14 at the end of this report, the analysis utilizes estimated capital costs for the wastewater treatment and effluent disposal / transmission system, ERC service requirements, and current fixed asset and plant capacity data regarding the wastewater system. By designing the wastewater connection fee to recover costs on a prospective basis, an attempt is made to design a charge that will provide funds on a reasonable basis to reflect the cost of capacity needed to meet the future needs of the water system.

Based on the capital facilities associated with the determination of the charge, the functional breakdown of the components of the wastewater connection fee are as follows:

Functional Breakdown of Proposed Wastewater Connection Fees per ERC [1]

Service Type	Plantation Bay Service Area	Eagle Lake Service Area	Beverly Beach Service Area
Wastewater Treatment / Disposal	$5,128.06	$1,877.92	$---
FGUA-owned Infrastructure			---
Treatment-by-Contract [2]	---	---	
Wastewater Transmission	483.91	47.18	3,104.82
Total Fee [3]	$5,611.97	$1,925.10	$3,104.82
Level of Service (gpd per ERC)	200	200	200
Cost per Gallon	28.06	9.77	15.52

[1] Amounts derived from Tables 10, 12 and 14 at the end of this Report, fees are rounded to equal the recommended total fee amount by service area.
[2] Identified Service Areas have on-site water production and treatment and wastewater treatment and disposal facilities.
[3] Identified Service Areas capacity is provided on a treatment -by-contract basis and amount shown includes that portion of the fee that is charged to the FGUA by the capacity service provider.

Comparison with Other Utilities

To provide additional information to the FGUA regarding the proposed water and wastewater connection fees, included on the following table is a comparison of the FGUA's existing and proposed fees per ERC with other neighboring jurisdictions. Table 19 at the end of this report provides a comparison of the existing and proposed connection fees for single-family residential units (i.e., one ERC) for the FGUA with comparable fees currently imposed by other neighboring municipal / governmental water and wastewater. A number of factors can affect the level of charges collected by other utilities, including, but not limited to, level of treatment required for service, asset age and remaining service life, density of customer base, level of service adopted by local government, amount of grant (contributions) funds received, and other factors. No in-depth analysis has been performed to determine the affect these factors could have on the fees charged by other utilities or to determine the methods used in the development of the water and wastewater connection fees imposed by others, nor has any analysis been made to determine whether 100% of the cost of new facilities is recovered from the other utilities' charges, or some percentage less than 100% with the balance recovered through the user charges. As shown below the proposed connection fees are generally higher than those charged by surrounding communities.

Comparison of Connection Fees for One (1) ERC Water and Wastewater Service [1]

Description	Water	Wastewater	Combined
FGUA Flagler System			
Existing Connection Fees [3]			
Plantation Bay Service Area	$2,146	$2,509	$4,655
Eagle Lakes Service Area	2,780	2,500	5,280
Beverly Beach Service Area	2,780	2,500	5,280
Proposed Connection Fees [4]			
Plantation Bay Service Area	$2,478	$5,473	$8,233
Eagle Lakes Service Area	2,163	1,925	4,088
Beverly Beach Service Area	3,700	3,104	6,804
Other Florida Utilities Average	$2,025	$2,478	$4,503

[1] Amounts shown derived from information provided on Table 19 at the end of this Report.
[2] Per Connection Fee Resolution. Reflects fee for standard individually-metered residential unit (generally served through a 5/8-inch meter service and is considered to equate to 1 ERC).
[3] The rate shown above represents the rate for a single- family residence based on the existing level of service for an equivalent residential connection (ERC).

Conclusions and Recommendations

Based on the analyses and discussions provided herein, we are of the opinion that:

1. Pursuant to the analysis discussed herein, Raftelis is of the opinion that the proposed water and wastewater connection fees are reasonable and are based on the estimated local cost for providing service, the current capital improvement plan as detailed herein, and the approximate cost of capacity based on the levels of service assumed. As such, Raftelis recommends that the System consider adjusting the existing water and wastewater connection fees as shown on the following table expressed on a rate per ERC basis for each of the service areas that comprise the System.

Summary of Proposed Connection Fees per ERC	
Service Type	Proposed
Plantation Bay Service Area [1]	
Water Service	$2,622
Wastewater Service	5,611
Total Fees	$8,233
Eagle Lake Service Area [1]	
Water Service	$2,163
Wastewater Service	1,925
Total Fees	$4,088
Beverly Beach Service Area [2]	
Water Service	$3,700
Wastewater Service	3,104
Total Fees	$6,804

[1] Identified Service Areas have on-site water production and treatment and wastewater treatment and disposal facilities.
[2] Identified Service Areas capacity is provided on a treatment-by-contract basis and amount shown includes that portion of the fee that is charged to the FGUA by the capacity service provider.

2. The proposed level of service per ERC for water and wastewater was predicated on historical average capacity requirements of the System and are proposed to equal 300 gpd per ERC for water service and 200 gpd per ERC for wastewater service.

3. The proposed water and wastewater connection fees are higher than those of neighboring jurisdictions; however, are comparable to charges adopted in such jurisdictions.

4. With respect to the recovery of the administrative fee for the collection of the water and wastewater connection fees, it is recommended that the FGUA consider adjusting the Connection Fee Resolution (i.e., Resolution No. 2013-01) to reflect the fee as an additional charge to be added to the connection fee, with a maximum amount to be recovered equal to 1% of the fees charged to the applicant. This would allow the FGUA to vary the application and recovery of this charge based on actual cost and provide an improved nexus for the recovery of these administrative expenses.

5. It is recommended that the Authority update the water and wastewater connection fee evaluation every two to three years to recognize changes in level of service requirements capacity requirements, construction costs, or the utility service are materially changed from what is presented herein.

   Recognizing the periodic review process, it is recommended that if the Eagle Lake Service Area water and wastewater system is interconnected with the City of Palm Coast for water and wastewater capacity that the fees as proposed herein be modified (absent a formal review or fee update) to i) remove the treatment and disposal functional component from the fee and ii) incorporate a "pass-through" provision of the City of Palm Coast connection fees that are anticipated to be collected and remitted to the City as part of the development process.

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FLORIDA GOVERNMENTAL UTILITY AUTHORITY, FLORIDA

WATER AND WASTEWATER CONNECTION FEE STUDY –
FLAGLER SYSTEM, FLORIDA

LIST OF TABLES

Table 1

Flagler Utility System
Water and Wastewater Connection Fee Study

Development of Existing Water Production/Treatment Facility
Capacity Allocable to Serve Customer Growth - Plantation Bay Service Area

Line No.		Water System
1	Existing Permitted Plant Capacity of System [ADF-MGD] [1][2]	0.756
2	Maximum Month Average Daily Flow - Existing System [3]	0.401
3	Remaining Capacity [ADF] at Existing Plant	0.355
4	Percent of Total Capacity Remaining	46.97%
5	Percent of Total Capacity Recognized	46.97%
	Capital Costs of Existing Facilities	
6	Existing Facility Costs [4]	$ 1,858,545
7	Additional Facility Costs [5]	5,764,930
8	Less Assumed Retirements [5]	(334,153)
9	Less Grant Funds [6]	(2,609,596)
10	Total Applicable Capital Costs of Existing Facilities	$ 4,679,726
11	Estimated Amount Allocable to Future Growth	$ 2,198,067

MDF = Maximum Daily Flow
ADF = Annual Average Daily Flow

Footnotes on page 2 of 2.

Flagler Utility System
Water and Wastewater Connection Fee Study

Development of Existing Water Production/Treatment Facility
Capacity Allocable to Serve Customer Growth - Plantation Bay Service Area

Footnotes:

[1] Amounts reflect ADF treatment capacity of facilities as provided by the Authority.

[2] With respect to the water facilities and based on discussions with the Authority, the plant capacity is expressed on an annual average daily flow basis to be consistent with the level of service requirements for the water system.

[3] Reflects the highest AADF experienced by the Authority's water treatment facilities for the last three Fiscal Year periods ending 2021 as shown below:

A summary of the three Fiscal Year actual water flows is summarized below.

	Maximum Month Average Daily Flow
Fiscal Year 2019	0.300
Fiscal Year 2020	0.401
Fiscal Year 2021	0.302
Three-Year Maximum	0.401
Three -Year Average	0.334

[4] Amounts derived from Table 7; reflects only water supply or production and treatment facility costs accounted for within the water system operations.

[5] Amounts shown derived from Table 2; reflects i) upgrades and additions to existing plant which has additional capacity to serve future development and has been recognized in the determination of the average capital cost to serve system growth and ii) facility additions which are allocable to both existing and new users of the water system.

[6] Based on discussions with the Authority, no grant funds were received for existing water supply and treatment facilities that would serve as a funding credit in the determination of the water capital facilities fees.

Table 2

Flagler Utility System
Water and Wastewater Connection Fee Study

Development of Water System Connection Fees - Plantation Bay Service Area

Line No.			Amount
	Total Estimated Cost of Existing Water Production and Treatment Facilities:		
1	Cost of Existing Facilities [1]	$	1,858,545
2	Additional Costs Capitalized to Plant in Service [2]		5,764,930
3	Less Anticipated Retirements [3]		(334,153)
4	Less Receipt of Grant Funds [4]		(2,609,596)
5	Subtotal Water Production and Treatment Facilities	$	4,679,726
6	Existing Nominal Plant Capacity (MGD) (ADF) [5]		0.756
7	ERC Factor - GPD [6]		300
8	Estimated ERCs to be Served by Existing Facilities		2,520
9	Percent Remaining Capacity of Existing Facilities		46.97%
10	Estimated Future ERCs to be Served by Existing Facilities		1,184
11	Allocation of Existing Facilities to Incremental Growth	$	2,198,067
12	Rate per ERC Associated with Existing Facilities	$	1,856.48
	Total Estimated Cost of Additional Water Production and Treatment Facilities:		
13	Cost of Additional Water Production/Treatment Facilities		-
14	New Plant Capacity (MGD) (ADF) (5)		-
15	Estimated ERCs to be Served by Additional Facilities		-
16	Rate per ERC Associated with Additional Facilities	$	-
17	Rate per ERC Allocable to Water Production/Treatment Facilities	$	1,856.48
	Primary Transmission System: [7]		
18	Existing Facilities [8]	$	1,574,037
19	Additional Costs Capitalized to Plant in Service [2]		663,314
20	Less Anticipated Retirements [3]		(307,575)
21	Less Receipt of Grant Funds [4]		-
22	Total Primary Transmission Facility Costs	$	1,929,776
23	Total Adjusted Nominal Plant Capacity (MGD) (ADF)		0.756
24	ERC Factor - GPD [6]		300
25	Total Estimated ERCs served by Transmission Facilities		2,520
26	Net Rate per ERC of Primary Transmission Facilities	$	765.78
27	Total Combined Rate per ERC before Administrative Fee	$	2,622.26
28	Rounded Rate per ERC before Administrative Fee	$	2,622.00
29	Administrative Charges (0.00% of Calculated Fee)		-
30	Total Combined Rate per ERC with Administrative Fee	$	2,622.00
31	Rounded Rate per ERC with Administrative Fee	$	2,622.00
32	Cost Per Gallon	$	8.74

ADF = Average Daily Flow
ERC = Equivalent Residential Connection
GPD = Gallons per Day

Footnotes on Table 8.

Table 3

Flagler Utility System
Water and Wastewater Connection Fee Study

Development of Existing Water Production/Treatment Facility
Capacity Allocable to Serve Customer Growth - Eagle Lakes Service Area

Line No.		Water System
1	Existing Permitted Plant Capacity of System [ADF-MGD] [1][2]	0.080
2	Maximum Month Average Daily Flow - Existing System [3]	0.038
3	Remaining Capacity [ADF] at Existing Plant	0.042
4	Percent of Total Capacity Remaining	52.62%
5	Percent of Total Capacity Recognized	52.62%
	Capital Costs of Existing Facilities	
6	Existing Facility Costs [4]	$ 557,727
7	Additional Facility Costs [5]	-
8	Less Assumed Retirements [5]	-
9	Less Grant Funds [6]	-
10	Total Applicable Capital Costs of Existing Facilities	$ 557,727
11	Estimated Amount Allocable to Future Growth	$ 293,476

MDF = Maximum Daily Flow
ADF = Annual Average Daily Flow

Footnotes on page 2 of 2.

Flagler Utility System
Water and Wastewater Connection Fee Study

Development of Existing Water Production/Treatment Facility
Capacity Allocable to Serve Customer Growth - Eagle Lakes Service Area

Footnotes:

[1] Amounts reflect ADF treatment capacity of facilities as provided by the Authority.

[2] With respect to the water facilities and based on discussions with the Authority, the plant capacity is expressed on an annual average daily flow basis to be consistent with the level of service requirements for the water system.

[3] Reflects the highest AADF experienced by the Authority's water treatment facilities for the last three Fiscal Year periods ending 2021 as shown below:

A summary of the three Fiscal Year actual water flows is summarized below.

	Maximum Month Average Daily Flow
Fiscal Year 2019	0.038
Fiscal Year 2020	0.025
Fiscal Year 2021	0.021
Three-Year Maximum	0.038
Three -Year Average	0.028

[4] Amounts derived from Table 7; reflects only water supply or production and treatment facility costs accounted for within the water system operations.

[5] Amounts shown derived from Table 2; reflects i) upgrades and additions to existing plant which has additional capacity to serve future development and has been recognized in the determination of the average capital cost to serve system growth and ii) facility additions which are allocable to both existing and new users of the water system.

[6] Based on discussions with the Authority, no grant funds were received for existing water supply and treatment facilities that would serve as a funding credit in the determination of the water capital facilities fees.

Table 4

Flagler Utility System
Water and Wastewater Connection Fee Study

Development of Water System Connection Fees - Eagle Lakes Service Area

Line No.	Description		Amount
	Total Estimated Cost of Existing Water Production and Treatment Facilities:		
1	Cost of Existing Facilities [1]	$	557,727
2	Additional Costs Capitalized to Plant in Service [2]		-
3	Less Anticipated Retirements [3]		-
4	Less Receipt of Grant Funds [4]		-
5	Subtotal Water Production and Treatment Facilities	$	557,727
6	Existing Nominal Plant Capacity (MGD) (ADF) [5]		0.080
7	ERC Factor - GPD [6]		300
8	Estimated ERCs to be Served by Existing Facilities		267
9	Percent Remaining Capacity of Existing Facilities		52.62%
10	Estimated Future ERCs to be Served by Existing Facilities		140
11	Allocation of Existing Facilities to Incremental Growth	$	293,476
12	Rate per ERC Associated with Existing Facilities	$	2,096.26
	Total Estimated Cost of Additional Water Production and Treatment Facilities:		
13	Cost of Additional Water Production/Treatment Facilities		-
14	New Plant Capacity (MGD) (ADF) (5)		-
15	Estimated ERCs to be Served by Additional Facilities		-
16	Rate per ERC Associated with Additional Facilities	$	-
17	Rate per ERC Allocable to Water Production/Treatment Facilities	$	2,096.26
	Primary Transmission System: [7]		
18	Existing Facilities [8]	$	247,305
19	Additional Costs Capitalized to Plant in Service [2]		2,244,263
20	Less Anticipated Retirements [3]		-
21	Less Receipt of Grant Funds [4]		(2,244,263)
22	Total Primary Transmission Facility Costs	$	247,305
23	Total Adjusted Nominal Plant Capacity (MGD) (ADF)		1.300
24	ERC Factor - GPD [6]		300
25	Total Estimated ERCs served by Transmission Facilities		3,691
26	Net Rate per ERC of Primary Transmission Facilities	$	67.00
27	Total Combined Rate per ERC before Administrative Fee	$	2,163.26
28	Rounded Rate per ERC before Administrative Fee	$	2,163.00
29	Administrative Charges (0.00% of Calculated Fee)		-
30	Total Combined Rate per ERC with Administrative Fee	$	2,163.00
31	Rounded Rate per ERC with Administrative Fee	$	2,163.00
32	Cost Per Gallon	$	7.21

ADF = Average Daily Flow
ERC = Equivalent Residential Connection
GPD = Gallons per Day

Footnotes on Table 8.

Table 5

Flagler Utility System
Water and Wastewater Connection Fee Study

Development of Existing Water Production/Treatment Facility
Capacity Allocable to Serve Customer Growth - Beverly Beach Service Area

Line No.		Water System
1	Existing Permitted Plant Capacity of System [ADF-MGD] [1][2]	0.080
2	Maximum Month Average Daily Flow - Existing System [3]	0.118
3	Remaining Capacity [ADF] at Existing Plant	0.000
4	Percent of Total Capacity Remaining	0.00%
5	Percent of Total Capacity Recognized	0.00%
	Capital Costs of Existing Facilities	
6	Existing Facility Costs [4]	$ -
7	Additional Facility Costs [5]	-
8	Less Assumed Retirements [5]	-
9	Less Grant Funds [6]	-
10	Total Applicable Capital Costs of Existing Facilities	$ -
11	Estimated Amount Allocable to Future Growth	$ -

MDF = Maximum Daily Flow
ADF = Annual Average Daily Flow

Footnotes on page 2 of 2.

Table 5

Flagler Utility System
Water and Wastewater Connection Fee Study

Development of Existing Water Production/Treatment Facility
Capacity Allocable to Serve Customer Growth - Beverly Beach Service Area

Footnotes:

[1] Amounts reflect ADF treatment capacity of facilities as provided by the Authority.

[2] With respect to the water facilities and based on discussions with the Authority, the plant capacity is expressed on an annual average daily flow basis to be consistent with the level of service requirements for the water system.

[3] Reflects the highest AADF experienced by the Authority's water treatment facilities for the last three Fiscal Year periods ending 2021 as shown below:

A summary of the three Fiscal Year actual water flows is summarized below.

	Maximum Month Average Daily Flow
Fiscal Year 2019	0.099
Fiscal Year 2020	0.118
Fiscal Year 2021	0.104
Three-Year Maximum	0.118
Three -Year Average	0.107

[4] Amounts derived from Table 7; reflects only water supply or production and treatment facility costs accounted for within the water system operations.

[5] Amounts shown derived from Table 2; reflects i) upgrades and additions to existing plant which has additional capacity to serve future development and has been recognized in the determination of the average capital cost to serve system growth and ii) facility additions which are allocable to both existing and new users of the water system.

[6] Based on discussions with the Authority, no grant funds were received for existing water supply and treatment facilities that would serve as a funding credit in the determination of the water capital facilities fees.

Table 6

Flagler Utility System
Water and Wastewater Connection Fee Study

Development of Water System Connection Fees - Beverly Beach Service Area

Line No.	Description	Amount
	Total Estimated Cost of Existing Water Production and Treatment Facilities:	
1	Cost of Existing Facilities [1]	$ -
2	Additional Costs Capitalized to Plant in Service [2]	-
3	Less Anticipated Retirements [3]	-
4	Less Receipt of Grant Funds [4]	-
5	Subtotal Water Production and Treatment Facilities	$ -
6	Existing Nominal Plant Capacity (MGD) (ADF) [5]	0.080
7	ERC Factor - GPD [6]	300
8	Estimated ERCs to be Served by Existing Facilities	267
9	Percent Remaining Capacity of Existing Facilities	0.00%
10	Estimated Future ERCs to be Served by Existing Facilities	-
11	Allocation of Existing Facilities to Incremental Growth	$ -
12	Rate per ERC Associated with Existing Facilities	$ -
	Total Estimated Cost of Additional Water Production and Treatment Facilities:	
13	Cost of Additional Water Production/Treatment Facilities	-
14	New Plant Capacity (MGD) (ADF) (5)	-
15	Estimated ERCs to be Served by Additional Facilities	-
16	Rate per ERC Associated with Additional Facilities	$ -
17	Rate per ERC Allocable to Water Production/Treatment Facilities	$ -
	Primary Transmission System: [7]	
18	Existing Facilities [8]	$ 1,868,474
19	Additional Costs Capitalized to Plant in Service [2]	100,000
20	Less Anticipated Retirements [3]	-
21	Less Receipt of Grant Funds [4]	-
22	Total Primary Transmission Facility Costs	$ 1,968,474
23	Total Adjusted Nominal Plant Capacity (MGD) (ADF)	0.101
24	ERC Factor - GPD [6]	300
25	ERC Adjustment to Reflect Actual ERCs Served	(110)
26	ERC Factor - GPD [6]	190
27	Total Estimated ERCs served by Transmission Facilities	532
28	Net Rate per ERC of Primary Transmission Facilities	$ 3,700.14
29	Total Combined Rate per ERC before Administrative Fee	$ 3,700.14
30	Rounded Rate per ERC before Administrative Fee	$ 3,700.00
31	Administrative Charges (0.00% of Calculated Fee)	-
32	Total Combined Rate per ERC with Administrative Fee	$ 3,700.00
33	Rounded Rate per ERC with Administrative Fee	$ 3,700.00
34	Cost Per Gallon	$ 12.33

ADF = Average Daily Flow
ERC = Equivalent Residential Connection
GPD = Gallons per Day

Footnotes on Table 8.

Flagler Utility System
Water and Wastewater Connection Fee Study

Summary of Water Capital Improvement Program By Function Through FY 2027

Line No.	Project Description	Project No.	Type	Service Area	Purpose: Expansion	Purpose: Existing New	Purpose: Existing Replace	Purpose: Future [1]	Estimated Average Service Life	Capital Improvement Program FY 2022 - 2027 [2]	Adjustments [3]	Adjusted Capital Improvement Program FY 2022 - 2027 [2]	Functional Category: Supply and Treatment Existing	Supply and Treatment Expansion	Transmission Existing	Transmission Expansion	Distribution Other	Total	Retirement Adjustment [4]: Supply and Treatment	Retirement Adjustment [4]: Transmission
	WATER																			
1	Water Treatment Facility	W1	Trans	PB	0.00%	0.00%	100.00%	0.00%	45.00	$ 663,314	$ -	$ 663,314	$ -	$ -	$ 663,314	$ -	$ -	$ 663,314	$ -	$ 307,575
2	Distribution System	W2	Distribution	PB	0.00%	50.00%	50.00%	0.00%	75.00	786,019	-	786,019	-	-	-	-	786,019	786,019	-	-
3	Meter System	W3	Distribution	EL	0.00%	100.00%	0.00%	0.00%	15.00	220,478	-	220,478	-	-	-	-	220,478	220,478	-	-
4	Plantation Bay - Water Plant Improvements	W4	Treatment	PB	0.00%	80.00%	20.00%	0.00%	45.00	3,864,930	566,500	4,431,430	4,431,430	-	-	-	-	4,431,430	334,153	-
5	Plantation Bay - Water Plant Improvements - New Well	W5	Supply	PB	0.00%	100.00%	0.00%	0.00%	45.00	1,333,500	-	1,333,500	1,333,500	-	-	-	-	1,333,500	-	-
6	Dixie Commons Distribution System Improvements	W6	Distribution	EL	0.00%	0.00%	100.00%	0.00%	75.00	166,500	-	166,500	-	-	-	-	166,500	166,500	-	-
7	R&R Capital Projects	W7	Distribution	EL	0.00%	0.00%	100.00%	0.00%	75.00	218,338	-	218,338	-	-	-	-	218,338	218,338	-	-
8	R&R Capital Projects	W8	Distribution	PB	0.00%	0.00%	100.00%	0.00%	75.00	218,338	-	218,338	-	-	-	-	218,338	218,338	-	-
9	R&R Capital Projects	W9	Distribution	BB	0.00%	0.00%	100.00%	0.00%	75.00	218,338	-	218,338	-	-	-	-	218,338	218,338	-	-
10	Eagle Lake Interconnect	W10	Trans	EL	93.36%	6.64%	0.00%	0.00%	75.00	2,244,263	-	2,244,263	-	-	149,083	2,095,180	-	2,244,263	-	-
11	Beverly Beach Booster Pump Station	W11	Trans	BB	0.00%	100.00%	0.00%	0.00%	34.00	100,000	-	100,000	-	-	100,000	-	-	100,000	-	-
12	**TOTAL POTABLE WATER PROJECTS**									$ 10,034,020	$ 566,500	$ 10,600,520	$ 5,764,930	$ 0	$ 912,397	$ 2,095,180	$ 1,828,013	$ 10,600,520	$ 334,153	$ 307,575
	PERCENT OF TOTAL												54.38%	0.00%	8.61%	19.76%	17.24%	100.00%	3.15%	2.90%

Footnotes

[1] Reflects percentage of project cost associated with capacity expansions occurring after Fiscal Year 2027.
[2] Amounts shown reflect the Authority's Six-Year Capital Program as provided by the FGUA.
[3] Adjustments made to account for Operating and Maintenance capital projects and increase in cost of projects.
[4] Represents estimated retirement associated with replacement related capital additions in order to included only new costs associated with providing service.

Table 8

Flagler Utility System
Water and Wastewater Connection Fee Study

Development of Water System Connection Fees

Footnotes:

[1] Amount derived from Tables 1, 3, and 5; reflects estimated water production and treatment assets currently in service.

[2] Amounts shown derived from Tables 1, 3, and 5; reflects net recognized additions to the water production and treatment facilities or transmission facilities, where applicable (total projected cost addition less the estimated retirement value of the assets currently in service for projects which represent plant replacements).

[3] Amounts derived from Tables 1, 3, and 5 and reflects estimated fixed asset retirements due to imposition of the capital improvement plan of the Authority which recognizes the replacement of such assets and which are recognized in the total treatment and/or transmission function.

[4] The Authority reports that no grant funds have been received to finance the water production, treatment or backbone transmission system as of the date of this report.

[5] Amount shown derived from information provided by the Authority; and includes the following facilities:

	MGD-ADF Capacity
Plantation Bay	0.756
Beverly Beach	0.080
Eagle Lakes	0.080
Total Plant Capacity - Average Daily Basis	0.916

[6] The level of service factor for an ERC reflects capacity requirements expressed on an average daily water demand basis.

[7] Amounts do not include the estimated cost of on-site capital expenditures such as meters, hydrants, services, and on-site (local) distribution utility plant facilities or general plant assets (vehicles, equipment, etc.); such amounts are i) generally provided by the developer or owners of property which specifically benefit from such facilities or ii) funded by a separate and distinct fee (e.g., - meter installation charge).

[8] Amounts derived from Table 17; reflects cost of water transmission and storage utility plant in service.

Table 9

Flagler Utility System
Water and Wastewater Connection Fee Study

Development of Existing Wastewater Treatment Facility
Capacity Allocable to Serve Customer Growth - Plantation Bay Service Area

Line No.		Wastewater System
1	Existing Plant Capacity of System [ADF-MGD] [1] [2]	0.457
2	Average Daily Flow - Existing System [3]	0.225
3	Remaining Capacity [ADF] at Existing Plant	0.232
4	Percent of Total Capacity Remaining	50.75%
	Capital Costs of Existing Facilities	
5	Existing Facility Costs [4]	$ 7,428,767
6	Additional Costs [5]	412,659
7	Less Assumed Retirements [5]	(2,417,451)
8	Less Grant Funds [6]	-
9	Total Applicable Capital Costs of Existing Facilities	$ 5,423,975
10	Estimated Amount Allocable to Future Growth	$ 2,752,698

ADF = Annual Average Daily Flow

Footnotes on page 2 of 2.

Flagler Utility System
Water and Wastewater Connection Fee Study

Development of Existing Wastewater Treatment Facility
Capacity Allocable to Serve Customer Growth - Plantation Bay Service Area

Footnotes:

[1] Amount reflect ADF treatment capacity of facilities as provided by the Authority.

[2] With respect to the existing wastewater facilities and based on discussions with the Authority, the plant capacity is expressed on a annual average daily flow basis. The plant capacity of the wastewater system is consistent with the level of service requirements for the wastewater system.

[3] Reflects the highest average daily flow experienced by the Authority's wastewater treatment facilities for the three Fiscal Year period ended 2021 as shown below:

A summary of the three Fiscal Year actual wastewater flows is summarized below.

	Maximum Month Average Daily Flow
Fiscal Year 2019	0.205
Fiscal Year 2020	0.233
Fiscal Year 2021	0.237
Three-Year Maximum	0.237
Three -Year Average	0.225

[4] Amounts derived from Table 7; reflects only wastewater treatment and effluent disposal and associated reclaimed facility costs accounted for within the wastewater system operations.

[5] Amounts shown derived from Table 5; reflects i) upgrades and additions to existing plant which has additional capacity to serve future development and has been recognized in the determination of the average capital cost to serve system growth and ii) facility additions which are allocable to both existing and new users of the wastewater system.

[6] Based on discussions with the Authority, no grant funds were received for existing wastewater treatment facilities that would serve as a funding credit in the determination of the wastewater capital facilities fees.

Table 10

Flagler Utility System
Water and Wastewater Connection Fee Study

Development of Wastewater System Connection Fees - Plantation Bay Service Area

Line No.	Description		Amount
	Total Estimated Cost of Existing Wastewater Treatment/Disposal Facilities:		
1	Cost of Existing Facilities [1]	$	7,428,767
2	Additional Costs Capitalized to Plant in Service [2]		412,659
3	Additional Costs Capitalized to Plant in Service - New 0.49 MGD Process Train [2]		7,135,835
4	Less Anticipated Retirements [3]		(2,417,451)
5	Less Receipt of Grant Funds [4]		-
6	Subtotal Wastewater Treatment/Disposal Facilities	$	12,559,810
7	Projected Nominal Plant Capacity [MGD] [ADF] [5]		0.490
8	ERC Factor - GPD [6]		200
9	Estimated ERCs to be Served by Existing Facilities		2,450
10	Percent Remaining Capacity of Existing Facilities		50.75%
11	Estimated Future ERCs to be Served by Existing Facilities		1,243
12	Allocation of Existing Facilities to Incremental Growth	$	6,374,175
13	Rate per ERC Associated with Existing Facilities	$	5,128.06
	Total Estimated Cost of Additional Wastewater Treatment/Disposal Facilities:		
14	Cost of Additional Wastewater Treatment/Disposal Facilities	$	-
15	New Plant Capacity [MGD] [ADF]		-
16	Estimated ERCs to be Served by Additional Facilities		-
17	Rate per ERC Associated with Additional Facilities	$	-
18	Rate per ERC for New Wastewater Treatment/Disposal Facilities	$	5,128.06
	Primary Transmission System: [7]		
19	Existing Facilities [8]	$	1,185,583
20	Additional Costs Capitalized to Plant in Service [2]		-
21	Less Anticipated Retirements [3]		-
22	Less Receipt of Grant Funds		-
23	Total Primary Transmission Facility Costs	$	1,185,583
24	Total Adjusted Nominal Plant Capacity (MGD) (ADF)		0.490
25	ERC Factor - GPD [6]		200
26	Total Estimated ERCs served by Transmission Facilities		2,450
27	Rate per ERC of Primary Transmission Facilities	$	483.91
28	Total Combined Rate per ERC before Rate Adjustment	$	5,611.97
29	Rounded Rate per ERC before Administrative Fee	$	5,611.00
30	Administrative Charges (0.00% of Calculated Fee)		-
31	Total Combined Rate per ERC with Administrative Fee	$	5,611.00
32	Rounded Rate per ERC with Administrative Fee	$	5,611.00
33	Cost Per Gallon	$	28.06

ADF = Average Daily Flow
ERC = Equivalent Residential Connection
GPD = Gallons Per Day

Footnotes on Table 16.

Table 11

Flagler Utility System
Water and Wastewater Connection Fee Study

Development of Existing Wastewater Treatment Facility
Capacity Allocable to Serve Customer Growth - Eagle Lake Service Area

Line No.		Wastewater System
1	Existing Plant Capacity of System [ADF-MGD] [1] [2]	0.042
2	Average Daily Flow - Existing System [3]	0.023
3	Remaining Capacity [ADF] at Existing Plant	0.019
4	Percent of Total Capacity Remaining	45.91%
	Capital Costs of Existing Facilities	
5	Existing Facility Costs [4]	$ 392,640
6	Additional Costs [5]	-
7	Less Assumed Retirements [5]	-
8	Less Grant Funds [6]	-
9	Total Applicable Capital Costs of Existing Facilities	$ 392,640
10	Estimated Amount Allocable to Future Growth	$ 180,281

ADF = Annual Average Daily Flow

Footnotes on page 2 of 2.

Flagler Utility System
Water and Wastewater Connection Fee Study

Development of Existing Wastewater Treatment Facility
Capacity Allocable to Serve Customer Growth - Eagle Lake Service Area

Footnotes:

[1] Amount reflect ADF treatment capacity of facilities as provided by the Authority.

[2] With respect to the existing wastewater facilities and based on discussions with the Authority, the plant capacity is expressed on a annual average daily flow basis. The plant capacity of the wastewater system is consistent with the level of service requirements for the wastewater system.

[3] Reflects the highest average daily flow experienced by the Authority's wastewater treatment facilities for the three Fiscal Year period ended 2021 as shown below:

A summary of the three Fiscal Year actual wastewater flows is summarized below.

	Maximum Month Average Daily Flow
Fiscal Year 2019	0.026
Fiscal Year 2020	0.021
Fiscal Year 2021	0.021
Three-Year Maximum	0.026
Three -Year Average	0.023

[4] Amounts derived from Table 7; reflects only wastewater treatment and effluent disposal and associated reclaimed facility costs accounted for within the wastewater system operations.

[5] Amounts shown derived from Table 5; reflects i) upgrades and additions to existing plant which has additional capacity to serve future development and has been recognized in the determination of the average capital cost to serve system growth and ii) facility additions which are allocable to both existing and new users of the wastewater system.

[6] Based on discussions with the Authority, no grant funds were received for existing wastewater treatment facilities that would serve as a funding credit in the determination of the wastewater capital facilities fees.

Table 12

Flagler Utility System
Water and Wastewater Connection Fee Study

Development of Wastewater System Connection Fees - Eagle Lake Service Area

Line No.	Description		Amount
	Total Estimated Cost of Existing Wastewater Treatment/Disposal Facilities:		
1	Cost of Existing Facilities [1]	$	392,640
2	Additional Costs Capitalized to Plant in Service [2]		-
3	Less Anticipated Retirements [3]		-
4	Less Receipt of Grant Funds [4]		-
5	Subtotal Wastewater Treatment/Disposal Facilities	$	392,640
6	Existing Nominal Plant Capacity [MGD] [ADF] [5]		0.042
7	ERC Factor - GPD [6]		200
8	Estimated ERCs to be Served by Existing Facilities		210
9	Percent Remaining Capacity of Existing Facilities		45.91%
10	Estimated Future ERCs to be Served by Existing Facilities		96
11	Allocation of Existing Facilities to Incremental Growth	$	180,281
12	Rate per ERC Associated with Existing Facilities	$	1,877.92
	Total Estimated Cost of Additional Wastewater Treatment/Disposal Facilities:		
13	Cost of Additional Wastewater Treatment/Disposal Facilities	$	-
14	New Plant Capacity [MGD] [ADF]		-
15	Estimated ERCs to be Served by Additional Facilities		-
16	Rate per ERC Associated with Additional Facilities		-
17	Rate per ERC for New Wastewater Treatment/Disposal Facilities	$	1,877.92
	Transmission System: [7]		
18	Existing Facilities [8]	$	171,780
19	Additional Costs Capitalized to Plant in Service [2]		3,647,637
20	Less Anticipated Retirements [3]		-
21	Less Receipt of Grant Funds		(3,647,637)
22	Total Transmission System Costs	$	171,780
23	Total Adjusted Nominal Plant Capacity (MGD) (ADF)		0.717
24	ERC Factor - GPD [6]		197
25	Total Estimated ERCs served by Transmission Systems		3,641
26	Rate per ERC of Transmission System Systems	$	47.18
27	Total Combined Rate per ERC before Rate Adjustment	$	1,925.10
28	Rounded Rate per ERC before Administrative Fee	$	1,925.00
29	Administrative Charges (0.00% of Calculated Fee)		-
30	Total Combined Rate per ERC with Administrative Fee	$	1,925.00
31	Rounded Rate per ERC with Administrative Fee	$	1,925.00
32	Cost Per Gallon	$	9.77

ADF = Average Daily Flow
ERC = Equivalent Residential Connection
GPD = Gallons Per Day

As

Footnotes on Table 16.

Table 13

Flagler Utility System
Water and Wastewater Connection Fee Study

Development of Existing Wastewater Treatment Facility
Capacity Allocable to Serve Customer Growth - Beverly Beach Service Area

Line No.		Wastewater System
1	Existing Plant Capacity of System [ADF-MGD] [1] [2]	0.060
2	Average Daily Flow - Existing System [3]	0.016
3	Remaining Capacity [ADF] at Existing Plant	0.044
4	Percent of Total Capacity Remaining	73.23%
	Capital Costs of Existing Facilities	
5	Existing Facility Costs [4]	$ -
6	Additional Costs [5]	-
7	Less Assumed Retirements [5]	-
8	Less Grant Funds [6]	-
9	Total Applicable Capital Costs of Existing Facilities	$ -
10	Estimated Amount Allocable to Future Growth	$ -

ADF = Annual Average Daily Flow

Footnotes on page 2 of 2.

Flagler Utility System
Water and Wastewater Connection Fee Study

Development of Existing Wastewater Treatment Facility
Capacity Allocable to Serve Customer Growth - Beverly Beach Service Area

Footnotes:

[1] Amount reflect ADF treatment capacity of facilities as provided by the Authority.

[2] With respect to the existing wastewater facilities and based on discussions with the Authority, the plant capacity is expressed on a annual average daily flow basis. The plant capacity of the wastewater system is consistent with the level of service requirements for the wastewater system.

[3] Reflects the highest average daily flow experienced by the Authority's wastewater treatment facilities for the three Fiscal Year period ended 2021 as shown below:

A summary of the three Fiscal Year actual wastewater flows is summarized below.

	Maximum Month Average Daily Flow
Fiscal Year 2019	0.013
Fiscal Year 2020	0.017
Fiscal Year 2021	0.019
Three-Year Maximum	0.019
Three -Year Average	0.016

[4] Amounts derived from Table 7; reflects only wastewater treatment and effluent disposal and associated reclaimed facility costs accounted for within the wastewater system operations.

[5] Amounts shown derived from Table 5; reflects i) upgrades and additions to existing plant which has additional capacity to serve future development and has been recognized in the determination of the average capital cost to serve system growth and ii) facility additions which are allocable to both existing and new users of the wastewater system.

[6] Based on discussions with the Authority, no grant funds were received for existing wastewater treatment facilities that would serve as a funding credit in the determination of the wastewater capital facilities fees.

Table 14

Flagler Utility System
Water and Wastewater Connection Fee Study

Development of Wastewater System Connection Fees - Beverly Beach Service Area

Line No.	Description	Amount
	Total Estimated Cost of Existing Wastewater Treatment/Disposal Facilities:	
1	Cost of Existing Facilities [1]	$ -
2	Additional Costs Capitalized to Plant in Service [2]	-
3	Less Anticipated Retirements [3]	-
4	Less Receipt of Grant Funds [4]	-
5	Subtotal Wastewater Treatment/Disposal Facilities	$ -
6	Existing Nominal Plant Capacity [MGD] [ADF] [5]	0.060
7	ERC Factor - GPD [6]	200
8	Estimated ERCs to be Served by Existing Facilities	300
9	Percent Remaining Capacity of Existing Facilities	73.23%
10	Estimated Future ERCs to be Served by Existing Facilities	220
11	Allocation of Existing Facilities to Incremental Growth	$ -
12	Rate per ERC Associated with Existing Facilities	$ -
	Total Estimated Cost of Additional Wastewater Treatment/Disposal Facilities:	
13	Cost of Additional Wastewater Treatment/Disposal Facilities	$ -
14	New Plant Capacity [MGD] [ADF]	-
15	Estimated ERCs to be Served by Additional Facilities	-
16	Rate per ERC Associated with Additional Facilities	-
17	Rate per ERC for New Wastewater Treatment/Disposal Facilities	$ -
	Primary Transmission System: [7]	
18	Existing Facilities [8]	$ 1,552,412
19	Additional Costs Capitalized to Plant in Service [2]	-
20	Less Anticipated Retirements [3]	-
21	Less Receipt of Grant Funds	-
22	Total Primary Transmission Facility Costs	$ 1,552,412
23	Total Adjusted Nominal Plant Capacity (MGD) (ADF)	0.060
24	ERC Factor - GPD [6]	200
25	ERC Adjustment to Reflect Actual ERCs Served	(80)
26	Adjusted ERC Factor - GPD [6]	120
27	Total Estimated ERCs served by Transmission Facilities	500
28	Rate per ERC of Primary Transmission Facilities	$ 3,104.82
29	Total Combined Rate per ERC before Rate Adjustment	$ 3,104.82
30	Rounded Rate per ERC before Administrative Fee	$ 3,104.00
31	Administrative Charges (0.00% of Calculated Fee)	-
32	Total Combined Rate per ERC with Administrative Fee	$ 3,104.00
33	Rounded Rate per ERC with Administrative Fee	$ 3,104.00
34	Cost Per Gallon	$ 15.52

ADF = Average Daily Flow
ERC = Equivalent Residential Connection
GPD = Gallons Per Day

Footnotes on Table 16.

Table 15

Flagler Utility System
Water and Wastewater Connection Fee Study

Summary of Wastewater Capital Improvement Program By Function Through FY 2027

Line No.	Project Description	Project No.	Type	System	Purpose: Existing Expansion	Existing New	Existing Replace	Future [1]	Estimated Average Service Life	Capital Improvement Program FY 2022 - 2027 [2]	Adjustments [3]	Adjusted Capital Improvement Program FY 2022 - 2027 [2]	Functional Category: Wastewater Treatment Existing	Wastewater Treatment Expansion	Transmission Existing	Transmission Expansion	Collection Other	Total	Retirement Adjustment [4] Treatment	Retirement Adjustment [4] Transmission
	WASTEWATER																			
1	Collection System	WW1	Collection	PB	0.00%	0.00%	100.00%	0.00%	75.00	$ 1,558,935	$ -	$ 1,558,935	$ -	$ -	$ -	$ -	$ 1,558,935	$ 1,558,935	$ -	$ -
2	Wastewater Treatment Facility	WW2	Treatment	PB	0.00%	50.00%	50.00%	0.00%	40.00	412,659	-	412,659	412,659	-	-	-	-	412,659	188,821	-
3	New 0.4 MGD Class I WWTP	WW3	Treatment	PB	100.00%	0.00%	0.00%	0.00%	40.00	3,585,835	3,550,000	7,135,835	-	7,135,835	-	-	-	7,135,835	2,228,630	-
4	R&R Capital Projects	WW5	Collection	EL	0.00%	0.00%	100.00%	0.00%	75.00	218,338	-	218,338	-	-	-	-	218,338	218,338	-	-
5	R&R Capital Projects	WW6	Collection	PB	0.00%	0.00%	100.00%	0.00%	75.00	218,338	-	218,338	-	-	-	-	218,338	218,338	-	-
6	R&R Capital Projects	WW7	Collection	BB	0.00%	0.00%	100.00%	0.00%	75.00	218,338	-	218,338	-	-	-	-	218,338	218,338	-	-
7	Eagle Lake Interconnect	WW8	Trans	EL	94.14%	5.86%	0.00%	0.00%	63.00	3,647,637	-	3,647,637	-	-	213,585	3,434,052	-	3,647,637	-	-
8	**TOTAL WASTEWATER PROJECTS**									$ 9,860,081	$ 3,550,000	$ 13,410,081	$ 412,659	$ 7,135,835	$ 213,585	$ 3,434,052	$ 2,213,950	$ 13,410,081	$ 2,417,451	$ 0
9	**PERCENT OF TOTAL**												3.08%	53.21%	1.59%	25.61%	16.51%	100.00%	18.03%	0.00%

Footnotes

[1] Reflects percentage of project cost associated with capacity expansions occurring after Fiscal Year 2027.
[2] Amounts shown reflect the Authority's Six-Year Capital Program as provided by the FGUA.
[3] Adjustments made to account for Operating and Maintenance capital projects and increase in cost of projects.
[4] Represents estimated retirement associated with replacement related capital additions in order to included only new costs associated with providing service.

Table 16

Flagler Utility System
Water and Wastewater Connection Fee Study

Development of Wastewater System Connection Fees

Footnotes:

[1] Amounts derived from Tables 9, 11, and 13 reflects estimated wastewater treatment and effluent disposal assets currently in serv

[2] Amounts shown derived from Tables 9, 11, and 13; reflects net recognized additions to the wastewater treatment and effluent disposal facilities or transmission facilities, where applicable (total projected cost addition less the estimated retirement value of the assets currently in service for projects which represent plant replacements).

[3] Amounts derived from Tables 9,11, and 13; and reflects estimated fixed asset retirements due to imposition of the capital improv plan of the Authority which recognizes the replacement of such assets and which are recognized in the total treatment and/or transmission function.

[4] The Authority reports that no grant funds have been received to finance the wastewater treatment or backbone transmission system as of the date of this report.

[5] Amount shown derived from information provided by the Authority; and includes the following facilities:

	Capacity - MGD AADF
Plantation Bay	0.457
Eagle Lakes	0.042
Beverly Beach	0.060
Total Plant Capacity	0.559

[6] The level of service factor for an ERC reflects capacity requirements expressed on an average daily wastewater demand basis.

[7] Amounts do not include the estimated cost of retail on-site capital expenditures such as manholes, local lift stations, service laterals, and on-site (local) collection utility plant facilities or general plant assets (vehicles, equipment, etc.); such amounts are i) generally provided by the developer or owners of property which specifically benefit from such facilities or ii) funded by a separate and distinct fee (e.g., - wastewater tap charge).

[8] Amounts derived Table 17; reflects cost of wastewater transmission and master pumping station utility plant in service.

Table 17

Flagler Utility System
Water and Wastewater Connection Fee Study

Summary and Functionalization of Existing Utility Fixed Assets (1)

Line No.	Class	Description	System	Type	Estimated Original Cost	Adjustments	Acq Amt	Water System						Wastewater			
								Supply	Treatment	Transmission	Distribution	Fire Hydrants	Meters	Treatment	Effl./Recl.	Transmission	Collection and Lift Stations
1	W	8-inch Water Main	PB	WT8	$ 106,521	$ -	$ 106,521	$ -	$ -	$ 53,261	$ 53,261	$ -	$ -	$ -	$ -	$ -	$ -
2	W	6-inch Water Main	PB	WT6	18,261	-	18,261	-	-	-	18,261	-	-	-	-	-	-
3	W	4-inch Water Main	PB	WT4	8,928	-	8,928	-	-	-	8,928	-	-	-	-	-	-
4	W	8-inch Water Main	PB	WT8	49,699	-	49,699	-	-	24,850	24,850	-	-	-	-	-	-
5	W	6-inch Water Main	PB	WT6	8,520	-	8,520	-	-	-	8,520	-	-	-	-	-	-
6	W	4-inch Water Main	PB	WT4	4,165	-	4,165	-	-	-	4,165	-	-	-	-	-	-
7	W	8-inch Water Main	PB	WT8	168,253	-	168,253	-	-	84,127	84,127	-	-	-	-	-	-
8	W	6-inch Water Main	PB	WT6	28,843	-	28,843	-	-	-	28,843	-	-	-	-	-	-
9	W	4-inch Water Main	PB	WT4	14,101	-	14,101	-	-	-	14,101	-	-	-	-	-	-
10	W	8-inch Water Main	PB	WT8	424,846	-	424,846	-	-	212,423	212,423	-	-	-	-	-	-
11	W	6-inch Water Main	PB	WT6	72,831	-	72,831	-	-	-	72,831	-	-	-	-	-	-
12	W	4-inch Water Main	PB	WT4	35,606	-	35,606	-	-	-	35,606	-	-	-	-	-	-
13	W	8-inch Water Main	PB	WT8	82,667	-	82,667	-	-	41,334	41,334	-	-	-	-	-	-
14	W	6-inch Water Main	PB	WT6	14,171	-	14,171	-	-	-	14,171	-	-	-	-	-	-
15	W	4-inch Water Main	PB	WT4	6,928	-	6,928	-	-	-	6,928	-	-	-	-	-	-
16	W	8-inch Water Main	PB	WT8	319,654	-	319,654	-	-	159,827	159,827	-	-	-	-	-	-
17	W	6-inch Water Main	PB	WT6	54,798	-	54,798	-	-	-	54,798	-	-	-	-	-	-
18	W	4-inch Water Main	PB	WT4	26,790	-	26,790	-	-	-	26,790	-	-	-	-	-	-
19	W	8-inch Water Main	PB	WT8	163,975	-	163,975	-	-	81,988	81,988	-	-	-	-	-	-
20	W	6-inch Water Main	PB	WT6	28,110	-	28,110	-	-	-	28,110	-	-	-	-	-	-
21	W	4-inch Water Main	PB	WT4	13,743	-	13,743	-	-	-	13,743	-	-	-	-	-	-
22	W	8-inch Water Main	PB	WT8	298,382	-	298,382	-	-	149,191	149,191	-	-	-	-	-	-
23	W	6-inch Water Main	PB	WT6	51,151	-	51,151	-	-	-	51,151	-	-	-	-	-	-
24	W	4-inch Water Main	PB	WT4	25,007	-	25,007	-	-	-	25,007	-	-	-	-	-	-
25	W	8-inch Water Main	PB	WT8	436,069	-	436,069	-	-	218,035	218,035	-	-	-	-	-	-
26	W	6-inch Water Main	PB	WT6	74,755	-	74,755	-	-	-	74,755	-	-	-	-	-	-
27	W	4-inch Water Main	PB	WT4	36,547	-	36,547	-	-	-	36,547	-	-	-	-	-	-
28	W	16-inch	PB	W-TR	280,120	-	280,120	-	-	280,120	-	-	-	-	-	-	-
29	W	8-inch Water Main	EL	WT8	140,639	-	140,639	-	-	70,320	70,320	-	-	-	-	-	-
30	W	6-inch Water Main	EL	WT6	24,110	-	24,110	-	-	-	24,110	-	-	-	-	-	-
31	W	4-inch Water Main	EL	WT4	11,787	-	11,787	-	-	-	11,787	-	-	-	-	-	-
32	W	10-inch Water Main	BB	W-TR	130,169	-	130,169	-	-	130,169	-	-	-	-	-	-	-
33	W	8-inch Water Main	BB	WT8	298,304	-	298,304	-	-	149,152	149,152	-	-	-	-	-	-
34	W	6-inch Water Main	BB	WT6	69,733	-	69,733	-	-	-	69,733	-	-	-	-	-	-
35	W	4-inch Water Main	BB	WT4	51,138	-	51,138	-	-	-	51,138	-	-	-	-	-	-
36	W	Well 1	PB	Supply	59,664	-	59,664	59,664	-	-	-	-	-	-	-	-	-
37	W	Well 2	PB	Supply	59,664	-	59,664	59,664	-	-	-	-	-	-	-	-	-
38	W	Well 3	PB	Supply	59,664	-	59,664	59,664	-	-	-	-	-	-	-	-	-
39	W	Well 4	PB	Supply	65,630	-	65,630	65,630	-	-	-	-	-	-	-	-	-
40	W	12-Inch	PB	W-TR	268,884	-	268,884	-	-	268,884	-	-	-	-	-	-	-
41	W	Lime Silo	PB	WT	169,047	-	169,047	-	169,047	-	-	-	-	-	-	-	-
42	W	Lime Slaker	PB	WT	99,439	-	99,439	-	99,439	-	-	-	-	-	-	-	-
43	W	Lime Silo Dust Collector	PB	WT	29,832	-	29,832	-	29,832	-	-	-	-	-	-	-	-
44	W	Accelator	PB	WT	298,318	-	298,318	-	298,318	-	-	-	-	-	-	-	-
45	W	Filter Tank	PB	WT	129,271	-	129,271	-	129,271	-	-	-	-	-	-	-	-
46	W	Clear Well	PB	WT	135,289	-	135,289	-	135,289	-	-	-	-	-	-	-	-
47	W	Transfer Pump Building	PB	WT	47,731	-	47,731	-	47,731	-	-	-	-	-	-	-	-
48	W	Transfer Pumps	PB	WT	23,865	-	23,865	-	23,865	-	-	-	-	-	-	-	-
49	W	High Service Pumps	PB	WT	53,697	-	53,697	-	53,697	-	-	-	-	-	-	-	-
50	W	Backwash Pumps	PB	WT	31,821	-	31,821	-	31,821	-	-	-	-	-	-	-	-
51	W	Operations Building	PB	WT	59,664	-	59,664	-	59,664	-	-	-	-	-	-	-	-
52	W	Mud Well	PB	WT	33,809	-	33,809	-	33,809	-	-	-	-	-	-	-	-
53	W	Lift Station lime	PB	WT	17,899	-	17,899	-	17,899	-	-	-	-	-	-	-	-
54	W	Ground Storage Tank	PB	WT	198,878	-	198,878	-	198,878	-	-	-	-	-	-	-	-
55	W	Pressure Tank	PB	WT	21,479	-	21,479	-	21,479	-	-	-	-	-	-	-	-
56	W	Yard Piping	PB	WT	89,495	-	89,495	-	89,495	-	-	-	-	-	-	-	-
57	W	Generator	PB	WT	59,664	-	59,664	-	59,664	-	-	-	-	-	-	-	-
58	W	Remote Monitoring/SCADA	PB	Supply	45,457	-	45,457	45,457	-	-	-	-	-	-	-	-	-
59	W	Well 1	PB	Supply	69,268	-	69,268	69,268	-	-	-	-	-	-	-	-	-
60	W	Eagle Lake RO WTP	EL	WT	557,727	-	557,727	-	557,727	-	-	-	-	-	-	-	-
61	W	Transmission Pipe	EL	W-TR	176,985	-	176,985	-	-	176,985	-	-	-	-	-	-	-
62	W	Beverly Beach WTP/Repump	BB	W-TR	1,522,740	-	1,522,740	-	-	1,522,740	-	-	-	-	-	-	-
63	W	Beverly Beach Booster Station	BB	W-TR	66,413	-	66,413	-	-	66,413	-	-	-	-	-	-	-
64	W	Fire Hydrants	PB	FH	27,668	-	27,668	-	-	-	-	27,668	-	-	-	-	-
65	W	Fire Hydrants	PB	FH	16,732	-	16,732	-	-	-	-	16,732	-	-	-	-	-
66	W	Fire Hydrants	PB	FH	73,721	-	73,721	-	-	-	-	73,721	-	-	-	-	-
67	W	Fire Hydrants	PB	FH	117,734	-	117,734	-	-	-	-	117,734	-	-	-	-	-
68	W	Fire Hydrants	PB	FH	22,494	-	22,494	-	-	-	-	22,494	-	-	-	-	-
69	W	Fire Hydrants	PB	FH	106,937	-	106,937	-	-	-	-	106,937	-	-	-	-	-
70	W	Fire Hydrants	PB	FH	34,188	-	34,188	-	-	-	-	34,188	-	-	-	-	-
71	W	Fire Hydrants	PB	FH	75,879	-	75,879	-	-	-	-	75,879	-	-	-	-	-
72	W	Fire Hydrants	PB	FH	98,445	-	98,445	-	-	-	-	98,445	-	-	-	-	-
73	W	Fire Hydrants	BB	FH	149,429	-	149,429	-	-	-	-	149,429	-	-	-	-	-
74	W	Fire Hydrants	EL	FH	80,365	-	80,365	-	-	-	-	80,365	-	-	-	-	-
75	W	Water Service Lines	PB	WD	20,751	-	20,751	-	-	-	20,751	-	-	-	-	-	-
76	W	Water Service Lines	PB	WD	30,117	-	30,117	-	-	-	30,117	-	-	-	-	-	-
77	W	Water Service Lines	PB	WD	91,537	-	91,537	-	-	-	91,537	-	-	-	-	-	-
78	W	Water Service Lines	PB	WD	117,734	-	117,734	-	-	-	117,734	-	-	-	-	-	-
79	W	Water Service Lines	PB	WD	26,768	-	26,768	-	-	-	26,768	-	-	-	-	-	-
80	W	Water Service Lines	PB	WD	95,376	-	95,376	-	-	-	95,376	-	-	-	-	-	-
81	W	Water Service Lines	PB	WD	56,980	-	56,980	-	-	-	56,980	-	-	-	-	-	-
82	W	Water Service Lines	PB	WD	89,269	-	89,269	-	-	-	89,269	-	-	-	-	-	-
83	W	Water Service Lines	PB	WD	84,646	-	84,646	-	-	-	84,646	-	-	-	-	-	-
84	W	Water Service Lines	BB	WD	107,788	-	107,788	-	-	-	107,788	-	-	-	-	-	-
85	W	Water Service Lines	EL	WD	35,039	-	35,039	-	-	-	35,039	-	-	-	-	-	-
86	W	Water Meters	PB	Meters	5,940	-	5,940	-	-	-	-	-	5,940	-	-	-	-
87	W	Water Meters	PB	Meters	11,880	-	11,880	-	-	-	-	-	11,880	-	-	-	-
88	W	Water Meters	PB	Meters	39,336	-	39,336	-	-	-	-	-	39,336	-	-	-	-
89	W	Water Meters	PB	Meters	56,760	-	56,760	-	-	-	-	-	56,760	-	-	-	-
90	W	Water Meters	PB	Meters	15,708	-	15,708	-	-	-	-	-	15,708	-	-	-	-
91	W	Water Meters	PB	Meters	43,560	-	43,560	-	-	-	-	-	43,560	-	-	-	-
92	W	Water Meters	PB	Meters	19,800	-	19,800	-	-	-	-	-	19,800	-	-	-	-
93	W	Water Meters	PB	Meters	26,400	-	26,400	-	-	-	-	-	26,400	-	-	-	-

Table 17

Flagler Utility System
Water and Wastewater Connection Fee Study

Summary and Functionalization of Existing Utility Fixed Assets (1)

Line No.	Class	Description	System	Type	Estimated Original Cost	Adjustments	Acq Amt	Water System						Wastewater			
								Supply	Treatment	Transmission	Distribution	Fire Hydrants	Meters	Treatment	Effl./Recl.	Transmission	Collection and Lift Stations
94	W	Water Meters	PB	Meters	58,740	-	58,740	-	-	-	-	-	58,740	-	-	-	-
95	W	Water Meters	BB	Meters	71,412	-	71,412	-	-	-	-	-	71,412	-	-	-	-
96	W	Water Meters	EL	Meters	14,388	-	14,388	-	-	-	-	-	14,388	-	-	-	-
97	WW	8-inch Gravity Main	PB	SGC	186,666	-	186,666	-	-	-	-	-	-	-	-	-	186,666
98	WW	8-inch Gravity Main	PB	SGC	87,092	-	87,092	-	-	-	-	-	-	-	-	-	87,092
99	WW	8-inch Gravity Main	PB	SGC	294,844	-	294,844	-	-	-	-	-	-	-	-	-	294,844
100	WW	8-inch Gravity Main	PB	SGC	744,492	-	744,492	-	-	-	-	-	-	-	-	-	744,492
101	WW	8-inch Gravity Main	PB	SGC	144,864	-	144,864	-	-	-	-	-	-	-	-	-	144,864
102	WW	8-inch Gravity Main	PB	SGC	560,155	-	560,155	-	-	-	-	-	-	-	-	-	560,155
103	WW	8-inch Gravity Main	PB	SGC	287,347	-	287,347	-	-	-	-	-	-	-	-	-	287,347
104	WW	8-inch Gravity Main	PB	SGC	522,878	-	522,878	-	-	-	-	-	-	-	-	-	522,878
105	WW	8-inch Gravity Main	PB	SGC	764,158	-	764,158	-	-	-	-	-	-	-	-	-	764,158
106	WW	8-inch Gravity Main	PB	SGC	284,572	-	284,572	-	-	-	-	-	-	-	-	-	284,572
107	WW	8-inch Gravity Main	PB	SGC	712,830	-	712,830	-	-	-	-	-	-	-	-	-	712,830
108	WW	8-inch Gravity Main	EL	SGC	256,554	-	256,554	-	-	-	-	-	-	-	-	-	256,554
109	WW	8-inch Gravity Main	BB	SGC	549,898	-	549,898	-	-	-	-	-	-	-	-	-	549,898
110	WW	Manholes	PB	SGC	81,979	-	81,979	-	-	-	-	-	-	-	-	-	81,979
111	WW	Manholes	PB	SGC	35,695	-	35,695	-	-	-	-	-	-	-	-	-	35,695
112	WW	Manholes	PB	SGC	122,869	-	122,869	-	-	-	-	-	-	-	-	-	122,869
113	WW	Manholes	PB	SGC	323,692	-	323,692	-	-	-	-	-	-	-	-	-	323,692
114	WW	Manholes	PB	SGC	63,984	-	63,984	-	-	-	-	-	-	-	-	-	63,984
115	WW	Manholes	PB	SGC	244,059	-	244,059	-	-	-	-	-	-	-	-	-	244,059
116	WW	Manholes	PB	SGC	124,934	-	124,934	-	-	-	-	-	-	-	-	-	124,934
117	WW	Manholes	PB	SGC	226,148	-	226,148	-	-	-	-	-	-	-	-	-	226,148
118	WW	Manholes	PB	SGC	304,345	-	304,345	-	-	-	-	-	-	-	-	-	304,345
119	WW	Manholes	PB	SGC	128,585	-	128,585	-	-	-	-	-	-	-	-	-	128,585
120	WW	Manholes	PB	SGC	309,926	-	309,926	-	-	-	-	-	-	-	-	-	309,926
121	WW	Manholes	EL	SGC	92,211	-	92,211	-	-	-	-	-	-	-	-	-	92,211
122	WW	Manholes	BB	SGC	150,536	-	150,536	-	-	-	-	-	-	-	-	-	150,536
123	WW	Lift Stations (wet well)	PB	LiftStation	122,869	-	122,869	-	-	-	-	-	-	-	-	-	122,869
124	WW	Lift Stations (pumps & controls)	PB	LiftStation	51,195	-	51,195	-	-	-	-	-	-	-	-	-	51,195
125	WW	Lift Stations (piping & valves)	PB	LiftStation	40,956	-	40,956	-	-	-	-	-	-	-	-	-	40,956
126	WW	Lift Stations (wet well)	PB	FM	146,027	-	146,027	-	-	-	-	-	-	-	-	146,027	-
127	WW	Lift Stations (pumps & controls)	PB	FM	60,844	-	60,844	-	-	-	-	-	-	-	-	60,844	-
128	WW	Lift Stations (piping & valves)	PB	FM	48,676	-	48,676	-	-	-	-	-	-	-	-	48,676	-
129	WW	Lift Stations (wet well)	PB	LiftStation	25,362	-	25,362	-	-	-	-	-	-	-	-	-	25,362
130	WW	Lift Stations (pumps & controls)	PB	LiftStation	10,568	-	10,568	-	-	-	-	-	-	-	-	-	10,568
131	WW	Lift Stations (piping & valves)	PB	LiftStation	8,454	-	8,454	-	-	-	-	-	-	-	-	-	8,454
132	WW	Lift Stations (wet well)	PB	LiftStation	115,535	-	115,535	-	-	-	-	-	-	-	-	-	115,535
133	WW	Lift Stations (pumps & controls)	PB	LiftStation	48,139	-	48,139	-	-	-	-	-	-	-	-	-	48,139
134	WW	Lift Stations (piping & valves)	PB	LiftStation	38,512	-	38,512	-	-	-	-	-	-	-	-	-	38,512
135	WW	Lift Stations (wet well)	PB	FM	137,580	-	137,580	-	-	-	-	-	-	-	-	137,580	-
136	WW	Lift Stations (pumps & controls)	PB	FM	57,325	-	57,325	-	-	-	-	-	-	-	-	57,325	-
137	WW	Lift Stations (piping & valves)	PB	FM	45,860	-	45,860	-	-	-	-	-	-	-	-	45,860	-
138	WW	Lift Stations (wet well)	PB	LiftStation	89,236	-	89,236	-	-	-	-	-	-	-	-	-	89,236
139	WW	Lift Stations (pumps & controls)	PB	LiftStation	37,182	-	37,182	-	-	-	-	-	-	-	-	-	37,182
140	WW	Lift Stations (piping & valves)	PB	LiftStation	29,745	-	29,745	-	-	-	-	-	-	-	-	-	29,745
141	WW	Lift Stations (wet well)	PB	LiftStation	25,362	-	25,362	-	-	-	-	-	-	-	-	-	25,362
142	WW	Lift Stations (pumps & controls)	PB	LiftStation	10,568	-	10,568	-	-	-	-	-	-	-	-	-	10,568
143	WW	Lift Stations (piping & valves)	PB	LiftStation	8,454	-	8,454	-	-	-	-	-	-	-	-	-	8,454
144	WW	Lift Stations (wet well)	EL	LiftStation	44,618	-	44,618	-	-	-	-	-	-	-	-	-	44,618
145	WW	Lift Stations (pumps & controls)	EL	LiftStation	18,591	-	18,591	-	-	-	-	-	-	-	-	-	18,591
146	WW	Lift Stations (piping & valves)	EL	LiftStation	14,873	-	14,873	-	-	-	-	-	-	-	-	-	14,873
147	WW	Lift Stations (wet well)	BB	LiftStation	104,416	-	104,416	-	-	-	-	-	-	-	-	-	104,416
148	WW	Lift Stations (pumps & controls)	BB	LiftStation	43,507	-	43,507	-	-	-	-	-	-	-	-	-	43,507
149	WW	Lift Stations (piping & valves)	BB	LiftStation	34,805	-	34,805	-	-	-	-	-	-	-	-	-	34,805
150	WW	Lift Stations (wet well)	BB	LiftStation	32,888	-	32,888	-	-	-	-	-	-	-	-	-	32,888
151	WW	Lift Stations (pumps & controls)	BB	LiftStation	14,799	-	14,799	-	-	-	-	-	-	-	-	-	14,799
152	WW	Lift Stations (piping & valves)	BB	LiftStation	12,333	-	12,333	-	-	-	-	-	-	-	-	-	12,333
153	WW	Lift Stations (wet well)	BB	LiftStation	23,253	-	23,253	-	-	-	-	-	-	-	-	-	23,253
154	WW	Lift Stations (pumps & controls)	BB	LiftStation	10,464	-	10,464	-	-	-	-	-	-	-	-	-	10,464
155	WW	Lift Stations (piping & valves)	BB	LiftStation	8,720	-	8,720	-	-	-	-	-	-	-	-	-	8,720
156	WW	Force Main	PB	FM	75,687	-	75,687	-	-	-	-	-	-	-	-	75,687	-
157	WW	Force Main	PB	FM	28,110	-	28,110	-	-	-	-	-	-	-	-	28,110	-
158	WW	Force Main	PB	FM	156,497	-	156,497	-	-	-	-	-	-	-	-	156,497	-
159	WW	Force Main	PB	FM	39,041	-	39,041	-	-	-	-	-	-	-	-	39,041	-
160	WW	Force Main	PB	FM	153,328	-	153,328	-	-	-	-	-	-	-	-	153,328	-
161	WW	Force Main	PB	FM	86,140	-	86,140	-	-	-	-	-	-	-	-	86,140	-
162	WW	Force Main	PB	FM	22,826	-	22,826	-	-	-	-	-	-	-	-	22,826	-
163	WW	Force Main	PB	FM	68,675	-	68,675	-	-	-	-	-	-	-	-	68,675	-
164	WW	Force Main	PB	FM	58,967	-	58,967	-	-	-	-	-	-	-	-	58,967	-
165	WW	Force Main	EL	FM	171,780	-	171,780	-	-	-	-	-	-	-	-	171,780	-
166	WW	Force Main	BB	FM	131,962	-	131,962	-	-	-	-	-	-	-	-	131,962	-
167	WW	Force Main	BB	FM	180,504	-	180,504	-	-	-	-	-	-	-	-	180,504	-
168	WW	Master Force Main	BB	FM	1,239,946	-	1,239,946	-	-	-	-	-	-	-	-	1,239,946	-
169	WW	WWTF	PB	ST	-	-	-	-	-	-	-	-	-	-	-	-	-
170	WW	WWTF	PB	ST	7,428,767	-	7,428,767	-	-	-	-	-	-	7,428,767	-	-	-
171	WW	WWTF	EL	ST	392,640	-	392,640	-	-	-	-	-	-	392,640	-	-	-
172		SUBTOTAL EXISTING FIXED ASSETS			29,316,035		29,316,035	359,347	2,056,925	3,689,816	2,680,533	803,592	363,924	7,821,407	-	2,909,775	8,630,717
		Additional															
173	W	Water Distribution	WD	WD	0.00	-	-	-	-	-	-	-	-	-	-	-	-
174	WW	Wastewater Collection	SGC	SGC	0.00	-	-	-	-	-	-	-	-	-	-	-	-
175	W	WTP Facilities	WT	WT	0.00	-	-	-	-	-	-	-	-	-	-	-	-
176	WW	WWTP Facilities	ST	ST	0.00	-	-	-	-	-	-	-	-	-	-	-	-
		Other															
177		Item	Other	Other	-	-	-	-	-	-	-	-	-	-	-	-	-
178		SUBTOTAL FOR OTHER PROJECTS			-	-	-	-	-	-	-	-	-	-	-	-	-
179		ALLOCATION OF OTHER DEVELOPER CONTRIBUTIONS					-	-	-	-	-	-	-	-	-	-	-
180		ALLOCATION OF INDIRECT PLANT					-	-	-	-	-	-	-	-	-	-	-
181		TOTAL ASSETS FOR CONNECTION FEE DETERMINATION			$ 29,316,035	$ -	$ 29,316,035	$ 359,347	$ 2,056,925	$ 3,689,816	$ 2,680,533	$ 803,592	$ 363,924	$ 7,821,407	$ -	$ 2,909,775	$ 8,630,717

Footnotes
[1] Based on fixed asset records as of May 28, 2021 which were provided by FGUA

Flagler Utility System
Water and Wastewater Connection Fee Study

Summary of Fixed Asset Allocation References

Line No.	Description	Reference	Water System						Wastewater						Other Developer Contrib.
			Supply	Treatment	Trans.	Distribution	Hydrants	Meters	Treatment	Effl./Recl.	Trans.	Collection & Direct Recl.	Indirect	General Plant	
1	Adjustment	Adjusted	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%
2	Other Developer Contribution	Dev Cont	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%
3	Wastewater System Transmission / Collection	EqualFMSGC	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	60.00%	40.00%	0.00%	0.00%	0.00%
4	Water Transmission / Distribution - 4 Inch	WT4	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
5	Water Transmission / Distribution - 6 Inch	WT6	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
6	Water Transmission / Distribution - 8 Inch	WT8	0.00%	0.00%	50.00%	50.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
7	Water System Transmission	W-TR	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
8	Wastewater Transmission / Collection	FM/SGC	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	35.16%	64.84%	0.00%	0.00%	0.00%
9	Water Transmission and Wastewater Transmission	W-TR/FM	0.00%	0.00%	50.00%	0.00%	0.00%	0.00%	0.00%	0.00%	50.00%	0.00%	0.00%	0.00%	0.00%
10	Water Distribution / Wastewater Collection	WD/SGC	0.00%	0.00%	0.00%	50.00%	0.00%	0.00%	0.00%	0.00%	0.00%	50.00%	0.00%	0.00%	0.00%
11	Fire Hydrants	FH	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
12	Wastewater System Transmission	FM	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%
13	General Plant	General	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%
14	Indirect	Indirect	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%
15	Meters	Meters	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
16	Effluent / Reclaimed	RW	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%
17	Security	Security	16.67%	16.67%	16.67%	0.00%	0.00%	0.00%	16.67%	16.67%	16.67%	0.00%	0.00%	0.00%	0.00%
18	Wastewater System Collection and Direct Reclaimed	SGC	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%
19	Wastewater System Treatment	ST	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
20	Wastewater SCADA / Telemetry	STelemetry	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	33.33%	0.00%	33.33%	33.33%	0.00%	0.00%	0.00%
21	Water System Supply	Supply	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
22	System SCADA / Telemetry	Telemetry	0.00%	16.67%	16.67%	16.67%	0.00%	0.00%	16.67%	0.00%	16.67%	16.67%	0.00%	0.00%	0.00%
23	Water System Distribution	WD	0.00%	0.00%	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
24	Water System Treatment	WT	0.00%	100.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
25	Water and Wastewater System Treatment	WT/ST	0.00%	50.00%	0.00%	0.00%	0.00%	0.00%	50.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
26	Water and Wastewater Transmission, Distribution, and Collection	W-TR/WD/FM/SGC	0.00%	0.00%	16.49%	22.92%	0.00%	0.00%	0.00%	0.00%	21.30%	39.29%	0.00%	0.00%	0.00%

Table 19

Flagler Utility System
Water and Wastewater Connection Fee Study

Comparison of Connection Fees for Water and Wastewater Service

Line No.	Description	Residential 5/8" x 3/4" Meter [1] Water	Wastewater	Combined
	Existing Rates			
1	Flagler System - Plantation Bay	$ 2,146	$ 2,509	$ 4,655
2	Flagler System - Eagle Lake	2,780	2,500	5,280
3	Flagler System - Beverly Beach	2,780	2,500	5,280
	Proposed Rates			
4	Flagler System - Plantation Bay	$ 2,622	$ 5,611	$ 8,233
5	Flagler System - Eagle Lake	2,163	1,925	4,088
6	Flagler System - Beverly Beach	3,700	3,104	6,804
	Other Florida Utilities:			
7	City of Bunnell	$ 2,112	$ 3,073	$ 5,185
8	City of Daytona Beach	1,580	2,560	4,140
9	City of DeLand	2,580	3,384	5,964
10	City of Deltona	1,944	4,531	6,475
11	Flagler Beach	1,170	1,240	2,410
12	City of Holly Hill	1,422	1,908	3,330
13	New Smyrna Beach Utilities Commission	1,485	1,445	2,930
14	City of Ormond Beach	2,902	2,829	5,731
15	City of Palm Coast	2,746	2,955	5,700
16	Town of Ponce Inlet	2,823	1,868	4,691
17	City of Port Orange	1,555	1,540	3,095
18	City of St. Augustine	2,361	1,764	4,125
19	Volusia County - Softened	1,643	3,122	4,765
20	Other Florida Utilities' Average	$ 2,025	$ 2,478	$ 4,503

[1] Unless otherwise noted, amounts shown reflect residential rates in effect June 2022 and are exclusive of taxes or franchise fees, if any. This comparison is intended to show comparable charges for similar service for comparison purposes only and is not intended to be a complete listing of all rates and charges offered by each listed utility.