



Colorado Centre Metropolitan District
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Wednesday, August 21, 2024

Board of Directors
Colorado Centre Metropolitan District
4770 Horizonview Drive
Colorado Springs, CO 80925

Re: Proposed 2025 Draft Budget for the Colorado Centre Metropolitan District (District)
Directors of the Board,

As required by State law to be done before October 15 of every year, you are hereby presented the District's proposed budget for fiscal year 2025 for your review, discussion and consideration before adoption (see **Appendix A**). As presented, all revenues are sufficient to cover all expenses of the District. The District functions are separated into General Operations, which includes Parks, Fire and First Responder, Refuse Disposal, Flood Control and Street Light services; Reserve, which is maintained as per the bankruptcy plan of the District to ensure the District's continued success; Debt Service, which is used to pay the bondholders of the District established as per the bankruptcy plan; a Water Enterprise, which is responsible for constructing, operating and maintaining all potable water facilities and infrastructure; and, a Wastewater Enterprise, which is responsible for constructing, operating and maintaining all wastewater facilities and infrastructure. The Board of CCMD is also the Board of the Water and Wastewater Enterprises. Below is a general discussion of the various line items to facilitate your evaluation and understanding of the various line items presented in the fiscal year 2025 budget.

It is important to highlight that, as presented, the budget reflects allocation changes from previous years. For instance, the General Governmental Fund is now being allocated 20% of the administrative expenses while the Fire Fund is not allocated any of those costs, except for those related to the collection of taxes and insurance, because the operations of the fire station have been contracted in full to the Colorado Springs Fire Department. It is important to remember that a requirement of the Bankruptcy plan to dedicate the 20 mills of General taxes to the repayment of bonds is likely to kick into effect in the year 2026 because it appears that the District will exceed 1,500 single family homes within its boundaries by then. The two mills for parks and three mills for fire are not affected by the bankruptcy plan.

In respect to the Enterprise Water and Wastewater Funds, several increases are proposed as part of the budget. These increases may be reduced if the Board elects to use some of the revenue it receives from the respective Enterprise Capital Funds to subsidize expenses.

General and Fire Funds

Although Fire is a sub-fund of the General Fund, it has been separated as its own revenue/expense center to better understand and administer the monies related to this service. Therefore, it will be discussed as if it were an independent fund for budgeting purposes.

General Fund (w/o Fire)

Revenues

This fund operates the culture and recreation (parks and open space), public works (major drainage and flood control maintenance), street lights and refuse disposal activities of the District. General and specific mill levies, grants and lottery funds, as well as fees are used to raise the funds necessary to provide these services. For Calendar Year 2025, a preliminary assessed valuation of \$42,000,000 (The County has not provided the preliminary assessed valuations for 2025 yet - **Appendix B**).

An unusual situation is taking place with the amount of taxes the County has collected from the District's taxpayers. For the first time in recent memory, the District was distributed taxes in 2024 in excess of what it had certified to the County for the 2024 tax year. This has created an opening fund balance of \$43,782 which cannot be spent by the District until, first, determining the reason for the revenue and, second, until the District has appropriated the money. This opening balance is likely to change over the next few months but a resolution to how to handle it will be reached before the final 2025 budget is approved.

The District will levy 20 mills to satisfy the "Annual Installment" payment to the bondholders of the District under the US Bankruptcy Case No. 89 B 16410 J after any operational funds needed by the District are used first. Twenty mills are expected to generate \$840,000 of income. In addition, the District levies 2 mills for Parks and Recreation which will generate \$84,000. The District also receives Specific Ownership (SO) tax revenues from the County which are based on the proportionate taxation level of the District with respect to the entire County's taxing entities. These tax revenues are from fees, taxes and charges that the County collects from licenses for motor vehicles, trailers, campers, construction equipment, mobile machinery, etc. The District estimates that it will receive \$120,000 in SO tax revenues in 2025.

The State of Colorado shares profits from its lottery division with all taxing public entities that have parks, open spaces and recreation departments/activities. For Fiscal Year 2025, the District anticipates receiving \$12,000 from this source.

The remaining revenues of the General Fund are all derived from fees, charges, penalties and interest. **The street light fee will increase 2.2%** to \$2.55 per month per single family, and \$18.11 per month per commercial/office/industrial (COI) account with a 2" water meter, \$10.20/mo. per COI with a 1.5" water meter and \$4.59/mo. per COI with a 1" water meter. The COI accounts are being changed to reflect more equitable charges based on meter size. This yields total estimated annual revenue for this service of \$36,288. **Refuse Disposal will increase 5.03% from \$17,50 to \$18.38** per single family home. This will generate income of \$228,000 for the year. The District does not offer refuse disposal to commercial accounts. Miscellaneous

fees, penalties, charges and interest income comprise the balance of the revenue stream of the General Fund at \$17,400 for the year.

Expenses

The first line item of expenditures is that which covers all the administrative personnel, building operations, general insurance, Director's fees, election costs, general legal counsel, various contract support services and others. **Appendix D** shows the full budget for administration, which is then allocated 20% to the General Fund, 50% to the Water Enterprise and 30% to the Wastewater Enterprise. The General Fund's Administration allocation for FY 2025 is \$187,048. Public Works is the department in charge of all major drainage channels, i.e. Jimmy Camp Creek, and detention pond maintenance (MRK-1), including personnel costs. It is anticipated that this fund will require \$33,600 in 2025.

The streetlights service is a direct payment to Mountain View Electric Association who provides the street light power and maintenance to the District. This cost for streetlights is expected to be \$34,800 for 2025.

The expenses for refuse disposal are mostly related to Republic Disposal's charges to District for bulk service. Some minor administrative and consulting costs may also be incurred. These costs are expected to be about \$194,400 for the year.

Culture and Recreation is related to the provision of parks, open space and landscaping maintenance services within the District. These services are expected to cost the District \$57,600 in 2025.

Capital outlay refers to any depreciable assets installed by the District. In most cases, the new capital assets are for parks; although, computers, software, radios, telemetry systems, office furniture, maintenance equipment, major channel improvements and other such items are also paid out of this account. It is anticipated that \$60,000 will be spent in 2025 on such type of items and improvements. The miscellaneous expenses are for unexpected expenses and budget balancing purposes and total \$22 for the year.

Transfers

The projected transfers to other funds are as follows: \$289,000 to the Debt Service Fund to help pay the Annual Installment of the 1992 bondholders and \$500,000 to the Fire and \$25,000 into the Reserve Fund to meet the limit allowed by the bankruptcy plan. These total \$814,000 after all government operational costs of the District have been satisfied.

Fire Fund

Revenues

This fund operates the Fire Protection and First Responder Operations of the District. It is expected to have an initial fund balance of \$1,326,075 at the start of the fiscal year. Mill levies, interest, and fees are used to raise the funds necessary to provide these services. The proposed monthly charge for 2025 is \$19.48 per single family residential, a 1.2% decrease from 2024, and \$138.31/mo. per COI with a 2" water meter, \$77.92/mo. per COI with a 1.5" water meter and \$35.07/mo. per COI with a 1" water meter. These charges help cover some of the actual costs of operating the fire and emergency first responder services. Said charges will generate \$273,876 in revenue which reflects the loss of the Bradley Height's homes after conversion by the City at the

end of 2024. A \$16,200 miscellaneous income allowance is for revenues from interest, grants, reimbursements for services, mutual aid, federal assistance, or other source. **Appendix C** shows the estimating spreadsheet used to compute the proposed first responder fees.

There will also be \$126,000 raised from voter approved 3 mills for fire and first responder services which must only be used to pay for these activities.

Expenses

The fire budget covers the first responder and fire protection services of the District. It is anticipated that in FY 2025, \$1,890 will be needed for administration, mostly to cover the mill levy collection costs of the County. A total of \$500,000 is the cost for actual operations which are now paid to the City of Colorado Springs Fire Department. A capital outlay amount of \$250,000 is projected to help pay The District's contractual obligation of 9% of total costs for the completion of the fire station expansion and remodel work remaining.

Transfers

A total of \$500,000 will be transferred into the Fire the General Fund to cover current and future expenses of equipment replacement and improvements at the fire station.

Reserve Fund

In 2025, this fund will have a starting balance of \$1,100,000. It will receive a transfer of \$25,000 from the General Fund to reach the allowed limit under the bankruptcy plan of \$1,125,000

Debt Service

The "Developer Owned Property" levy of 100 mills, is estimated to generate \$500,000 for fiscal year 2025, by assuming that the 100 mills will be applied to an estimated developer owned valuation of \$5,000,000. Additionally, interest income of \$54,000 is anticipated. Revenue for this fund also comes from a transfer from the General Fund of excess monies generated by the 20 mills of general taxes imposed by the District on all properties within its boundaries which are in excess of funds needed by the District to maintain its governmental operations. That transfer is estimated to be \$289,000 in 2025. The Debt Service Fund anticipates making two Series A (Interest Only) bondholder payments totaling \$264,950, a \$564,550 payment to the Series B (PI) bondholders, in addition to bond administration expenses from the Bank of New York Mellon of \$6,000 and \$7,500 for the cost of collecting taxes imposed by El Paso County (1.5%).

WATER ENTERPRISE

Water Administration and Operations Fund

Revenue

Appendix E depicts the spreadsheets used by management to estimate the new fiscal year's utilities rates, based on the performance from July of the previous year to June of the current year. Many factors affect rate setting, including those beyond the control of management: such as the weather, level of tenancy, equipment failure, peak electric demand charges, construction water sales, etc. The costs of operating the system are more predictable regardless of water usage, except for the amount of chemicals, natural gas and electricity that may be needed. So, even though the rate calculator may indicate some expected charges, it takes experience and some good fortune to be able to raise the exact monies required to operate the system. Therefore, it is imperative that rates always be on the conservative side, i.e. assume wet year conditions which leads to lower water sales at the expense of higher water prices.

Management estimates that a total of 85,000,000 gallons of water will be sold by the District in 2025. Using an estimated revenue distribution based on the proposed adjusted billing tiers for water; the average revenue is estimated at \$6.45 per thousand gallons sold, which is almost 0.5% lower than the \$6.48 per thousand gallons estimated to be required. This average revenue was estimated assuming that all rates are adjusted upwards as follows: Tier 1 goes from \$3.90/kgal/mo to \$4.50/kgal/mo.; Tier 2 goes from \$5.60/kgal/mo. to \$6.53/kgal/mo.; Tier 3 goes from \$7.50/kgal/mo. to \$8.74/kgal/mo.; Tier 4 goes from \$12.50/kgal/mo. to \$14.57/kgal/mo.; Tier 5 goes from \$18.75/kgal/mo. to \$21.85/kgal/mo.; and, Construction Water remains unchanged at \$30.00/kgal. The proposed rates reflect approximately a 15.4% increase over the previous year. The reason for this is that wet years have been causing a decrease in expected revenue. The user charges are expected to generate \$548,215 in revenue

The administrative service charges are proposed to increase 18.1% to \$23.13/mo/SF , \$164.21/mo. (2" water meter), \$92.51/mo. (1.5" water meter), and \$41.63/mo. (1" water meter) The total revenue from this source is expected to be \$424,800. Interest and other miscellaneous charges such as: disconnect and reconnect charges, penalties, surcharges, interest, etc. make up an estimated \$12,000 of revenue.

Expenses

The administration cost for the water general fund is 50% of that presented in **Appendix D**. For fiscal year 2025 it is estimated at \$432,970. The cost for Transmission and Distribution estimated at \$550,400 and includes management and engineering consulting services, legal counsel, lease for the 3-million gallons tank on airport property, Fountain Mutual Irrigation assessments for the 595 shares owned by the District, Transit Loss Model costs, insurance, carriage agreement of Robinson Ditch water through FMIC and operational costs (i.e. electricity, chemicals, repairs, maintenance, testing and personnel). A budget balancing expense in the amount of \$1,645 is shown also.

Water Capital Fund

Revenue

This Fund is expected to have an opening balance of \$4,825,597. Some or all these funds may be appropriated for use by this fund on capital projects. The water capital improvement service charges paid monthly by customers of the District will remain at \$3.50 per single family and \$24.85/mo. (2" meter), \$14.00/mo. (1.5" meter), \$6.30/mo. (1" meter) per commercial account and make up the projected revenue of \$50,400. A Capital Improvement Service Fee of \$260,000 is estimated to allow for 41 single family homes that may be added to the District by Habitat for Humanity. The Capital Improvement Fee per water connection goes up by 2% for all new construction to \$10,564/connection and no sale of interim connections for CSU's service areas inside the City are expected after conversion. Miscellaneous income of \$900,000 is anticipated to be generated by interest income, lease of Robinson Water rights and excess FMIC shares, sale of construction water and other miscellaneous fees.

Expenses

The District anticipates a capital expenditure of \$120,000 to complete furnishing the new administration building. Another \$120,000 are allocated under miscellaneous for undetermined and/or mandated projects.

WASTEWATER ENTERPRISE

Wastewater Administration and Operations Fund

Revenue

The proposed user revenue of \$534,876 will be raised by increasing the previous rate from \$8.06/kgal to \$8.75/kgal for residential customer using the December/January usage for the following twelve months. **This reflects a 8.6% increase in user rates.** COI account will also pay \$8.75/kgal of metered sewer which is established as the difference between the master water meter(s) minus the irrigation meter readings (see Appendix E). **The administrative service charges will go from \$12.96/mo. to \$17.96/mo. per single family, a 38.6% increase, and to \$127.48/mo. (2" meter), \$71.81/mo. (1.5" meter), \$32.32/mo. (1" meter) per commercial account per month.** These rates should generate \$258,000/yr. in funding for this line item. Interest and other miscellaneous charges such as: disconnect/reconnects, surcharges, interest, etc. make up an estimated \$3,000 of revenue.

Expenses

The administration cost for the wastewater general fund is 30% of that presented in **Appendix D.** For fiscal year 2025 it is estimated that sewage treatment costs paid to the Lower

Fountain Metropolitan Sewage Disposal District (LFMSDD) will be on average \$5.60 per thousand gallons, plus administration fees for an estimated budget of \$342,000 in 2025. An estimated budget of \$192,000 covers the costs of collection and transmission of the sewer effluent by District staff and includes items such as: automobile expenses, management and engineering consulting services, counsel, insurance, and operational costs (i.e., chemicals, repairs, maintenance, testing and personnel). The miscellaneous funds, in the amount of \$2,100, are used to account for unexpected budget changes or to balance the budget.

Wastewater Capital Fund

Revenue

This fund is estimated to have a beginning balance of \$10,055,477. The capital improvement service charge will remain at \$3.5/month per single family account and \$24.85/mo. (2" water meter), \$14.00/mo. (1.5" water meter), \$6.3/mo. (1" water meter) per commercial account. This charge is expected to generate \$50,400 in 2025. A Capital Improvement Service Fee of \$260,000 is estimated to allow for 41 single family homes that may be added to the District by Habitat for Humanity. Interest income, and fees of 480,000 make up the miscellaneous revenue.

Expenses

The District anticipates a capital expenditures of \$120,000 to complete furnishing the new administration building

Thank you for the opportunity to present this proposed 2025 budget to the Board.

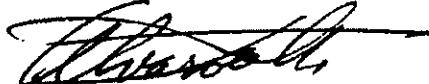
Sincerely,



Cynthia Dixon
Treasurer



Liz Sokes
CFO


Alvaro J. Testa
District Manager

Appendices A-E

APPENDIX A

PROPOSED 2025 BUDGET

PROPOSED BUDGET FOR CALENDAR YEAR 2025

Assessed Valuation:	\$42,000,000
Reg. Mills:	25,000
Dev. Owned Assessed Val:	\$5,000,000
Dev. Owned Mill Levy:	100,000
First Responder Service Charge:	\$19.48
Monthly Residential/COI First Responder Service Charge:	\$18.38
Monthly Residential/COI Street Light Service Charge:	\$2.55
Restricted Taps (Water and Sewer (each):	\$6,500.00

PROPOSED BUDGET FOR CALENDAR YEAR 2025

Budget References:

< A.1	20 mills of Tax revenue governed by bankruptcy plan Case No. 89 B 16410 J. (EPC Tax codes 899 DB4, DB5, DBA, DCQ, DCS, DCU, DCV, DFW, DFX, DGA, DJP, DJQ, DKB, & DKD)
< A.2	2 mills for Parks and Recreation approved at election in 2005 and exempted from TABOR. (EPC Tax codes 899, DB4, DB5, DBA, DCQ, DCS, DCU, DCV, DFW, DFX, DGA, DJP, DJQ, DKB, & DKD)
< A.3	3 mills for Fire Protection and Emergency Services approved in 2005 and exempted from TABOR. (EPC Tax codes 899, DB4, DB5, DBA, DCQ, DCS, DCU, DCV, DFW, DFX, DGA, DJP, DJQ, DKB, & DKD)
< B	Estimated Specific Ownership Tax Revenue
< C	Estimated revenue from state lottery and various agencies grants for parks
< D	Estimated revenue from street light services fees at @\$2.55/home/mo and \$4.59(1")*\$10.20(1.5")*\$18.11(2") per mo. for commercial
< E	Estimated revenue from trash service fees of \$18.38/mo/act.
< F	Estimated Revenue from First Responder Fees: \$19.48 per SF account/mo and \$35.07 (1); \$77.92 (2); \$138.31 (2) per COI account/mo.
< G	Estimated interest and other miscellaneous revenue.
< H	Estimated cost of General District, and Water and Sewer Enterprises administration (Allocated as follows: 20% General Fund, 5% Fire Fund, 50% Water Ent. and 30% Sewer Ent.).
< I	Annual cost of operations for Fire Department and First Responder Unit.
< J	Cost payable to EPC for collecting "Developer Owned Property" Taxes only (1.5%)
< K	Estimated cost of maintaining drainage system, fire station, weed control, etc.
< L	Estimated cost of leasing street lights from MVEA
< M	Estimated cost for trash collection - Bestway Contract
< N	Estimated cost to maintain the District's parks and open spaces.
< O	Estimated capital expenditure's costs: Share of New Administration Building, Soccer Field and Irrigation system, trail additions, park equipment additions and/or replacement.
< P	Inter-Fund transfers. - Normally between Governmental Funds only.
< P.1	Transfer from the General Fund the accumulated excess tax revenue from the 3 mills raised for Fire Protection and First Responder Services.
< Q	Emergency Expenses of the Reserve Fund.
< R	Estimated Revenue from 100 mill assessment on "Developer Owned Prop." per bankruptcy plan. (El Paso County Tax codes 879, DB4, DB5, DCQ, DCU, DFW, DFX, DGA, DJP, DKB & DKD)
< S	Estimated cost of escrow agent for bonds. (Bank of New York)
< T	Estimated payment to bondholders from tap fees, regular mill levy, surplus cash and restricted 100 mill levy.
< U	Miscellaneous expenses and/or budget balancing entries.
< V	Sale of restricted water and sewer taps per bankruptcy plan.

Budget Message for the General Funds:

- 1) The District uses the Modified Accrual Budgetary Basis of Accounting for its governmental funds.
- 2) The District intends to provide the following government services during fiscal year 2025:
trash collection, fire protection and emergency response, park and landscaping maintenance, flood control, and general government liaison.
- 3) Surplus revenues of the District at the end of each fiscal year are pledged to repay the non-G.O. bonds resulting from US Bankruptcy Case No. 89 B 16410 J.

PROPOSED BUDGET FOR CALENDAR YEAR 2025

WATER AND WASTEWATER ENTERPRISES

		WATER ENTERPRISE			WASTEWATER ENTERPRISE				
		ADMINISTRATION AND OPERATIONS		CAPITAL PROJECTS		CAPITAL PROJECTS			
		2023 ACT.	2024 EST.	2025 BDGT	Ref.	2023 ACT.	2024 EST.	2025 BDGT	Ref.
Beginning Balance:	\$0	\$0	\$0	\$0	\$4,966,340	\$4,782,670	\$4,825,567	\$0	\$0
Revenues:									
User Charge:	\$311,977	\$405,359	\$548,215	< A	\$424,800	< C	\$50,824	\$58,026	< B
Administrative Service Charge:	\$350,666	\$361,295	\$424,800	< C	\$272,373	\$21,000	\$21,000	\$260,000	< D
Capital Improvement Fee:					\$501,722	\$890,071	\$900,000	\$900,071	< E
Interest and Miscellaneous:	\$10,612	\$5,202	\$12,000	< E					
Total Revenues:	\$673,254	\$771,856	\$885,015		\$824,919	\$1,069,097	\$1,210,400	\$866,104	\$715,516
Expenses:									
Administration:	\$288,390	\$382,514	\$432,970	< F			\$172,018	\$229,686	< F
Treatment:					\$550,400	< H	\$299,550	\$320,632	< G
Production and Distribution:	\$456,988	\$501,558					\$144,783	\$177,600	< H
Collection & Transmission:					\$933,590	\$905,573			
Capital Outlay:					\$0	\$0			
Debt Service:					\$2,871	\$5,598			
Miscellaneous:	\$3	\$2,784	\$1,645	< K			\$4	\$98	< K
Total Expenses:	\$745,381	\$886,957	\$885,015		\$936,462	\$911,170	\$240,000	\$616,355	\$728,016
Other Rev. Sources:									
Transfers In:	\$72,127	\$115,000	\$0	< L	\$0	\$0	\$0	\$12,500	\$0
Transfers Out:	\$0	\$0	\$0	< L	(\$72,127)	(\$115,000)	\$0	(\$49,749)	\$0
Total Other:	\$72,127	\$115,000	\$0		(\$72,127)	(\$115,000)	\$0	(\$49,749)	\$0
Ending Balance:	\$0	\$0	\$0		\$4,782,670	\$4,825,567	\$5,795,997	\$0	\$0

Water Rates, Fees and Charges		Wastewater Rates, Fees and Charges	
RESIDENTIAL		RESIDENTIAL	
Cost per Kgal:	\$4.50 to \$21.85	Cost per Kgal:	\$4.50 to \$21.85
Admin. Serv. Chg (SF):	\$21.13	Admin. Serv. Chg. (SF/mo):	\$17.96
Min. Mo. CISC (SFE):	\$3.50	CISC (SFE):	\$3.50
Cap. Imp. Fee SFE:	\$10,564.00	Capital Imp. Fee per SFE:	\$11,479.00

COI
 Cost per Kgall: **\$8.75**
\$32,320(1)(\$73.8)(1.5)(\$127.4)(2)
 Admin. Serv. Chg. (SF/mo): **\$17.96**
\$6,390(1)\$14,00(.5)(\$24.85)(2)
 CISC (SFE): **\$3.50**
 Capital Imp. Fee per SFE: **\$11,479.00**
 H.O Tap size dep. (34" min)

Ref.
\$571,506
\$573,774
\$790,400

Ref.
\$10,055,477
\$10,725,877

Ref.
\$51,060
\$58,663
\$50,400
\$260,000
\$480,000
< B
< C
< D
< E

Ref.
\$869,153
\$808,573
\$120,000
< J
< K

Ref.
\$869,154
\$808,574
\$120,000
< L
< L

Ref.
\$49,749
\$0
\$0
\$0
\$0

Ref.
\$10,302,777
\$10,055,477
\$10,725,877

PROPOSED BUDGET FOR CALENDAR YEAR 2025

Budget References:

< A	Revenue from utility usage or availability of service charges (ASC)
< B	Revenue from Capital Improvement Service Charges to be used exclusively for new and replacement infrastructure and financing of it, if necessary.
< C	Monthly Administration Charges
< D	Revenue from system connection fees. Equal to charge for tap fees. Funds used to compensate District for required new facilities or improvements to existing facilities.
< E	Misc income (Fees, Interest, Penalties, etc.)
< F	50% Water Fund and 30% Sewer Fund Allocation of total cost for CCMD's Administrative Costs to run Enterprises.
< G	Cost of purchasing wastewater treatment services LFMISDD
< H	Direct and indirect costs of operating the water and wastewater systems.
< I	Capital Improvement Projects. Complete and furnish admin bldg.,install standby generator,study interconnects with City.
< J	Debt payments toward capital project financing, if any.
< K	Miscellaneous expenses and/or budgeting balancing entries.
< L	Intrafund transfers bewteen Enterprise Funds only

Budget Message for the District's Enterprise Funds:

- The Enterprises of the District use the Modified Accrual Budgetary Basis of Accounting
- 1) The District's Enterprises will provide following services during fiscal year 2024: water production/treatment/distribution & wastewater collection/ contract treatment services.
 - 2) Surplus revenue in the Administration and Operations Fund of each Enterprise is pledged to repay the non-G.O. bonds resulting from US Bankruptcy Case No. 89 B 16410 J.
 - 3)

GOVERNMENTAL FUNDS - RESERVE

WATER ENTERPRISE - ADMINISTRATION & OPERATIONS

WATER ENTERPRISE - CAPITAL

WASTEWATER ENTERPRISE - ADMINISTRATION & OPERATIONS

WASTEWATER ENTERPRISE - CAPITAL

ADMINISTRATIVE EXPENSES - Split 30% to Wastewater Enterprise, 50% to Water Enterprise, and 20% to General Fund

APPENDIX B

**EL PASO COUNTY'S
VALUATION FOR
CALENDAR YEAR 2024,
COLLECTION YEAR 2025**

**NOT AVAILABLE AS OF
THIS WRITING**

APPENDIX C

FIRST RESPONDER FEE'S CALCULATOR

**PROPOSED
PUBLIC SAFETY
BUDGET**

FY 2025

Revenue:	Meter Size	Equiv. Qty.	Unit Rev.	Amount (\$)
Single family (County)	3/4	1125	\$233.72	\$262,938
Single Family (City)	3/4	0	\$233.72	\$0
Total Single Family Homes		1125	\$233.72	\$262,938
COI				
8955 Drennan	2	7.1	\$233.72	\$1,659
4550 FTZ	2	7.1	\$233.72	\$1,659
4615 FTZ - S	2	7.1	\$233.72	\$1,659
4619 FTZ-N	2	7.1	\$233.72	\$1,659
WSD3 BUS BARN	2	7.1	\$233.72	\$1,659
CCMD WATER PLANT	1	1.8	\$233.72	\$421
CCMD ADMINISTRATION BLDG.	2	7.1	\$233.72	\$1,659
ADVANCE CONCRETE	1	0	\$233.72	\$0
AUTO AUCTION	1 1/2	4	\$233.72	\$935
CCMD FIRE STATION	2	0	\$233.72	\$0
USARC 1	2	0	\$233.72	\$0
USARC 2	2	0	\$233.72	\$0
		48.4		
TOTAL S.F. EQUIVALENTS:		1173.4	\$233.72	\$274,250

Expenses:	Units	Qty	Unit Cost	Amount (\$)
CSFD CONTRACT 2024	LS	1	\$500,000	\$500,000
Legal	hrs	15	\$350	\$5,250
Administration (Consultant)	hrs	0	\$250	\$0
Administration (5%)	each	0	\$1,890	\$0
Insurance	each	1	\$10,000	\$10,000
Contingency and Overhead	each	1	\$25,000	\$25,000
				\$540,250
Reduce by Prop. Tax (3 mills only):				-\$126,000
Reduce by Transf. from GF - partial				-\$140,000
Net Cost Paid by Fees:				\$274,250

Monthly Fee for First Responder Service:

	Mo. Amt.	Units	Monthly total
Single Family	\$19.48	1125	\$21,915
COI (1")	\$35.07	0	\$0
COI (1.5")	\$77.92	1	\$78
COI (2")	\$138.31	6	\$830
Mo. Fee Revenue:			\$22,823
Mo. Fire Tax Revenue:			\$10,500
Mo. Gen Mill Revenue			\$11,667
Total Mo. Revenue:			\$44,990
Monthly Expenses:			\$45,021

APPENDIX D

2025 ADMINISTRATION BUDGET

ADMINISTRATIVE EXPENSES - Split 30% to Wastewater Enterprise, 50% to Water Enterprise, and 20% to General Fund

APPENDIX E

UTILITY RATES ESTIMATOR FOR 2025

UTILITY RATE ESTIMATOR

WATER RATE ESTIMATOR FOR FISCAL YEAR 2025

FOR F.Y.: 2025

2025 Projected Tiered Water User Rates:			
2025 Projected Expenses:		Amount (\$)	% of column
Operations	\$300,000		54.51%
Electricity & Gas	\$42,000		7.63%
Supplies	\$24,000		4.36%
Repairs and Maintenance	\$54,000		9.81%
Water Tank Lease (COS)	\$30,000		5.45%
FMIC, ROBINSON, TRANSIT LOSS	\$100,400		18.24%
Miscellaneous		0.00%	
Total Expenses:	\$550,400	100.00%	
2025 Est. Water to be Sold (Gallons) (not including construction, flush, and fire)	85,000,000		
2025 Avg. Revenue Required from Water Sold (\$/kgal):		\$6.48 /kgal	
Actual Parks, Residential and Commercial Water Sales:			
2025 Est. Water Sales per tier (Gallons)	Tier 1	Tier 2	Tier 3
2025 Rate per Tier per k-gallons	\$4.50	\$6.53	\$8.74
2025 Revenue per Tier	\$283,306	\$77,521	\$19,041
2025 % Revenue per Tier	51.68%	14.14%	3.47%
2025 % of All Water Sold	74.07%	13.97%	2.56%
2025 Est. Weighted Avg. Revenue from Water Sold (\$/kgal):		\$6.45 /kgal	OK
2025 Target Sewer User Rates:		Amount (\$)	% of column
2025 Expenses:		\$168,000	31.46%
Operations	\$12,000		2.25%
Supplies	\$12,000		2.25%
Repairs and Maintenance	\$342,000		64.04%
Treatment			
Total Expenses:	\$534,000	100.00%	
2025 Gross Sewer to be Sold (Gallons)	61,046,575	61,046,575	
Est. Sewer to be Sold (Gallons):			\$8.75 /kgal
2025 Revenue Required from Sewer to be Sold (\$/kgal):			
0.72 Projected Ratio of Sewer to Water			
COLORADO CENTRE METROPOLITAN DISTRICT			

UTILITY RATE ESTIMATOR

Fire and Lost Water Charges Estimator (CCMD Only):		\$6.48 per Kgal														
2025 Avg. Revenue Required from Water Sold (\$/kgal):																
Items allocated:	%															
Electricity & Gas Supplies	7.63%	\$0.49														
Repairs and Maintenance	4.36%	\$0.28														
Water Tank lease (COS)	9.81%	\$0.64														
FMIC, ROBINSON, TRANSIT LOSS	5.45%	\$0.35														
Miscellaneous	18.24%	\$1.18														
	0.00%	\$0.00														
		<u>\$2.95 per Kgal</u>														
Construction Water Charge Estimator:		\$30.00 per Kgal														
Lease of FMIC Water at Headgate Charge Estimator:																
Expenses:																
2025	Assessments & T.L.: Water Yield per Share: Cost per volume: Robinson Cost per net volume: Total volume available: Average Cost per unit volume:	<table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 10%;">\$110.00</td> <td style="width: 10%;">per share</td> </tr> <tr> <td>0.70</td> <td>ac-ft/share</td> </tr> <tr> <td>\$157.14</td> <td>per ac-ft</td> </tr> <tr> <td>\$46.10</td> <td>per ac-ft</td> </tr> <tr> <td>679</td> <td>ac-ft</td> </tr> <tr> <td>\$113.12</td> <td></td> </tr> <tr> <td colspan="2" style="text-align: center;"><u>\$150 per ac-ft</u></td> </tr> </table>	\$110.00	per share	0.70	ac-ft/share	\$157.14	per ac-ft	\$46.10	per ac-ft	679	ac-ft	\$113.12		<u>\$150 per ac-ft</u>	
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<u>\$150 per ac-ft</u>																
Use ->																

SUMMARY OF WATER AND SEWER USAGE FOR ALL ACTIVE ACCOUNTS (*)
PERIOD JULY 2023 TO JUNE 2024

TYPE/USER	WATER (GALS)	% OF TOTAL	SEWER (GALS)	% OF TOTAL
COMMERCIAL	4,670,852			
SUB TOTAL:	4,670,852	4.56%		
RESIDENTIAL				
ALL HOUSES ONLY	80,659,855			
SUB TOTAL:	80,659,855	78.81%		
PARKS AND OPEN SPACES / NO SEWER USE	3,971,686			
SUB TOTAL:	3,971,686	3.88%		
OTHER USERS				
CONSTRUCTION	13,050,271			
	13,050,271	12.75%		
TOTALS:	102,352,664	100.00%	61,046,575	59.64%

(*) THESE FIGURES WERE ARRIVED AT FROM REPORTS PREPARED BY CCMD STAFF FROM
THEIR CUSTOMER BILLING SOFTWARE AND FROM SYSTEM OPERATIONS DATA.

SUMMARY OF WATER SALES BY TIERS FOR ALL ACTIVE ACCOUNTS (*)
PERIOD JULY 2023 TO JUNE 2024

	RESIDENTIAL (GALS)	COMMERCIAL (GALS)	TOTAL (GALS)	% OF TOTAL
TIER 1	62,024,200	1,177,721	63,201,921	74.07%
TIER 2	11,155,828	761,953	11,917,781	13.97%
TIER 3	1,781,376	405,697	2,187,073	2.56%
TIER 4	522,913	345,486	868,399	1.02%
TIER 5	5,175,538	1,979,995	7,155,533	8.39%
TOTALS:	80,659,855	4,670,852	85,330,707	100.00%