TOWN BOARD WORK SESSION

November 10, 2025 - 5:30 PM
1st Floor Conference Room, 301 Walnut Street, Windsor, CO 80550

To view Town Board meeting broadcasts, visit
www.windsorgov.com/MeetingsOnDemand.

AGENDA

GOAL of this Work Session is to have the Town Board receive information on topics of Town business from the Town Manager, Town Attorney and Town staff in order to exchange ideas and opinions regarding these topics.

Members of the Public in attendance are asked to be recognized by the Mayor before participating in any discussions of the Town Board

WORK SESSION AGENDA ITEMS

1. Board/Manager/Attorney Monthly Meeting
2. Budget: Wrap-Up/Revisions - S. Hale, Town Manager
3. Future Meetings Agenda

The Town of Windsor will make reasonable accommodations for access to Town services, programs, and activities and will make special communication arrangements for persons with disabilities. Please call (970) 674-2400 by noon on the Thursday prior to the meeting to make arrangements.

2026 BUDGET – FOLLOW-UP FROM STAFF FOR TOWN BOARD

NOTES FROM OPERATING WORK-SESSION AND ACTION TAKEN

Mayor & Town Board: Retain $175k for federal advocacy ($100k) and affordable housing ($75k) – *Staff reallocated existing budget to accommodate.*

Planning: Short Term Rentals – what is the progress with this program and what if any are "local taxes" as applied to billing guests. Can we abandon the current (non-effective) software solution. *Staff will give the TB an update on the STR program early in 2026. There may be an opportunity to reduce some of the requirements—and—change the software based on Staffs observation one-year into the program.*

Planning: Lodging Tax – TB felt strongly that communications around this topic should start early. *Economic development staff has already engaged the new Chamber director on this topic.*

Recreation: Future Athletic Complex – *Staff has engaged the Town of Severance and is working through opportunities for potential collaboration. No decision will be made on final location until this partnership is explored.*

Open Space: Poudre River Trail Management – *TB consensus that funds would be better spent if they remain in-house – we can revisit in a year or two. A Resolution dissolving the current IGA, was presented to TB on 10/13/2025 and continued until 10/27/2025. The final decision is still pending, but the 2025 historical budgeted amount ($32,000) is currently accounted for in the budget pending the Town Boards decision.*

IT: Calendly & Chat/Voicebot –

> "Most people want to talk to a real person"
> "Inaccurate data provided"
> "Chatbot answers are more correct"
>
> Staff was still gathering feedback and will provide more feedback on Nov 10th.
>
> TB felt that Calendly could open the Town up to all kinds of 1st Amendment issues and that the better solution would be to partner/co-sponsor a DDA or Chamber site, not directly affiliated with the Town.

BUDGET REVISIONS FROM STAFF

Revenue:

1. General Fund Increase from $41.1M to $41.7M due to: reallocation of sales tax from Capital Improvement Fund ($250k); Increase in Highway User's Tax estimate ($250k).

2. Park Improvement Fund Increase – Inclusion of loan repayment ($2.0M) from the Open Space Fund. As a reminder, the total loan amount was $7,466,983 and will be paid off in 2028. The sales and use tax for open space generates approximately $2.4M per year.

3. Capital Improvement Fund increase from $24.4M to $25.2M due to: addition of $1.1M in estimated grant funding; offset by reallocation of sales tax to the General Fund ($250k).

4. Sewer Fund increase from $8.4M to $9.8M due to: recalculation of utility sales collections at a 40% increase in 2026. The Town's underwriter has confirmed that our rating agency, S&P, is going to want to see the Town's cash on hand in the range of $8-$10.5M.

Expenditures:

1. Utility Lines: Due to unexpected waterline replacement along 15th Street, the planned replacement of the Chestnut waterline ($1.5M) has now been downgraded to the least important of the three lines under consideration. According to Curtis Templeman, the Town can push the Chestnut project as this line hasn't broken since it was added to the 5-year waterline replacement plan.

2. PD Records Management System – this project has been reduced to $150k for 2026 – sufficient funding to pay for project management in 2026.

3. Bus Stop Installation – this project has been increased to $20k for 2026, and there is a possibility that an additional $15k is required for another shelter at Crooked Stick & Fairgrounds.

4. Town Hall Renovation: Increase to $1.2M from $1.0M - due to testing during the winter months in an effort to improve the HVAC system, and furniture. There remains a healthy contingency due to this being an old building.

<u>UTILITY RATES – FOLLOW-UP QUESTIONS FROM TOWN BOARD</u>

1. Date of last Storm Drainage PIF (New Growth Basin Impact Fee) increase? *2024*

2017 – Establishment of Fee - $.2206 per Sq. Foot
2019 - $.2246 (+1.8%)
2022 - $.22965 (+2.24%)
2023 - $.234817 (+2.24%)
2024 - $.240176 (+2.28%)

2026 - $.304803 (+26.91%) – Year 1 of a 3-Year Phasing-In Plan for a Total Increase of 80.7%.

2. Number and magnitude of utility rate increases since 2015.
Total number of rate increases = 8 / 110% Total Increase for a typical SFRE bill.

GENERAL COMMENTS & QUESTIONS FROM TOWN BOARD

1. Staffing Requests

   No issues with current requests for budget approval
   Comments:
   - Not sure about district policing, need to see more data on crime patterns if we really need full staff on all shifts.
   - Ok to go forward for 2026; but please make sure to review?

   Chief Garrison will focus on the following outcomes (below), which are identified in national research on district policing. It's important to note that full staffing will not be in place immediately, as newly hired officers will need to complete training and begin solo field assignments later in the year. Realistically, we will need to reevaluate toward the end of the year when additional data is available.

   Once staffing is in place and we are able to fully shift into a district policing model, leadership will review the following:

   Response Times
   Coverage Efficiency
   Problem-Solving & Ownership
   Community Feedback

   Crime statistics will continue to be gathered through a limited manual process. As discussed, our current RMS does not support advanced crime analysis.

   - Town Attorney request for next year – need to understand workload better, one dedicated to Police Department seemed too much, but a half of a new person might work
     Noted for the 2027 request.

2. Outside Agency Funding –
    a. Total Budget Line Item – *A worksession is scheduled for December 8th to discuss parameters, process and preferences on funding for 2026. The TB will need to decide the amount you'd like to allocate towards the 2026 Budget. The summary feedback to Mayor Cline was:*

        1. ***$125K** Rick, Lanie, Brian, Jason, Julie*
        2. ***$150K** Ken*
        3. ***$100K** Ron*

    b. TB would like to review how we fund and the parameters for approval *(Work Session already set up on Dec 8)*

        i. **Example**: non-profits only, 2 years in row only, how many people help, organization from TOW

    c. TB wants to go line by line for the 2026 applicants that will be funded. *(Work Session already set up on Dec 8)*

    d. Most of TB agrees that we need to leave some non-allocated buffer for the year.
    This should be accounted for when the TB determines the line item budget for outside agency funding.

3. Chat Bot/ Phone/ AI for Town Website Contact

    a. **No Opinion** Jason
    b. **Nothing for Next Year** Ron, Rick
    c. **Chatbot/ Search** Ken, Brian, Julie, *Lanie*
    d. ***Chatbot/ Search + Phone*** *(note – moved Lanie based on an email she sent) Staff needs direction on TB preference.*

4. Miscellaneous Questions or Comments
    a. How much "in-kind" for the Harvest Fest comes from the Town?

Type	Hrs.	Cost
Non-Exempt Overtime - Full Time Staff	259	$14,260
Part Time & Seasonal Non-Exempt	145	$3,332
Non-Exempt Overtime - Sworn Officers	292	$32,346
Exempt Full Time Staff	176	$9,677
Total	872	$59,615

Plus $11,500 in a direct cash donation for a total of $71,115. Please note that staff does not track minor incidental spending related to Harvest Festival.

b. Keep Water Rates lower than 20% increase (less is more)
Note: Proposed Increase is 12.5%

c. Enterprise Funding = is that the only way that can pay for backlot project?
The paving portion of the backlots project will be funded out of the Capital Improvement Fund while the water and sewer line replacements will be funded from their respective utility funds. Please note #1 expenditure update above; Staff is recommending moving forward with backlot water line after reassessing the Chestnut street project and determining that it isn't critical for 2026.

To fully answer the question though, as discussed at our previous meeting, Enterprise Funds (water, sewer, stormwater) should be self-sustaining. They lose their "enterprise" status if they are supported by 10% of tax dollars, whether its federal, state, or local, including grants.

d. Need to make sure to explain to public what/ why increase on rates (proactive)
The Communications division has completed a communications plan for the utility rate increases in 2026.

e. What is status of P3 for ballfields? Is this in the budget anywhere?
The Town and the P3 were discussing turfing two remaining ballfields at Chimney Park. We realized that we needed to bid the project because what we had been discussing with the P3 group was using their supplier for the project and something we could not legally pursue. We ultimately used a national bid service called Sourcewell. We asked for pre-bid turf installation from two companies on the bid network. One of them was the P3 preferred vendor. Ultimately, we chose to proceed with a product by SprintTurf if the project is approved in the 2026 CIP (same product used for phase I of Chimney Park turf project).

Additionally, we had discussions around building additional sports fields at Labue Park or the North Campus. Through discussions with the P3 we determined that using the P3 didn't make sense given the

Town has the funds to develop one of the sites to address the immediate need for three additional lighted ballfields.

Given that we already budgeted for the North Campus Master Plan and construction documents and knowing that Labue was/is a candidate for a future indoor facility we have recommended construction of phase 1 of the North Campus. Staff has prepared a park buildout plan that will be presented to the Town Board early 2026 in a worksession.

f. Are we using all avenues for grants that are possible?
We are actively pursuing grant opportunities and have successfully secured several in recent years. For the 2026 fiscal year we have applied for and been awarded the following grants in total, they are more than $3.8 million.

- *STBG Funding for WCR 13 & Jacoby Road Realignment ($1,187,311)*
- *Safe Routes For All (SSFA) - SH 392 Study ($240,000)*
- *Developer Cost Share for Traffic Signal @ SH 257 & CR 72 ($31,250)*
- *STBG Funding & Developer Cost Share for Roundabout at Crossroads & Colorado Blvds ($2,220,245).*
- *State Grant for Flock Cameras ($24,000),*
- *DOLA Funding for Housing Needs Assessment & Housing Action Plan ($92,265)*
- *Safe Routes to School ($92,000)*

We have identified the following grants and have applied, however staff has yet to learn if we will be awarded:

- *Community Directed Spending for Roundabout at Crossroads & Colorado Blvds ($5M requested)*

Additionally, staff has identified the following grants they intend to submit applications for in the coming year:

- *Funding for Open Space Master Plan ($50,000).*
- *Funding for TIDG Master Plan ($50,000)*
- *Numerous public safety grants.*

This is not an exhaustive list, but it reflects our proactive approach to leveraging external funding wherever feasible. Staff does look for grant opportunities, but there are likely avenues that we haven't explored. The new direction for 2026 is Staff's recommendation to hire a lobbying firm and work with them to facilitate more direct funding opportunities.

g. What do we do after the "useful life" of our vehicles is achieved? Sell?
The Town currently utilizes the FASTER Asset Management System for fleet management. This program provides essential information to help make informed decisions regarding the replacement of equipment. FASTER evaluates vehicles based on three categories for replacement recommendations, assigning up to 5 points in each category:

1. Age of the vehicle/equipment
2. Total maintenance and repair costs incurred on the vehicle/equipment
3. Overall usage (meter reading) of the vehicle/equipment

Typically, replacement is recommended when the total points reach between 12 to 15. Once a vehicle or piece of equipment reaches the recommended threshold and our Fleet Division determines that we have maximized its usage, we will either trade the unit on a new vehicles/equipment, auction the unit off, or sell them to a local community in need, if we are made aware of the need. Our goal is to avoid selling any subpar equipment. We prioritize selling vehicles and equipment that have been heavily used but are still functional, ensuring that we don't invest more in repairs than we would get back upon selling or trading. We also retain the retiring vehicles as a low-use backup if the replacement unit is delayed or unavailable. This ensures continuity of service and emergency readiness without incurring rental costs.

We strive to maximize return on investment for all our vehicles and equipment whenever possible.

Fleet Vehicle Life Expectancy values

Police Units: 7 years (formerly 6 years)

Pick-up: 10 years (formerly 8 years)

Service bodies: 10 years (formerly 8 years)

1.5-ton truck: 10 years

Tandem: 10 years (extend to 15 for Stainless Steel bodies)

Sweeper: 5 years

Vac-truck: 5 years

Loader/backhoe: 2 – 3 year cycles (looking at going to 5 years, depending on market)

Tractors: 10 years

Heavy mowers: 10 years

Mid-mount mowers: 8 years

Buses-minivan: 8 years

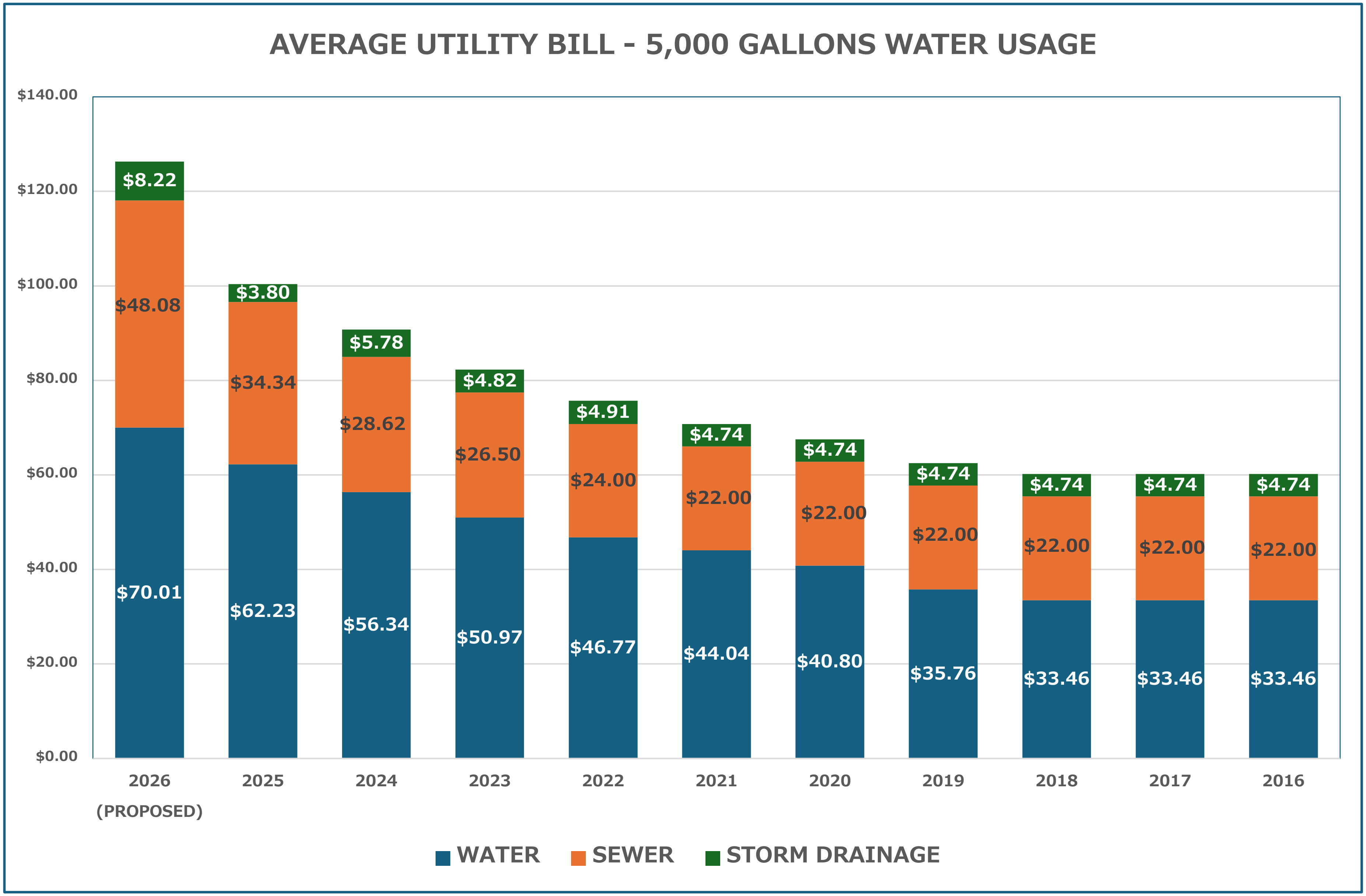
UTILITY RATES – FAQ's

YEAR	WATER (Per 1,000 Gallons)	WATER (BASE FEE)	SEWER (BASE FEE)	DRAINAGE (BASE FEE)	DRAINAGE (PER SQ. FOOT OF IMPERVIOUS)	DRAINAGE (PER SQ. FOOT OF IMPERVIOUS)	MONTHLY EXPENSE - 5,000 GALLONS	MONTHLY EXPENSE - PERCENTAGE INCREASE
2026 (PROPOSED)	$8.34	$28.33	$48.08	$3.22	$0.0004066	$0.0014872	$126.31	26%
2025	$7.41	$25.18	$34.34	$2.64	$0.0003330	$0.0001063	$100.37	11%
2024	$6.71	$22.79	$28.62	$2.64	$0.0002840	$0.0009060	$90.74	10%
2023	$6.07	$20.62	$26.50	$2.20	$0.0002370	$0.0007550	$82.29	9%
2022	$5.57	$18.92	$24.00	$2.20	$0.0002690	$0.0007586	$75.68	7%
2021	$5.16	$18.24	$22.00	$2.20	$0.0002300	$0.0007330	$70.78	5%
2020	$4.78	$16.90	$22.00	$2.20	$0.0002300	$0.0007330	$67.54	8%
2019	$4.19	$14.81	$22.00	$2.20	$0.0002300	$0.0007330	$62.50	4%
2018	$3.73	$14.81	$22.00	$2.20	$0.0002300	$0.0007330	$60.20	0%
2017	$3.73	$14.81	$22.00	$2.20	$0.0002300	$0.0007330	$60.20	0%
2016	$3.73	$14.81	$22.00	$2.20	$0.0002300	$0.0007330	$60.20	0%

1. **Wastewater Treatment Plant (WWTP):**
   a. **End of Useful Life (30 Years) / No Longer Meets State Standards / Exceeds Capacity**
   b. **Original Estimate for New Construction for 5 Million Gallon per Day (MGD) Capacity was $45M - $60M / Updated Estimate for 4.2 MGD is $130M – 167% Increase in Cost Within 5 Years**
   c. **New Plant will Serve Current Residents and Future Growth**

2. **Water – Staffing Increase**
   a. **In recent years, the Town has added 3 x FTE to manage water resources, water accounting, and water conservation.**

2026 BUDGET – FOLLOW-UP FROM STAFF FOR TOWN BOARD



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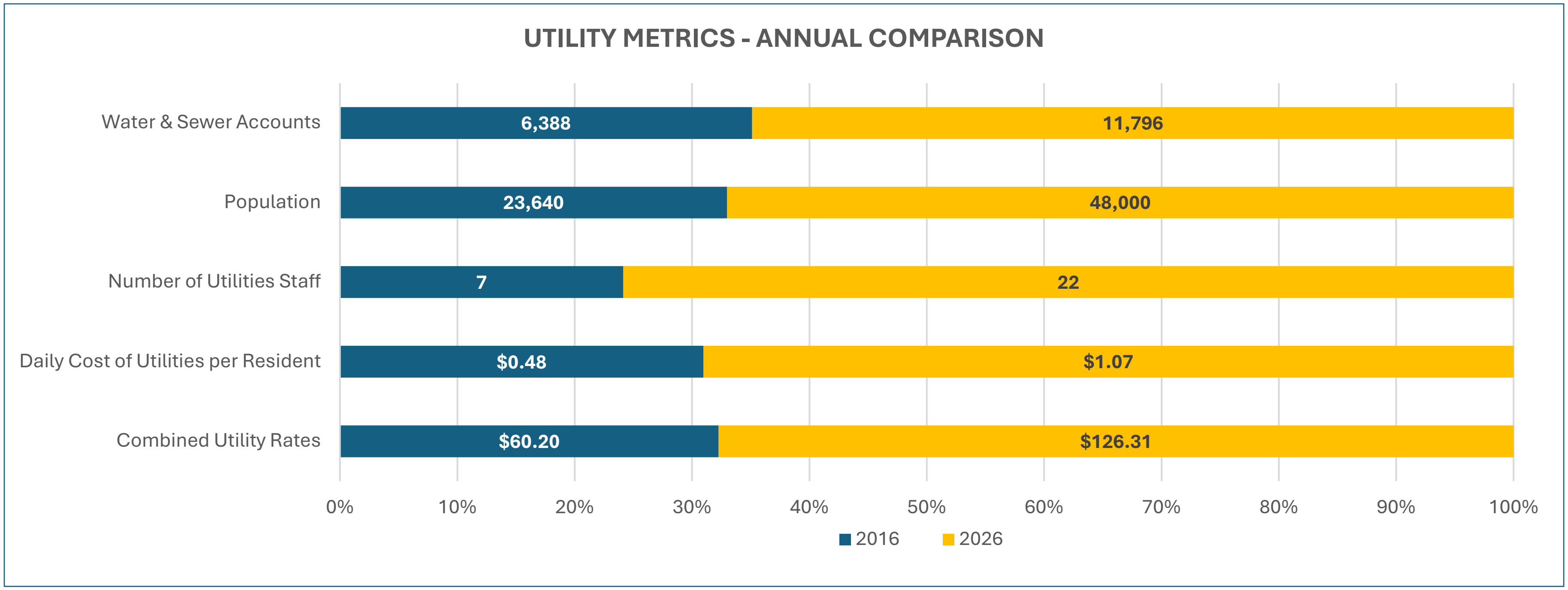

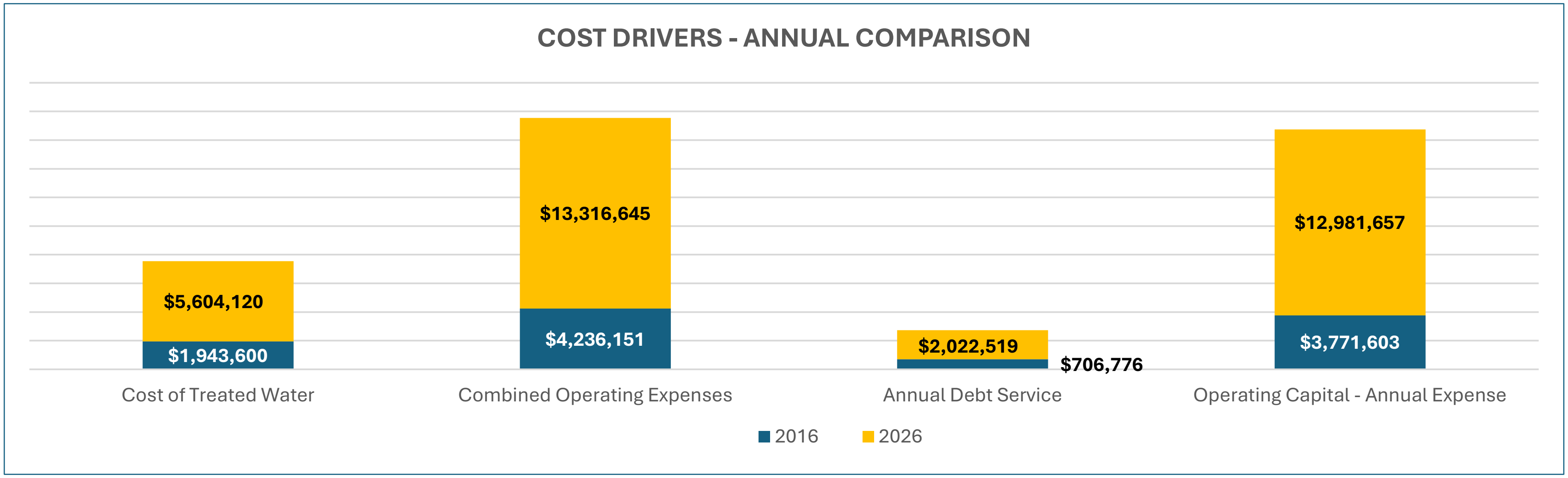

Stantec

Town of Windsor, CO

FY 2026 Rate Study Update

October 30th, 2025

Stantec

October 30th, 2025

Mr. Karl Gannon
Budget Analyst
Town of Windsor
301 Walnut Street
Windsor, CO 80550

Re: FY 2026 Rate Study Update –Report

Dear Mr. Gannon,

Stantec Consulting Services Inc. is pleased to present this technical memorandum of the FY 2026 Rate Study Update we have conducted on behalf of the Town of Windsor, Colorado.

We appreciate the fine assistance provided by you and all the members of Town staff who participated in this rate study. If you have any questions, please do not hesitate to contact us.

Sincerely,

Kyle Stevens
Principal

777 S. Harbour Island Blvd., Suite 600
Tampa, Florida 33602
(904) – 610 – 2910
kyle.stevens@stantec.com

Enclosure

TABLE OF CONTENTS

1. INTRODUCTION

Stantec Consulting Services Inc. (Stantec) has conducted a Utility Revenue Sufficiency Analysis Study (Study) on behalf of the Town of Windsor (Town), consisting of a detailed Revenue Sufficiency Analysis (RSA) for the Water, Sewer, and Stormwater Funds.

1.1 BACKGROUND

As part of its commitment to providing quality service, the Town's Utility Department provides water, sewer, and stormwater customers with a variety of services in the management of their water resources. The Utility is committed to maintaining long term fiscal sustainability in its funds for each service while continuing to provide for existing customers and new customers. Utilities are capital intensive services and the Town' s annual capital improvement projects (CIP) plays a crucial role in the fund's sustainability over both 5-year and 10-year forecasts. For the Fiscal Year 2026 rates planning, the Town has requisitioned the services of Stantec to evaluate the sufficiency of current rates to fund future requirements and, if necessary, identify the level of future annual rate adjustments necessary to fund such requirements.

1.2 OBJECTIVES

Perform a Revenue Sufficiency Analysis for the Water, Sewer, and Stormwater Funds – To evaluate the sufficiency of the Town's current utility rates to fund all of the requirements of the Town's Utility Department over a multi-year projection period and, to the extent necessary, adjust the plan of annual rate revenue adjustments so as to provide adequate levels of revenue during the projection period sufficient to fund all identified financial requirements, including 1) operating costs, 2) capital improvement program costs, and 3) adequate operating reserves.

2. REVENUE SUFFICIENCY ANALYSIS

As part of the Study, Stantec performed an RSA that identified the level of annual water, sewer and stormwater rate revenue (and associated rate adjustments) required over a near-term planning period (FY 2026 – FY 2030) and long-term projection period (FY 2026 – FY 2035) to meet all identified requirements.[1] The following sub-sections of this report present the procedures, assumptions, and results of the RSA.

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[1] The RSA begins with FY 2025 data; however, this information serves as base data upon which future year projections of rate revenues and fund balances are based. As such, for purposes of this analysis, FY 2025 is not considered to be part of the planning or projection periods.

Appendices A, B, and C presents the supporting schedules for the Water, Sewer, and Stormwater RSA referenced throughout this report, respectively.

2.1 DESCRIPTION

The RSA was performed using both historical and projected information. Town staff provided the historical financial information that was used to establish beginning FY 2025 fund balances. It is important to note that funds reserved or encumbered for specific capital projects were excluded from beginning fund balances, while the associated costs were excluded from the capital improvement program.

The revenue utilized in the RSA consists of utility rate revenues, other operating revenue, plant investment fees, interest earnings, and other non-operating income available for capital funding. In FY 2025, all revenues reflect the FY 2025 Amended Budget, excluding interest earnings. Going forward, the basis for projecting each of the various revenue types is as follows:

- Rate revenues are reflective of the FY 2025 Amended Budget.
- Interest earnings are calculated in each year of the RSA based upon projected average fund balances and assumed annual interest rates.

Operating expenses, including both personnel and operating costs, for FY 2025 are based on the Town's FY 2025 amended budget. For FY 2026 and forwards, they are projected based upon the FY 2026 Proposed Budget, adjusted annually thereafter per assumed cost escalation factors reviewed with Town Staff.

Annual capital requirements were based upon the multi-year capital improvement program provided by Town staff. Sections 2.3, 2.4, and 2.5 present the 10-year capital improvement program utilized in RSAs for the Water, Sewer, and Stormwater Fund, respectively.

2.2 GENERAL ASSUMPTIONS

This sub-section describes the key assumptions utilized in the RSA for all three funds:

Rate Increase Adoption Date

Beginning in FY 2026 and continuing each year thereafter, it is assumed all annual water, sewer and stormwater rate revenue adjustments will become effective on January 1st.

Customer Growth

Per discussions with Town staff, the revenue sufficiency analysis includes an annual projected account growth of 90% of the estimates demonstrated in Figure 1 on the following page.

Figure 1. Projected Account Growth

	2025	2026	2027	2028	2029	2030
In Windsor's Water Area						
Great Western - Unplatted - 2,000						100
Harmony Master Plan - Unplatted - 485						110
Overland - Unplatted - 312						78
Poudre Heights - 226	40	40	40	10		
Prairie Song - 1st & 2nd Filings - 539	75	160	160	77		
Prairie Song (Collette Farm) - Unplatted - 618						118
Prairie Song 3rd Filing - Replatted - 973			119	232	319	160
Raindance - 1,504	50	56				
Trautman - 229	129					
Trevenna - 1st Filing - 226	0	58	56	56	56	
Water Valley South - 853	22	18				
Not in Windsor's Water Area						
Windsor Villages at Ptarmigan - 114						
River Ridge East - Unplatted - 132						44
The Ridge at Harmony Road - 969						
Highland Meadows - 243	24					
Fossil Creek Ranch - 260		43				
Fossil Ridge - 297						
Total Permits	340	375	375	375	375	610

Interest Earnings on Invested Funds

Interest earnings on invested funds are projected annually based upon assumed future interest rates as developed in consultation with the Town staff, with the analyses assuming 1.25% average annual interest rate on fund balances.

Debt Service Coverage & Reserve Requirements

Per discussions with Town staff, the annual net revenues will need to be at least 1.20 times greater than annual debt service requirement while the operating reserve requirement was identified at 90 days cash on hands.

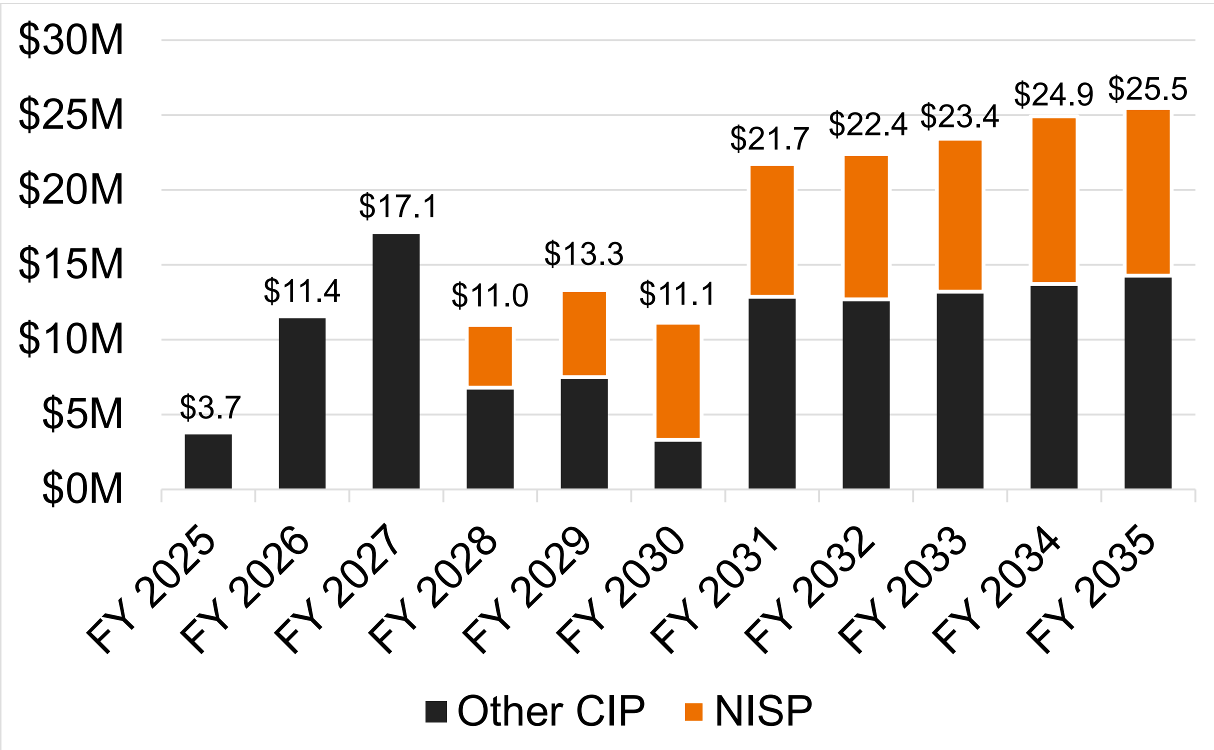
2.3 WATER FUND

This sub-section describes the key assumptions and recommended rate plan for the Water Fund, which as of FY 2025 has a monthly bill for single family residential customers of $62.23 at 5,000 gallons of use per month.

Northern Integrated Supply Project (NISP) and CIP Plan

In an effort to promote greater access to water supplies, the Town of Windsor is engaged in the Northern Integrated Supply Project alongside other water utilities in the region, which pursues constructing new reservoirs and expanding infrastructure to create greater water access for utilities by 2050. To fund this endeavor, the Town projects debt service payments for funding the project to begin in FY 2028 and increase over time, becoming the most influential expenditure to the fund's ongoing sustainability. In addition to the NISP project, the town is also pursuing other key projects such as the Cobb Lake Treatment Plant ($10M in FY 27), Water Line Replacements, as well as numerous other projects throughout the forecast. In the near term the water line replacements, which are funded by rates will place the greatest demands on the fund, whereas NISP related debt service will grow over time. Figure 2 demonstrates the annual capital spend over the ten-year forecast, as well as demonstrating the magnitude of spending pertaining to the NISP project.

Figure 2. Water Capital Investments (FY 2025 through FY 2035)



Water Fund Recommended Rate Revenue Adjustments

To adequately fund the capital plan for the water fund described above in addition to the annual operating expense requirements and maintain minimum fund balances, the recommended plan of annual revenue adjustments during the initial five-year period are as follows:

Projected Plan of Water Rate Revenue Adjustments: FY 2026 – FY 2030

	Current	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Effective Date	1/1/25	1/1/26	1/1/27	1/1/28	1/1/29	1/1/30
Rate Revenue Adjustment	N/A	12.50%	12.50%	12.50%	3.00%	3.00%
Monthly Residential Bill (5K Gallons)	$62.23	$70.03	$78.77	$88.60	$91.28	$94.04

2.4 SEWER FUND

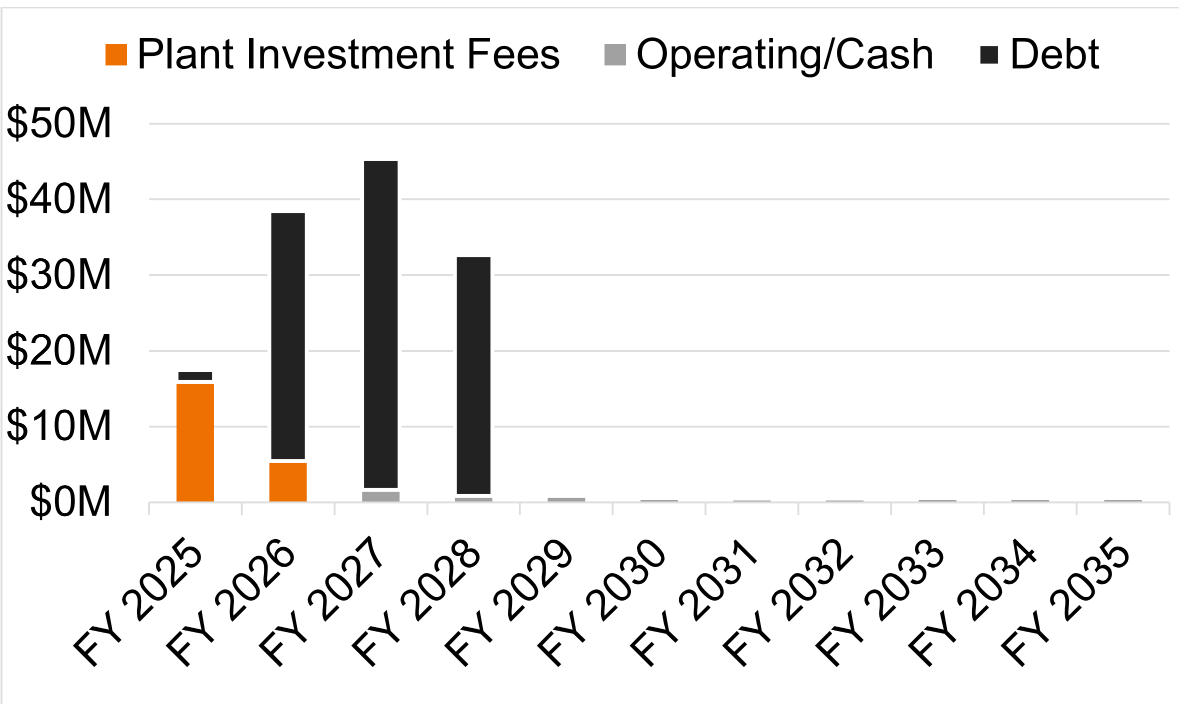
This sub-section describes the capital plan, key assumptions, and recommended rate plan for the Sewer Fund, which as of FY 2025 has a flat monthly bill for single family residential customers of $34.34.

Liquid Expansion Project and CIP Plan

In the Town's current capital plan is an upcoming construction of a new liquid expansion project, which is anticipated to have a total cost of $110 million (Windsor portion) from FY 2025 through FY 2028. In conversations with Town staff, the study assumes this project will be debt funded with a 40-year borrowing (with an assumed interest rate of 5.00%) issued in FY 2026 to fund the cost of the project. In order to fund this project and the associated debt service, the fund will need to generate revenues sufficient to provide for both the annual debt service and coverage on the debt service of at least 1.20 times annual debt service. This will require a realignment of revenue, however meeting both of these objectives is critical to enabling the Town to borrow for this project.

In addition to the liquid expansion project, other major capital projects include the headworks improvement project, central sewer system upgrades, and sewer line replacements, resulting in an average annual capital spend of $33 million from FY 2025 through FY 2028, provided by a mix of debts proceeds, plant investment fees and operating funds. Figure 3 shows the annual capital spend from FY 2025 through FY 2035 as well as the intended funding sources for projects in each year.

Figure 3. Sewer Capital Investments (FY 2025 through FY 2035)



Sewer Fund Recommended Rate Revenue Adjustments

To adequately fund the capital plan for the sewer fund described above in addition to the annual operating expense requirements, as well as to maintain an adequate debt service coverage, the recommended plan of annual revenue adjustments during the initial five-year period are as follows:

Projected Plan of Sewer Rate Revenue Adjustments: FY 2026 – FY 2030

	Current	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Effective Date	1/1/25	1/1/26	1/1/27	1/1/28	1/1/29	1/1/30
Rate Revenue Adjustment	N/A	40.00%	20.00%	3.00%	3.00%	3.00%
Monthly Residential Bill	$34.34	$48.08	$57.70	$59.43	$61.21	$63.05

In the near-term, large increases in revenue will be required to provide revenue sufficient for the issuance of debt on the generational wastewater plant upgrade. However, once the revenues are aligned with the debt requirements, it is anticipated that inflationary increases will be sufficient.

2.5 STORMWATER FUND

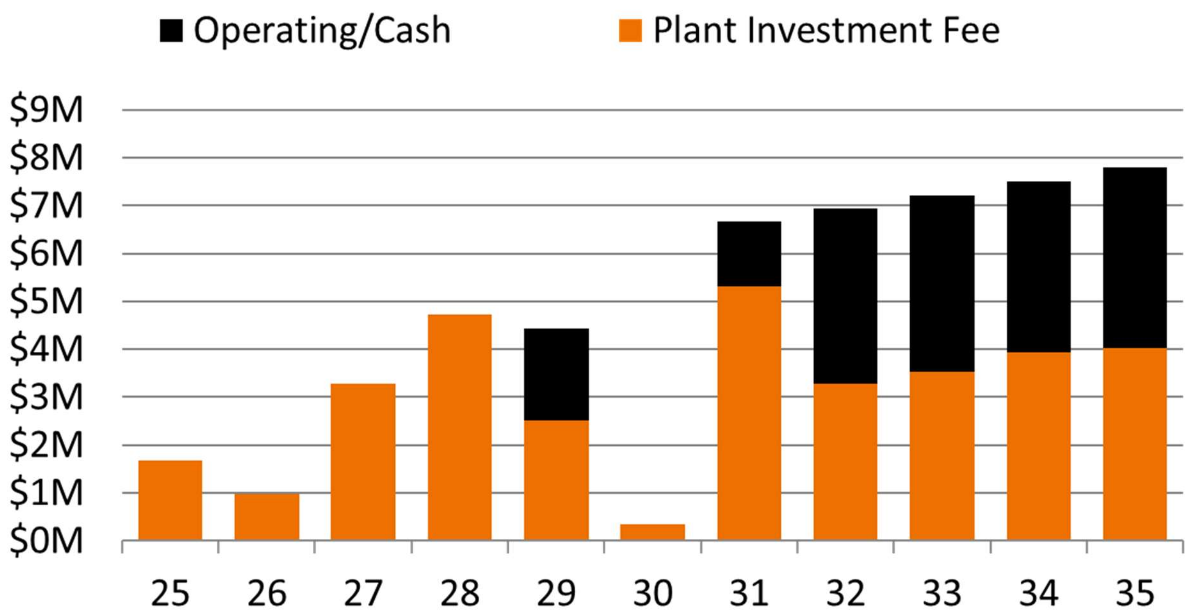
This sub-section describes the capital plan and recommended rate plan for the Stormwater Fund, which as of FY 2025 has a monthly bill for single family residential customers[2] of $6.79:

CIP Plan

In the Town's current capital plan there are several basin improvement, projects drainage improvement projects, and a storm oversizing project, which combined result in a total capital spend of $14.6 million from FY 2025 through FY 2030. Beginning in FY 2028 and continuing through FY 2035, the town plans to implement a three phased Law Basin Channel project from their master plan, averaging $2.6 million in FY 2028-29 and $4.2 million in costs annually from FY 2031 through FY 2035. Figure 4 shows the annual capital spend from FY 2025 through FY 2035 as well as the intended funding sources for projects in each year.

[2] Assumes 6,600 square foot with 40% impervious area.

Figure 4. Stormwater Capital Spend (FY 2025 through FY 2035)



Stormwater Fund Recommended Rate Revenues Adjustment

To adequately fund the capital plan for the stormwater fund described above in addition to the annual operating expense requirements, as well as to maintain an adequate debt service coverage, the recommended plan of annual revenue adjustments during the initial five-year period are as follows:

Projected Plan of Stormwater Rate Revenue Increases: FY 2026 – FY 2030

	Current	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
Effective Date	1/1/25	1/1/26	1/1/27	1/1/28	1/1/29	1/1/30
Rate Revenue Adjustment						
% Residential Bill Change	N/A	22.11%	18.09%	15.31%	13.27%	11.71%
$ Residential Bill Change	N/A	$1.50	$1.50	$1.50	$1.50	$1.50
Monthly Residential Bill	$6.79	$8.29	$9.80	$11.30	$12.81	$14.31

3. CONCLUSIONS & RECOMMENDATIONS

Based upon the RSA and results presented herein, we have reached the following conclusions and recommendations:

- Based upon the source data and assumptions detailed in this report, the proposed annual increases to water, sewer, and stormwater rates presented herein will provide sufficient revenue during the 10-year projection period to fund all identified requirements for each fund, including 1) operating costs, 2) capital improvement program costs, and 3) adequate operating reserves. The table below shows the recommended plan of annual revenue adjustments from FY 2026 through FY 2030:

Projected Plan of Utility Rate Revenue Adjustments: FY 2026 – FY 2030

		Current	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030
	Effective Date	1/1/25	1/1/26	1/1/27	1/1/28	1/1/29	1/1/30
Water	% Rate Rev. Adjustment	N/A	12.50%	12.50%	12.50%	3.00%	3.00%
	Monthly Residential Bill	**$62.23**	**$70.03**	**$78.77**	**$88.60**	**$91.28**	**$94.04**
Sewer	% Rate Rev. Adjustment	N/A	40.00%	20.00%	3.00%	3.00%	3.00%
	Monthly Residential Bill	**$34.34**	**$48.08**	**$57.70**	**$59.43**	**$61.21**	**$63.05**
Storm-water	% Rate Rev. Adjustment	N/A	22.11%	18.09%	15.31%	13.27%	11.71%
	Monthly Residential Bill	**$6.79**	**$8.29**	**$9.80**	**$11.30**	**$12.81**	**$14.31**

The Town should continue to update this analysis on a regular basis to evaluate the adequacy of its revenues and plan of solid waste rate increases. Doing so will allow for the incorporation of updated revenue and expense information as well as changes in economic conditions, regulatory requirements, and other factors so that any necessary adjustments can be made to the financial management plan presented herein. This will ensure that the Town will be able to meet its financial and operating requirements during the projection period and minimize rate impacts to customers from future events occurring differently than currently projected.

Disclaimer

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In preparing this report, Stantec utilized information and data obtained from the Town of Windsor, CO, or public and/or industry sources. Stantec has relied on the information and data without independent verification, except only to the extent such verification is expressly described in this document. Any projections of future conditions presented in the document are not intended as predictions, as there may be differences between forecasted and actual results, and those differences may be material.

Additionally, the purpose of this document is to summarize Stantec's analysis and findings related to this project, and it is not intended to address all aspects that may surround the subject area. Therefore, this document may have limitations, assumptions, or reliance on data that are not readily apparent on the face of it. Moreover, the reader should understand that Stantec was called on to provide judgments on a variety of critical factors which are incapable of precise measurement. As such, the use of this document and its findings by the Town of Windsor, CO, should only occur after consultation with Stantec, and any use of this document and findings by any other person is done so entirely at their own risk.

APPENDIX A: WATER FUND SUPPORTING SCHEDULES

Schedule 1. Assumptions

Schedule 2. Beginning Fund Balances

Schedule 3. Projection of Cash Inflows

Schedule 4. Projection of Cash Outflows

Schedule 5. Cost Escalation Factors

Schedule 6. Capital Improvement Program (CIP)

Schedule 7. Financial Management Plan Summary Dashboard

Schedule 8. Pro-Forma Forecast of Net Revenues and Debt Service Coverage

Schedule 9. Capital Projects Funding Plan

Schedule 10. Sources & Uses

Assumptions

Schedule 1

	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
Rate Increase Adoption Date	1/1/2025	1/1/2026	1/1/2027	1/1/2028	1/1/2029	1/1/2030	1/1/2031	1/1/2032	1/1/2033	1/1/2034	1/1/2035
Annual Growth											
Water - Base											
Ending # of ERCs	10,948	11,323	11,698	12,073	12,448	12,940	13,397	13,854	14,267	14,720	15,020
ERC Growth	340	375	375	375	375	492	457	457	413	453	300
% Change in ERCs	*3.21%*	*3.43%*	*3.31%*	*3.21%*	*3.11%*	*3.95%*	*3.53%*	*3.41%*	*2.98%*	*3.18%*	*2.04%*
% Paying Capital Charges	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
Capital Spending											
Annual Capital Budget (Future $)	$ 3,678,057	$ 11,425,639	$ 17,057,723	$ 6,794,780	$ 7,491,208	$ 3,313,039	$ 12,867,808	$ 12,686,595	$ 13,194,058	$ 13,721,821	$ 14,270,694
Annual Percent Executed	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Impact Fees											
Water Impact Fee/Reserve Capacity Fee ($/ERU based on Meter Size)	8,708	$8,969	$9,238	$9,515	$9,801	$10,095	$10,398	$10,710	$11,031	$11,362	$11,703
Cash-in-Lieu	$25,000	$25,000	$25,750	$26,523	$27,318	$28,138	$28,982	$29,851	$30,747	$31,669	$32,619
Average Annual Interest Earnings Rate											
On Fund Balances	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%
Reserves: Number of Months											
Operating Reserve: Target	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Operating Budget Execution Percentage											
Personnel Services	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Fixed Operations and Maintenance	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

FY 2025 Beginning Balances as of 1/1/2025 — Schedule 2

	Revenue Fund	Water Plant Investment Fee	NISP Impact Fees	Raw Water Supply	Non-Potable Water Impact Fees
Available Fund Balance	**$15,794,610**	**$14,462,860**	**$(10,487,120)**	**$24,809,697**	**$(3,359,055)**

Fund Summary		
Revenue Fund	$	15,794,610
Water Plant Investment Fee		14,462,860
NISP Impact Fees		(10,487,120)
Raw Water Supply		24,809,697
Non-Potable Water Impact Fees		(3,359,055)
Total Available Funds	**$**	**41,220,993**

Projection of Cash Inflows

Schedule 3

		FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
	Rate Revenue Growth Assumptions											
	Water											
1	% Change in Revenue	N/A	3.43%	3.31%	3.21%	3.11%	3.95%	3.53%	3.41%	2.98%	3.18%	2.04%
	Rate Adjustments											
2	Water Rate Increase	0.00%	12.50%	12.50%	12.50%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	0.00%
	Water Retail Rate Revenue											
3	Base Rate Revenue	$ 2,185,518	$ 2,655,425	$ 3,086,288	$ 3,583,376	$ 3,805,518	$ 4,074,605	$ 4,345,061	$ 4,628,077	$ 4,909,024	$ 5,216,838	$ 5,323,159
4	Usage Rate Revenue	6,114,482	7,226,907	8,399,528	9,752,385	10,356,959	11,089,296	11,825,359	12,595,604	13,360,219	14,197,956	14,487,313
5	**Total Water Retail Rate Revenue**	**$ 8,300,000**	**$ 9,882,331**	**$ 11,485,816**	**$ 13,335,761**	**$ 14,162,478**	**$ 15,163,902**	**$ 16,170,420**	**$ 17,223,681**	**$ 18,269,243**	**$ 19,414,794**	**$ 19,810,472**
	Other Operating Revenue											
6	Meter Yokes I Materials	$ 265,634	$ 269,360	$ 269,360	$ 269,360	$ 269,360	$ 269,360	$ 269,360	$ 269,360	$ 269,360	$ 269,360	$ 269,360
7	Hydrant Meter Rental	23,719	29,203	30,170	31,137	32,104	33,373	34,551	35,730	36,795	37,964	38,737
8	Water Rental	447,631	538,761	556,604	574,446	592,289	615,699	637,443	659,187	678,838	700,392	714,666
9	Tank Water Revenue	16,255	17,963	17,963	17,963	17,963	17,963	17,963	17,963	17,963	17,963	17,963
10	Miscellaneous/Service Reconnect Fees	49,450	55,141	56,967	58,793	60,619	63,015	65,241	67,466	69,478	71,684	73,144
11	Delinquent Charge	57,203	58,810	60,758	62,705	64,653	67,208	69,582	71,955	74,101	76,453	78,011
12	Water Rental - Non Potable	120,201	156,824	161,529	166,375	171,366	176,507	181,802	187,257	192,874	198,660	204,620
13	Gas Drilling Royalties	418,790	301,494	301,494	301,494	301,494	301,494	301,494	301,494	301,494	301,494	301,494
14	**Total Other Operating Revenue**	**$ 1,398,884**	**$ 1,427,555**	**$ 1,454,844**	**$ 1,482,273**	**$ 1,509,848**	**$ 1,544,619**	**$ 1,577,436**	**$ 1,610,412**	**$ 1,640,902**	**$ 1,673,969**	**$ 1,697,996**
	Transfers In											
15	Transfer from Capital Imp Fund (Loan Repayment)	$ 65,833	$ 65,833	$ 65,833	$ 4,243,012	$ 5,891,371	$ 7,887,170	$ 8,919,641	$ 9,706,504	$ 10,212,565	$ 11,184,284	$ 11,189,795
16	**Total Transfers In**	**$ 65,833**	**$ 65,833**	**$ 65,833**	**$ 4,243,012**	**$ 5,891,371**	**$ 7,887,170**	**$ 8,919,641**	**$ 9,706,504**	**$ 10,212,565**	**$ 11,184,284**	**$ 11,189,795**
17	**Interest Income**	$ 350,876	$ 334,738	$ 291,862	$ 277,773	$ 296,785	$ 351,567	$ 376,555	$ 364,218	$ 355,427	$ 349,052	$ 317,624
18	**Total Cash Inflows**	**$ 10,115,593**	**$ 11,710,458**	**$ 13,298,355**	**$ 19,338,819**	**$ 21,860,482**	**$ 24,947,257**	**$ 27,044,051**	**$ 28,904,815**	**$ 30,478,137**	**$ 32,622,099**	**$ 33,015,887**

Projection of Cash Outflows **Schedule 4**

		Expense Line Item	Escalation Factor	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
1	PS	Wages / Full Time	Wages / Full Time	$ 638,195	$ 715,259	$ 736,717	$ 758,818	$ 781,583	$ 805,030	$ 829,181	$ 854,057	$ 879,678	$ 906,069	$ 933,251
2	PS	Wages / Over Time	Wages / Over Time	22,000	17,000	17,510	18,035	18,576	19,134	19,708	20,299	20,908	21,535	22,181
3	PS	On Call Time	On Call Time	26,000	26,000	26,780	27,583	28,411	29,263	30,141	31,045	31,977	32,936	33,924
4	PS	Long Term Disability	Long Term Disability	2,499	3,326	3,426	3,529	3,634	3,743	3,856	3,971	4,091	4,213	4,340
5	PS	Vision Insurance	Vision Insurance	912	1,258	1,296	1,335	1,375	1,416	1,458	1,502	1,547	1,594	1,641
6	PS	FICA-Med	FICA-Med	7,794	10,371	10,682	11,003	11,333	11,673	12,023	12,384	12,755	13,138	13,532
7	PS	FICA	FICA	33,324	44,346	45,676	47,047	48,458	49,912	51,409	52,951	54,540	56,176	57,861
8	PS	Medical Insurance	Medical Insurance	122,605	164,146	169,070	174,142	179,367	184,748	190,290	195,999	201,879	207,935	214,173
9	PS	Employee Retirement	Employee Retirement	32,249	42,916	44,203	45,530	46,895	48,302	49,751	51,244	52,781	54,365	55,996
10	PS	Unemployment Insurance	Unemployment Insurance	1,075	1,431	1,474	1,518	1,564	1,611	1,659	1,709	1,760	1,813	1,867
11	PS	Workers Compensation Insurance	Workers Compensation Insurance	8,062	10,729	11,051	11,382	11,724	12,076	12,438	12,811	13,195	13,591	13,999
12	PS	Dental Insurance	Dental Insurance	7,771	10,205	10,511	10,826	11,151	11,486	11,830	12,185	12,551	12,927	13,315
13	PS	Staff Development	Staff Development	33,940	26,590	27,388	28,209	29,056	29,927	30,825	31,750	32,702	33,683	34,694
14	PS	Life Insurance	Life Insurance	1,354	1,802	1,856	1,912	1,969	2,028	2,089	2,152	2,216	2,283	2,351
15	PS	Uniform/Clothing Allowance	Uniform/Clothing Allowance	2,600	3,000	3,090	3,183	3,278	3,377	3,478	3,582	3,690	3,800	3,914
16	OMF	Office Supplies	Office Supplies	2,100	2,400	2,472	2,546	2,623	2,701	2,782	2,866	2,952	3,040	3,131
17	OMF	Investment Management Fees	Investment Management Fees	91,500	91,500	94,245	97,072	99,985	102,984	106,074	109,256	112,533	115,909	119,387
18	OMF	Public Relations	Public Relations	77,250	77,250	79,568	81,955	84,413	86,946	89,554	92,241	95,008	97,858	100,794
19	OMF	Board Development	Board Development	3,000	3,000	3,090	3,183	3,278	3,377	3,478	3,582	3,690	3,800	3,914
20	OMF	Dues/Fees/Subscriptions	Dues/Fees/Subscriptions	11,210	11,510	11,855	12,211	12,577	12,955	13,343	13,744	14,156	14,581	15,018
21	OMF	Small Equipment Items	Small Equipment Items	38,200	21,000	21,630	22,279	22,947	23,636	24,345	25,075	25,827	26,602	27,400
22	OMF	Chemicals	Chemicals	-	13,500	14,175	14,884	15,628	16,409	17,230	18,091	18,996	19,946	20,943
23	OMF	Building Repair/Maintenance	Building Repair/Maintenance	10,000	10,000	10,300	10,609	10,927	11,255	11,593	11,941	12,299	12,668	13,048
24	OMF	Lines Maintenance	Lines Maintenance	176,100	177,100	182,413	187,885	193,522	199,328	205,307	211,467	217,811	224,345	231,075
25	OMF	Hydrant Repair/Maintenance	Hydrant Repair/Maintenance	15,500	22,500	23,175	23,870	24,586	25,324	26,084	26,866	27,672	28,502	29,357
26	OMF	Meter Repair/Maintenance	Meter Repair/Maintenance	560,000	542,500	510,719	510,719	510,719	592,063	567,729	567,729	537,138	564,948	452,500
27	OMF	Weed Control	Weed Control	-	4,000	4,120	4,244	4,371	4,502	4,637	4,776	4,919	5,067	5,219
28	OMF	Liability Insurance	Liability Insurance	48,045	52,850	55,492	58,267	61,180	64,239	67,451	70,823	74,365	78,083	81,987
29	OMF	Safety	Safety	500	500	515	530	546	563	580	597	615	633	652
30	OMF	Signs	Signs	2,000	2,000	2,060	2,122	2,185	2,251	2,319	2,388	2,460	2,534	2,610
31	OMF	Contract Services	Contract Services	525,882	409,382	421,663	434,313	447,343	460,763	474,586	488,824	503,488	518,593	534,151
32	OMF	Utilities	Utilities	28,632	28,632	30,064	31,567	33,145	34,802	36,542	38,370	40,288	42,303	44,418
33	OMF	Postage	Postage	19,350	19,350	19,931	20,528	21,144	21,779	22,432	23,105	23,798	24,512	25,247
34	OMF	Printing/Binding	Printing/Binding	20,000	20,000	20,600	21,218	21,855	22,510	23,185	23,881	24,597	25,335	26,095
35	OMF	Potable Water Purchase	Potable Water Purchase	5,189,000	5,604,120	5,940,367	6,296,789	6,674,597	7,075,072	7,499,577	7,949,551	8,426,524	8,932,116	9,468,043
36	OMF	Study Review/Consultant	Study Review/Consultant	50,000	70,000	72,100	74,263	76,491	78,786	81,149	83,584	86,091	88,674	91,334
37	OMF	Lab Tests/Chemicals	Lab Tests/Chemicals	25,925	12,425	12,798	13,182	13,577	13,984	14,404	14,836	15,281	15,740	16,212
38	OMF	Credit Card Processing Fees	Credit Card Processing Fees	40,000	40,000	41,200	42,436	43,709	45,020	46,371	47,762	49,195	50,671	52,191
39	OMF	Fleet Capital Contribution	Fleet Capital Contribution	375,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000	45,000
40	OMF	Equipment Repairs	Equipment Repairs	65,000	100,000	103,000	106,090	109,273	112,551	115,927	119,405	122,987	126,677	130,477
41	OMF	Equipment Repairs/Kern	Equipment Repairs/Kern	50,000	50,000	51,500	53,045	54,636	56,275	57,964	59,703	61,494	63,339	65,239
42	OMF	Assessments	Assessments	-	15,000	15,450	15,914	16,391	16,883	17,389	17,911	18,448	19,002	19,572
43	OMF	Liability Insurance	Liability Insurance	9,654	10,619	11,150	11,708	12,293	12,908	13,553	14,231	14,943	15,690	16,474
44	OMF	Contract Services	Contract Services	137,000	130,000	133,900	137,917	142,055	146,316	150,706	155,227	159,884	164,680	169,621
45	OMF	Contract Services / Kyger	Contract Services / Kyger	65,000	65,000	66,950	68,959	71,027	73,158	75,353	77,613	79,942	82,340	84,810
46	OMF	Contract Services / Kern	Contract Services / Kern	137,000	100,000	103,000	106,090	109,273	112,551	115,927	119,405	122,987	126,677	130,477
47	OMF	Utilities	Utilities	13,000	13,000	13,650	14,333	15,049	15,802	16,592	17,421	18,292	19,207	20,167
48	OMF	Utilities / Kern	Utilities / Kern	1,000	1,000	1,050	1,103	1,158	1,216	1,276	1,340	1,407	1,477	1,551
49	OMF	Study Review/Consultant-Kyger	Study Review/Consultant-Kyger	50,000	50,000	-	-	-	-	-	-	-	-	-
50		**Total Operating Expenses**		**$ 8,777,228**	**$ 8,893,517**	**$ 9,229,932**	**$ 9,670,881**	**$ 10,135,877**	**$ 10,707,632**	**$ 11,200,575**	**$ 11,746,251**	**$ 12,291,358**	**$ 12,926,606**	**$ 13,455,155**
		Total Expense by Category												
51	PS	Personnel Services		$ 940,380	$ 1,078,379	$ 1,110,730	$ 1,144,052	$ 1,178,374	$ 1,213,725	$ 1,250,137	$ 1,287,641	$ 1,326,270	$ 1,366,058	$ 1,407,040
52	OMF	Fixed Operations & Maintenance		7,836,848	7,815,138	8,119,201	8,526,829	8,957,503	9,493,907	9,950,439	10,458,610	10,965,088	11,560,548	12,048,115
53		**Total Operating Expenses**		**$ 8,777,228**	**$ 8,893,517**	**$ 9,229,932**	**$ 9,670,881**	**$ 10,135,877**	**$ 10,707,632**	**$ 11,200,575**	**$ 11,746,251**	**$ 12,291,358**	**$ 12,926,606**	**$ 13,455,155**
		Expense Execution Factors												
54		Personnel Services		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
56		Fixed Operations & Maintenance		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
		Total Expenses at Execution												
58		Personnel Services		$ 940,380	$ 1,078,379	$ 1,110,730	$ 1,144,052	$ 1,178,374	$ 1,213,725	$ 1,250,137	$ 1,287,641	$ 1,326,270	$ 1,366,058	$ 1,407,040
59		Fixed Operations & Maintenance		7,836,848	7,815,138	8,119,201	8,526,829	8,957,503	9,493,907	9,950,439	10,458,610	10,965,088	11,560,548	12,048,115
60		**Total Expenses at Execution**		**$ 8,777,228**	**$ 8,893,517**	**$ 9,229,932**	**$ 9,670,881**	**$ 10,135,877**	**$ 10,707,632**	**$ 11,200,575**	**$ 11,746,251**	**$ 12,291,358**	**$ 12,926,606**	**$ 13,455,155**
		Transfers Out												
61		Transfer Out		$ 931,075	$ 1,205,943	$ 1,244,886	$ 1,285,135	$ 1,326,737	$ 1,369,740	$ 1,414,192	$ 1,460,146	$ 1,507,656	$ 1,556,775	$ 1,607,563
62		**Total Transfers Out**		**$ 931,075**	**$ 1,205,943**	**$ 1,244,886**	**$ 1,285,135**	**$ 1,326,737**	**$ 1,369,740**	**$ 1,414,192**	**$ 1,460,146**	**$ 1,507,656**	**$ 1,556,775**	**$ 1,607,563**

Projection of Cash Outflows

Schedule 4

	Expense Line Item	Escalation Factor	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
	Debt Service												
63	Colorado Water Conservation Loan		$ 399,738	$ 399,738	$ 266,492	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
64	Kyger Loan		298,478	298,478	298,478	298,478	298,478	298,478	298,478	298,478	298,478	298,478	298,478
65	NISP		-	-	-	4,177,179	5,825,538	7,821,337	8,853,808	9,706,504	10,212,565	11,184,284	11,189,795
65	**Total Debt Service**		**$ 698,217**	**$ 698,217**	**$ 564,970**	**$ 4,475,657**	**$ 6,124,016**	**$ 8,119,815**	**$ 9,152,286**	**$ 10,004,982**	**$ 10,511,043**	**$ 11,482,762**	**$ 11,488,273**
	Cash-Funded Capital												
65	Projects Designated To Be Paid With Cash		$ 1,881,510	$ 8,602,657	$ 5,150,763	$ 4,870,073	$ 3,040,121	$ 2,743,318	$ 5,365,439	$ 4,884,131	$ 5,079,497	$ 5,282,677	$ 7,892,327
66	**Total Cash-Funded Capital**		**$ 1,881,510**	**$ 8,602,657**	**$ 5,150,763**	**$ 4,870,073**	**$ 3,040,121**	**$ 2,743,318**	**$ 5,365,439**	**$ 4,884,131**	**$ 5,079,497**	**$ 5,282,677**	**$ 7,892,327**
67	**Total Cash Outflows**		**$ 12,288,030**	**$ 19,400,333**	**$ 16,190,551**	**$ 20,301,746**	**$ 20,626,751**	**$ 22,940,506**	**$ 27,132,493**	**$ 28,095,511**	**$ 29,389,553**	**$ 31,248,820**	**$ 34,443,318**

Cost Escalation Factors

Schedule 5

Category	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
Personnel Services	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Fixed Operations & Maintenance Costs	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%
Capital Outlay	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Fuel, Utilities, Chemicals	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Health Insurance	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%
Other Insurance	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Repair & Maintenance	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Admin Services	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Potable Water	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%
Default Inflation Factor	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Water - Base ERCs Growth	3.43%	3.31%	3.21%	3.11%	3.95%	3.53%	3.41%	2.98%	3.18%	2.04%
Composite O&M	1.32%	3.78%	4.78%	4.81%	5.64%	4.60%	4.87%	4.64%	5.17%	4.09%
Water Usage Rate Revenue	12.50%	12.50%	12.50%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	0.00%
Water Base Rate Revenue	12.50%	12.50%	12.50%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	0.00%
CPI	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Default Inflation Factor	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%

Capital Improvement Program (CIP) — Schedule 6

#		FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	Total
	FY 2025 CIP												
1	Regional Water Treatment Plant	$ 100,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	**$ 100,000**
2	Gold Hill Elevated Tank Pressure Zone 4	250,000	-	-	-	-	-	-	-	-	-	-	**250,000**
3	Water Line Oversizing - Prairie Song	978,645	-	-	-	-	-	-	-	-	-	-	**978,645**
4	Water Line Oversizing - Poudre Heights	187,428	-	-	-	-	-	-	-	-	-	-	**187,428**
5	Water Line Oversizing - Diamond Valley	130,474	-	-	-	-	-	-	-	-	-	-	**130,474**
6	Booster Pump Station Upgrades at Raindance	320,000	-	-	-	-	-	-	-	-	-	-	**320,000**
7	Kyger Pump Station - Drainage Improvements	120,000	-	-	-	-	-	-	-	-	-	-	**120,000**
8	Water Line Replacement - Pinyon Drive & Court	700,000	-	-	-	-	-	-	-	-	-	-	**700,000**
9	Chimney Park Drive & Main Street Safety Improvements	100,000	-	-	-	-	-	-	-	-	-	-	**100,000**
10	Non-Potable Water Infrastructure	50,000	-	-	-	-	-	-	-	-	-	-	**50,000**
11	**FY 2026 & Onwards CIP**	-	6,500,000	1,500,000	850,000	1,000,000	1,250,000	1,250,000	700,000	700,000	700,000	700,000	**15,150,000**
12	Northern Integrated Supply Project (NISP)	-	1,407,657	1,407,657	1,407,657	1,407,657	-	-	-	-	-	-	**5,630,626**
13	AMI Water Meters	-	1,320,000	-	-	-	-	-	-	-	-	-	**1,320,000**
14	Back Lot Parking Lot - East Lot (4th St. to 5th St.) - Waterline Replacement	-	350,000	-	-	-	-	-	-	-	-	-	**350,000**
15	Kern Ditch Culvert Extension	-	250,000	2,000,000	-	-	-	-	-	-	-	-	**2,250,000**
16	South Gate Pressure Zone Water System Improvements	-	47,359	162,000	100,000	100,000	100,000	-	-	-	-	-	**509,359**
17	Water Line Oversizing	-	1,365,623	10,000,000	-	-	-	2,000,000	2,000,000	2,000,000	2,000,000	2,000,000	**21,365,623**
18	Regional Water Treatment Plant	100,000	90,000	900,000	-	-	-	-	-	-	-	-	**1,090,000**
19	WD-3: Bluffs Zone PRVs	-	50,000	-	-	-	-	-	-	-	-	-	**50,000**
20	North Water Pressue Zone Supply Study	-	45,000	45,000	45,000	45,000	45,000	-	-	-	-	-	**225,000**
21	Water Sampling Sites	45,000	-	-	-	-	-	-	-	-	-	-	**45,000**
22	WD-6: North Zone East-West Connection	-	-	387,000	387,000	387,000	387,000	1,030,400	1,030,400	1,030,400	1,030,400	1,030,400	**6,700,000**
23	WS-3: CLRWTA Water Delivery Pipeline	-	-	-	2,200,000	-	-	-	-	-	-	-	**2,200,000**
24	WPS-3: North Zone Pump Station (Buried EFI Type)	-	-	-	-	3,470,000	-	-	-	-	-	-	**3,470,000**
25	WD-7: Cobb Lake Connecting Pipeline	-	-	-	-	250,000	250,000	240,000	240,000	240,000	240,000	240,000	**1,700,000**
26	WD-9: Fire Flow Pipe Replacements	-	-	-	-	-	800,000	160,000	160,000	160,000	160,000	160,000	**1,600,000**
27	WD-4: Additional PRVs for System Growth	-	-	-	-	-	-	100,000	100,000	100,000	100,000	100,000	**500,000**
28	WD-5: South Zone Pipe Loop	-	-	-	-	-	-	2,320,000	2,320,000	2,320,000	2,320,000	2,320,000	**11,600,000**
29	WST-1: 2-MG North Pressure Zone Elevated Storage Tank	-	-	-	-	-	-	2,536,000	2,536,000	2,536,000	2,536,000	2,536,000	**12,680,000**
30	WD-8: North-South Interconnecting Pipeline	-	-	-	-	-	-	600,000	600,000	600,000	600,000	600,000	**3,000,000**
31	WST-2: 1-MG Central Zone Ground Storage Tank	-	-	-	1,292,500	-	-	-	-	-	-	-	**1,292,500**
32	Waterline - Windsor Lake Rd/CR70 (CR19 to SH 257)	-	-	-	-	-	-	264,000	264,000	264,000	264,000	264,000	**1,320,000**
33	7th Street Corridor - Waterline Replacement (Hemlock Dr. to Stone Mtn. Dr.)	-	-	-	-	-	-	76,000	76,000	76,000	76,000	76,000	**380,000**
34	Kyger Reservoir (Windsor Lake) Rip Rap Repair	596,510	-	-	-	-	-	-	-	-	-	-	**596,510**
35	**Total CIP Budget (in current dollars)**	**$ 3,678,057**	**$ 11,425,639**	**$ 16,401,657**	**$ 6,282,157**	**$ 6,659,657**	**$ 2,832,000**	**$ 10,576,400**	**$ 10,026,400**	**$ 10,026,400**	**$ 10,026,400**	**$ 10,026,400**	**$ 48,449,010**
36	Cumulative Projected Cost Escalation	0.0%	0.0%	4.0%	8.2%	12.5%	17.0%	21.7%	26.5%	31.6%	36.9%	42.3%	
37	**Resulting CIP Funding Level**	**$ 3,678,057**	**$ 11,425,639**	**$ 17,057,723**	**$ 6,794,780**	**$ 7,491,208**	**$ 3,313,039**	**$ 12,867,808**	**$ 12,686,595**	**$ 13,194,058**	**$ 13,721,821**	**$ 14,270,694**	**$ 116,501,421**
38	Annual CIP Execution Percentage	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
39	**Final CIP Funding Level**	**$ 3,678,057**	**$ 11,425,639**	**$ 17,057,723**	**$ 6,794,780**	**$ 7,491,208**	**$ 3,313,039**	**$ 12,867,808**	**$ 12,686,595**	**$ 13,194,058**	**$ 13,721,821**	**$ 14,270,694**	**$ 116,501,421**

FAMS
Financial Analysis & Management System | By Stantec

TOWN OF WINDSOR WATER FUND

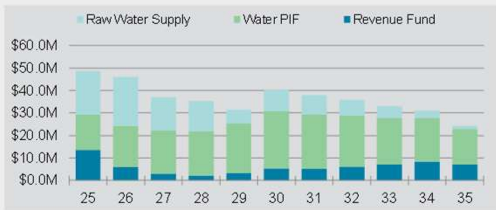
Stantec

CALC | SAVE | CTRL | LAST | OVR

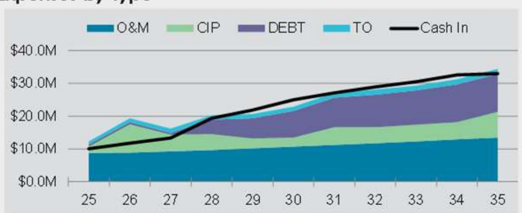
	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2030	FY 2035
Water - Base Rate Plan	0.00%	12.50%	12.50%	12.50%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	0.00%	51.12%	70.21%
DSC w/o PIFs	15.43	21.42	24.88	2.86	2.17	2.95	2.58	2.47	2.40	2.44	2.07	Scenario Manager	
Single Family Water Bills	$62.23	$70.03	$78.77	$88.60	$91.28	$94.04	$96.88	$99.81	$102.82	$105.92	$105.92		

Revenue Fund

Total Fund Balance

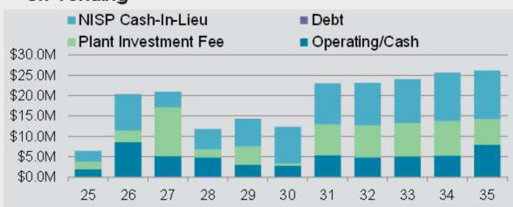


Expenses by Type



CIP Spending

CIP Funding



Borrowing

Pro Forma Forecast of Net Revenues and Debt Service Coverage

Schedule 8

#		FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
	Operating Revenue											
1	Water Retail Rate Revenue	$ 8,300,000	$ 8,300,000	$ 9,882,331	$ 11,485,816	$ 13,335,761	$ 14,162,478	$ 15,163,902	$ 16,170,420	$ 17,223,681	$ 18,269,243	$ 19,414,794
2	Change in Revenue From Growth & Usage Normalization	-	284,295	327,283	368,193	414,218	559,757	535,535	551,601	513,448	580,071	395,678
3	Other Revenue Adjustments	-	200,000	-	-	-	-	-	-	-	-	-
4	**Subtotal**	$ 8,300,000	$ 8,784,295	$ 10,209,614	$ 11,854,010	$ 13,749,978	$ 14,722,235	$ 15,699,437	$ 16,722,021	$ 17,737,129	$ 18,849,314	$ 19,810,472
5	*Weighted Average Rate Increase*	*0.00%*	*12.50%*	*12.50%*	*12.50%*	*3.00%*	*3.00%*	*3.00%*	*3.00%*	*3.00%*	*3.00%*	*0.00%*
6	Additional Rate Revenue From Rate Increase	-	1,098,037	1,276,202	1,481,751	412,499	441,667	470,983	501,661	532,114	565,479	-
7	Total Retail Rate Revenue	$ 8,300,000	$ 9,882,331	$ 11,485,816	$ 13,335,761	$ 14,162,478	$ 15,163,902	$ 16,170,420	$ 17,223,681	$ 18,269,243	$ 19,414,794	$ 19,810,472
8	Plus: Other Operating Revenue	1,398,884	1,427,555	1,454,844	1,482,273	1,509,848	1,544,619	1,577,436	1,610,412	1,640,902	1,673,969	1,697,996
9	**Equals: Total Operating Revenue**	**$ 9,698,884**	**$ 11,309,887**	**$ 12,940,660**	**$ 14,818,034**	**$ 15,672,326**	**$ 16,708,521**	**$ 17,747,856**	**$ 18,834,093**	**$ 19,910,145**	**$ 21,088,763**	**$ 21,508,468**
	Less: Operating Expenses											
10	Personnel Services	$ (940,380)	$ (1,078,379)	$ (1,110,730)	$ (1,144,052)	$ (1,178,374)	$ (1,213,725)	$ (1,250,137)	$ (1,287,641)	$ (1,326,270)	$ (1,366,058)	$ (1,407,040)
11	Operations & Maintenance Costs	(7,836,848)	(7,815,138)	(8,119,201)	(8,526,829)	(8,957,503)	(9,493,907)	(9,950,439)	(10,458,610)	(10,965,088)	(11,560,548)	(12,048,115)
12	**Equals: Net Operating Income**	**$ 921,656**	**$ 2,416,370**	**$ 3,710,728**	**$ 5,147,153**	**$ 5,536,449**	**$ 6,000,888**	**$ 6,547,280**	**$ 7,087,842**	**$ 7,618,787**	**$ 8,162,157**	**$ 8,053,313**
	Plus: Non-Operating Income/(Expense)											
15	Water Plant Investment Fee	2,803,241	3,901,825	3,464,369	3,568,300	3,675,349	4,966,720	4,751,798	4,894,352	4,555,817	5,146,970	3,510,847
16	Raw Water Supply	6,695,000	8,300,000	6,592,000	3,792,718	3,797,226	12,605,699	11,969,505	12,328,590	12,698,448	14,346,171	11,906,055
17	Transfers In	65,833	65,833	65,833	4,243,012	5,891,371	7,887,170	8,919,641	9,706,504	10,212,565	11,184,284	11,189,795
18	**Equals: Net Income**	**$ 10,836,606**	**$ 15,018,766**	**$ 14,124,792**	**$ 17,028,956**	**$ 19,197,181**	**$ 31,812,043**	**$ 32,564,779**	**$ 34,381,506**	**$ 35,441,044**	**$ 39,188,634**	**$ 34,977,634**
	Less: Revenues Excluded From Coverage Test											
19	Transfers In	(65,833)	(65,833)	(65,833)	(4,243,012)	(5,891,371)	(7,887,170)	(8,919,641)	(9,706,504)	(10,212,565)	(11,184,284)	(11,189,795)
20	**Equals: Net Income Available For Debt Service**	**$ 10,770,773**	**$ 14,952,933**	**$ 14,058,959**	**$ 12,785,944**	**$ 13,305,810**	**$ 23,924,873**	**$ 23,645,138**	**$ 24,675,002**	**$ 25,228,479**	**$ 28,004,350**	**$ 23,787,839**
	Senior Lien Debt Service Coverage Test											
21	Net Income Available for Senior-Lien Debt Service	**$ 10,770,773**	**$ 14,952,933**	**$ 14,058,959**	**$ 12,785,944**	**$ 13,305,810**	**$ 23,924,873**	**$ 23,645,138**	**$ 24,675,002**	**$ 25,228,479**	**$ 28,004,350**	**$ 23,787,839**
22	Existing Senior-Lien Debt	698,217	698,217	564,970	4,475,657	6,124,016	8,119,815	9,152,286	10,004,982	10,511,043	11,482,762	11,488,273
23	**Total Annual Senior-Lien Debt Service**	**$ 698,217**	**$ 698,217**	**$ 564,970**	**$ 4,475,657**	**$ 6,124,016**	**$ 8,119,815**	**$ 9,152,286**	**$ 10,004,982**	**$ 10,511,043**	**$ 11,482,762**	**$ 11,488,273**
24	*Calculated Senior-Lien Debt Service Coverage*	**15.43**	**21.42**	**24.88**	**2.86**	**2.17**	**2.95**	**2.58**	**2.47**	**2.40**	**2.44**	**2.07**
	Cash Flow Test											
25	Net Income Available For Debt Service	$ 10,770,773	$ 14,952,933	$ 14,058,959	$ 12,785,944	$ 13,305,810	$ 23,924,873	$ 23,645,138	$ 24,675,002	$ 25,228,479	$ 28,004,350	$ 23,787,839
	Less: Non-Operating Expenses											
26	Net Interfund Transfers (In - Out)	(865,242)	(1,140,110)	(1,179,053)	2,957,877	4,564,634	6,517,430	7,505,449	8,246,358	8,704,909	9,627,509	9,582,232
27	Net Debt Service Payment	(698,217)	(698,217)	(564,970)	(4,475,657)	(6,124,016)	(8,119,815)	(9,152,286)	(10,004,982)	(10,511,043)	(11,482,762)	(11,488,273)
28	Impact Fees Transfer to Capital Fund	(9,498,241)	(12,201,825)	(10,056,369)	(7,361,018)	(7,472,575)	(17,572,418)	(16,721,303)	(17,222,942)	(17,254,265)	(19,493,141)	(15,416,902)
29	**Net Cash Flow**	**$ (290,927)**	**$ 912,781**	**$ 2,258,567**	**$ 3,907,146**	**$ 4,273,852**	**$ 4,750,070**	**$ 5,276,998**	**$ 5,693,436**	**$ 6,168,081**	**$ 6,655,956**	**$ 6,464,896**
	Unrestricted Reserve Fund Test											
30	Balance At Beginning Of Fiscal Year	$ 15,794,610	$ 13,622,174	$ 5,932,298	$ 3,040,102	$ 2,077,175	$ 3,310,906	$ 5,317,658	$ 5,229,216	$ 6,038,521	$ 7,127,105	$ 8,500,384
31	Cash Flow Surplus/(Deficit)	-	912,781	2,258,567	3,907,146	4,273,852	4,750,070	5,276,998	5,693,436	6,168,081	6,655,956	6,464,896
32	Reserve Fund Balance Used For Cash Flow Deficit	(290,927)	-	-	-	-	-	-	-	-	-	-
33	Projects Designated To Be Paid With Cash	(1,881,510)	(8,602,657)	(5,150,763)	(4,870,073)	(3,040,121)	(2,743,318)	(5,365,439)	(4,884,131)	(5,079,497)	(5,282,677)	(7,892,327)
34	**Balance At End Of Fiscal Year**	**$ 13,622,174**	**$ 5,932,298**	**$ 3,040,102**	**$ 2,077,175**	**$ 3,310,906**	**$ 5,317,658**	**$ 5,229,216**	**$ 6,038,521**	**$ 7,127,105**	**$ 8,500,384**	**$ 7,072,953**
35	Minimum Reserve Target[1]	2,194,307	2,223,379	2,307,483	2,417,720	2,533,969	2,676,908	2,800,144	2,936,563	3,072,839	3,231,651	3,363,789
36	**Excess/(Deficiency) Of Reserve To Target**	**$ 11,427,867**	**$ 3,708,919**	**$ 732,619**	**$ (340,545)**	**$ 776,937**	**$ 2,640,750**	**$ 2,429,073**	**$ 3,101,958**	**$ 4,054,265**	**$ 5,268,733**	**$ 3,709,164**

[1] Reflects 3 months of total expenditures

Capital Project Funding Plan

Schedule 9

Capital Project Funding by Source	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	Total
Water Plant Investment Fee	$ 1,646,547	$ 137,359	$ 1,506,960	$ 1,924,707	$ 547,809	$ 569,721	$ 5,069,063	$ 5,271,825	$ 5,482,698	$ 5,702,006	$ 5,930,086	$ 33,788,781
Raw Water Supply	150,000	2,685,623	10,400,000	-	3,903,278	-	2,433,306	2,530,638	2,631,864	2,737,138	448,280	-
Revenue Fund	1,881,510	8,602,657	5,150,763	4,870,073	3,040,121	2,743,318	5,365,439	4,884,131	5,079,497	5,282,677	7,892,327	54,792,513
Total Capital Projects Funded	**$ 3,678,057**	**$ 11,425,639**	**$ 17,057,723**	**$ 6,794,780**	**$ 7,491,208**	**$ 3,313,039**	**$ 12,867,808**	**$ 12,686,595**	**$ 13,194,058**	**$ 13,721,821**	**$ 14,270,694**	**$ 116,501,421**

Sources and Uses

Schedule 10

	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
Water Plant Investment Fee											
Balance At Beginning Of Fiscal Year	$ 14,462,860	$ 15,619,555	$ 18,384,021	$ 19,341,430	$ 19,985,022	$ 22,112,563	$ 25,509,561	$ 24,192,297	$ 22,814,823	$ 20,887,941	$ 19,332,905
Annual Revenues	2,803,241	3,901,825	3,464,369	3,568,300	3,675,349	4,966,720	4,751,798	4,894,352	4,555,817	5,146,970	3,510,847
Less: Annual Expenses	-	(1,000,000)	(1,000,000)	(1,000,000)	(1,000,000)	(1,000,000)	(1,000,000)	(1,000,000)	(1,000,000)	(1,000,000)	(1,000,000)
Subtotal	**$ 17,266,102**	**$ 18,521,380**	**$ 20,848,390**	**$ 21,909,730**	**$ 22,660,371**	**$ 26,079,282**	**$ 29,261,359**	**$ 28,086,648**	**$ 26,370,640**	**$ 25,034,911**	**$ 21,843,752**
Total Amount Available For Projects	$ 17,266,102	$ 18,521,380	$ 20,848,390	$ 21,909,730	$ 22,660,371	$ 26,079,282	$ 29,261,359	$ 28,086,648	$ 26,370,640	$ 25,034,911	$ 21,843,752
Amount Paid For Projects	(1,646,547)	(137,359)	(1,506,960)	(1,924,707)	(547,809)	(569,721)	(5,069,063)	(5,271,825)	(5,482,698)	(5,702,006)	(5,930,086)
Subtotal	**$ 15,619,555**	**$ 18,384,021**	**$ 19,341,430**	**$ 19,985,022**	**$ 22,112,563**	**$ 25,509,561**	**$ 24,192,296**	**$ 22,814,823**	**$ 20,887,942**	**$ 19,332,905**	**$ 15,913,666**
Plus: Interest Earnings	188,015	212,522	235,784	245,790	263,110	297,638	310,637	293,794	273,142	251,380	220,291
Less: Interest Allocated To Cash Flow	(188,015)	(212,522)	(235,784)	(245,790)	(263,110)	(297,638)	(310,637)	(293,794)	(273,142)	(251,380)	(220,291)
Balance At End Of Fiscal Year	**$ 15,619,555**	**$ 18,384,021**	**$ 19,341,430**	**$ 19,985,022**	**$ 22,112,563**	**$ 25,509,561**	**$ 24,192,297**	**$ 22,814,823**	**$ 20,887,941**	**$ 19,332,905**	**$ 15,913,666**
Revenue Fund											
Balance At Beginning Of Fiscal Year	$ 15,794,610	$ 13,622,174	$ 5,932,298	$ 3,040,102	$ 2,077,175	$ 3,310,906	$ 5,317,658	$ 5,229,216	$ 6,038,521	$ 7,127,105	$ 8,500,384
Net Cash Flow	(290,927)	912,781	2,258,567	3,907,146	4,273,852	4,750,070	5,276,998	5,693,436	6,168,081	6,655,956	6,464,896
Subtotal	**$ 15,503,684**	**$ 14,534,955**	**$ 8,190,865**	**$ 6,947,248**	**$ 6,351,027**	**$ 8,060,977**	**$ 10,594,656**	**$ 10,922,652**	**$ 12,206,602**	**$ 13,783,061**	**$ 14,965,280**
Less: Restricted Funds	(2,194,307)	(2,223,379)	(2,307,483)	(2,077,175)	(2,533,969)	(2,676,908)	(2,800,144)	(2,936,563)	(3,072,839)	(3,231,651)	(3,363,789)
Total Amount Available For Projects	$ 13,309,377	$ 12,311,576	$ 5,883,382	$ 4,870,073	$ 3,817,058	$ 5,384,068	$ 7,794,512	$ 7,986,089	$ 9,133,762	$ 10,551,409	$ 11,601,491
Amount Paid For Projects	(1,881,510)	(8,602,657)	(5,150,763)	(4,870,073)	(3,040,121)	(2,743,318)	(5,365,439)	(4,884,131)	(5,079,497)	(5,282,677)	(7,892,327)
Subtotal	**$ 11,427,867**	**$ 3,708,919**	**$ 732,619**	**$ -**	**$ 776,937**	**$ 2,640,750**	**$ 2,429,073**	**$ 3,101,958**	**$ 4,054,265**	**$ 5,268,733**	**$ 3,709,164**
Add Back: Restricted Funds	2,194,307	2,223,379	2,307,483	2,077,175	2,533,969	2,676,908	2,800,144	2,936,563	3,072,839	3,231,651	3,363,789
Plus: Interest Earnings	183,855	122,215	56,078	31,983	33,676	53,929	65,918	70,423	82,285	97,672	97,333
Less: Interest Allocated To Cash Flow	(183,855)	(122,215)	(56,078)	(31,983)	(33,676)	(53,929)	(65,918)	(70,423)	(82,285)	(97,672)	(97,333)
Balance At End Of Fiscal Year	**$ 13,622,174**	**$ 5,932,298**	**$ 3,040,102**	**$ 2,077,175**	**$ 3,310,906**	**$ 5,317,658**	**$ 5,229,216**	**$ 6,038,521**	**$ 7,127,105**	**$ 8,500,384**	**$ 7,072,953**

APPENDIX B: SEWER FUND SUPPORTING SCHEDULES

Schedule 1. Assumptions

Schedule 2. Beginning Fund Balances

Schedule 3. Projection of Cash Inflows

Schedule 4. Projection of Cash Outflows

Schedule 5. Cost Escalation Factors

Schedule 6. Capital Improvement Program (CIP)

Schedule 7. Financial Management Plan Summary Dashboard

Schedule 8. Pro-Forma Forecast of Net Revenues and Debt Service Coverage

Schedule 9. Capital Projects Funding Plan

Schedule 10. Sources & Uses

Assumptions

Schedule 1

	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
Rate Increase Adoption Date	1/1/2025	1/1/2026	1/1/2027	1/1/2028	1/1/2029	1/1/2030	1/1/2031	1/1/2032	1/1/2033	1/1/2034	1/1/2035
Annual Growth											
Sewer											
Ending # of Accounts	11,733	12,108	12,483	12,858	13,233	13,725	14,182	14,639	15,052	15,505	15,805
Account Growth	340	375	375	375	375	492	457	457	413	453	300
% Change in Accounts	*2.98%*	*3.20%*	*3.10%*	*3.00%*	*2.92%*	*3.72%*	*3.33%*	*3.22%*	*2.82%*	*3.01%*	*1.93%*
Capital Spending											
Annual Capital Budget (Future $)	$ 17,415,205	$ 38,449,000	$ 45,309,800	$ 32,609,608	$ 584,929	$ 298,314	$ 243,331	$ 253,064	$ 263,186	$ 273,714	$ 284,662
Annual Percent Executed	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Average Annual Interest Earnings Rate											
On Fund Balances	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%
Reserves: Number of Months											
Operating Reserve: Target	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Operating Budget Execution Percentage											
Personnel Services	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Variable Operations and Maintenance	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Fixed Operations and Maintenance	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

FY 2025 Beginning Balances as of 1/1/2025 — Schedule 2

	Revenue Fund	Sewer Plant Investment Fee
Available Fund Balance	**$ 6,411,930**	**$17,883,098**

Fund Summary

Revenue Fund	$	6,411,930
Sewer Plant Investment Fee		17,883,098
Revenue Fund	**$**	**24,295,028**

Projection of Cash Inflows

Schedule 3

		FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
	Rate Revenue Growth Assumptions											
	Sewer											
1	% Change in Base/Usage Revenue	N/A	3.20%	3.10%	3.00%	2.92%	3.72%	3.33%	3.22%	2.82%	3.01%	1.93%
	Rate Adjustments											
2	Sewer Rate Increase	0.00%	40.00%	20.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
	Sewer Retail Rate Revenue											
3	Base Rate Revenue	$ 4,773,405	$ 6,896,357	$ 8,531,934	$ 9,051,888	$ 9,595,361	$ 10,250,677	$ 10,909,753	$ 11,599,148	$ 12,284,178	$ 13,033,495	$ 13,684,245
4	Usage Rate Revenue	480,195	672,272	806,727	830,929	855,856	881,532	907,978	935,217	963,274	992,172	1,021,937
5	**Total Sewer Retail Rate Revenue**	**$ 5,253,600**	**$ 7,568,629**	**$ 9,338,661**	**$ 9,882,817**	**$ 10,451,217**	**$ 11,132,210**	**$ 11,817,731**	**$ 12,534,365**	**$ 13,247,452**	**$ 14,025,667**	**$ 14,706,182**
6	Interest Income	$ 27,524	$ 137,914	$ 92,626	$ 93,914	$ 112,918	$ 152,875	$ 211,529	$ 279,685	$ 356,361	$ 445,007	$ 537,076
7	**Total Interest Income**	**$ 27,524**	**$ 137,914**	**$ 92,626**	**$ 93,914**	**$ 112,918**	**$ 152,875**	**$ 211,529**	**$ 279,685**	**$ 356,361**	**$ 445,007**	**$ 537,076**
8	**Total Cash Inflows**	**$ 5,281,124**	**$ 7,706,543**	**$ 9,431,288**	**$ 9,976,730**	**$ 10,564,135**	**$ 11,285,084**	**$ 12,029,261**	**$ 12,814,050**	**$ 13,603,813**	**$ 14,470,674**	**$ 15,243,258**

Projection of Cash Outflows

Schedule 4

		Expense Line Item	Escalation Factor	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
1	PS	Wages/Full Time	Default Inflation Factor	$ 307,281	$ 323,813	$ 333,527	$ 343,533	$ 353,839	$ 364,454	$ 375,388	$ 386,650	$ 398,249	$ 410,197	$ 422,503
2	PS	Wages/Over Time	Default Inflation Factor	9,582	9,582	9,869	10,166	10,471	10,785	11,108	11,441	11,785	12,138	12,502
3	PS	On Call Time	Default Inflation Factor	14,250	14,250	14,678	15,118	15,571	16,039	16,520	17,015	17,526	18,051	18,593
4	PS	Long Term Disability	Default Inflation Factor	1,429	1,506	1,551	1,598	1,646	1,695	1,746	1,798	1,852	1,908	1,965
5	PS	Vision Insurance	Default Inflation Factor	681	534	550	567	584	601	619	638	657	676	697
6	PS	Ficamed	Default Inflation Factor	4,456	4,695	4,836	4,981	5,130	5,284	5,443	5,606	5,774	5,947	6,126
7	PS	Fica	Default Inflation Factor	19,051	20,076	20,678	21,299	21,938	22,596	23,274	23,972	24,691	25,432	26,195
8	PS	Medical Insurance	Default Inflation Factor	101,344	81,659	84,109	86,632	89,231	91,908	94,665	97,505	100,430	103,443	106,546
9	PS	Employee Retirement	Default Inflation Factor	18,437	19,429	20,012	20,612	21,231	21,868	22,524	23,199	23,895	24,612	25,350
10	PS	Unemployment Insurance	Default Inflation Factor	615	648	667	687	708	729	751	774	797	821	845
11	PS	Workers' Compensation Ins	Default Inflation Factor	4,609	4,857	5,003	5,153	5,307	5,467	5,631	5,800	5,973	6,153	6,337
12	PS	Dental Insurance Expense	Default Inflation Factor	5,486	4,309	4,438	4,571	4,709	4,850	4,995	5,145	5,300	5,459	5,622
13	PS	Staff Development	Default Inflation Factor	22,830	12,655	13,035	13,426	13,828	14,243	14,671	15,111	15,564	16,031	16,512
14	PS	Life Insurance	Default Inflation Factor	774	816	840	866	892	918	946	974	1,004	1,034	1,065
15	PS	Uniform/Clothing Allowance	Default Inflation Factor	1,400	1,400	1,442	1,485	1,530	1,576	1,623	1,672	1,722	1,773	1,827
16	OMF	Office Supplies	Default Inflation Factor	600	500	515	530	546	563	580	597	615	633	652
17	OMF	Public Relations	Default Inflation Factor	2,000	2,000	2,060	2,122	2,185	2,251	2,319	2,388	2,460	2,534	2,610
18	OMF	Reference Books/Materials	Default Inflation Factor	1,000	1,000	1,030	1,061	1,093	1,126	1,159	1,194	1,230	1,267	1,305
19	OMV	Small Equipment Items	Default Inflation Factor	15,835	9,135	9,409	9,691	9,982	10,282	10,590	10,908	11,235	11,572	11,919
20	OMF	Lines Repair/Maintenance	Default Inflation Factor	58,300	84,300	86,829	89,434	92,117	94,880	97,727	100,659	103,678	106,789	109,992
21	OMF	Travel/Mileage	Default Inflation Factor	-	1,800	1,854	1,910	1,967	2,026	2,087	2,149	2,214	2,280	2,349
22	OMF	Liability Insurance	Default Inflation Factor	15,236	16,760	17,262	17,780	18,314	18,863	19,429	20,012	20,612	21,231	21,867
23	OMF	Leases/Rentals	Default Inflation Factor	500	500	515	530	546	563	580	597	615	633	652
24	OMF	Contract Services	Default Inflation Factor	65,000	65,000	66,950	68,959	71,027	73,158	75,353	77,613	79,942	82,340	84,810
25	OMV	Utilities	Default Inflation Factor	11,500	15,000	15,450	15,914	16,391	16,883	17,389	17,911	18,448	19,002	19,572
26	OMF	Telephone Services	Default Inflation Factor	3,960	3,960	4,079	4,201	4,327	4,457	4,591	4,728	4,870	5,016	5,167
27	OMF	Postage	Default Inflation Factor	15,000	15,000	15,450	15,914	16,391	16,883	17,389	17,911	18,448	19,002	19,572
28	OMF	Printing/Binding	Default Inflation Factor	20,000	20,000	20,600	21,218	21,855	22,510	23,185	23,881	24,597	25,335	26,095
29	OMF	Lift Station Repairs/Rehab	Default Inflation Factor	5,800	20,800	21,424	22,067	22,729	23,411	24,113	24,836	25,581	26,349	27,139
30	OMF	Credit Card Processing Fees	Default Inflation Factor	25,000	25,000	25,750	26,523	27,318	28,138	28,982	29,851	30,747	31,669	32,619
31	OMF	Fleet Transfer	Default Inflation Factor	13,040	11,209	11,545	11,892	12,248	12,616	12,994	13,384	13,786	14,199	14,625
32	OMF	Information Tech Transfer	Default Inflation Factor	65,476	71,059	73,191	75,386	77,648	79,978	82,377	84,848	87,394	90,015	92,716
33	OMF	Administration Exp Transfer	Default Inflation Factor	557,923	550,862	567,388	584,409	601,942	620,000	638,600	657,758	677,491	697,816	718,750
34	PS	Wages/Full Time	Default Inflation Factor	441,563	369,070	380,142	391,546	403,293	415,392	427,853	440,689	453,910	467,527	481,553
35	PS	Wages/Over Time	Default Inflation Factor	14,028	14,028	14,449	14,882	15,329	15,789	16,262	16,750	17,253	17,770	18,303
36	PS	On Call Time	Default Inflation Factor	11,700	11,700	12,051	12,413	12,785	13,168	13,564	13,970	14,390	14,821	15,266
37	PS	Long Term Disability	Default Inflation Factor	1,611	1,716	1,767	1,821	1,875	1,931	1,989	2,049	2,110	2,174	2,239
38	PS	Vision Insurance	Default Inflation Factor	270	480	494	509	525	540	556	573	590	608	626
39	PS	Ficamed	Default Inflation Factor	5,024	5,352	5,513	5,678	5,848	6,024	6,204	6,391	6,582	6,780	6,983
40	PS	Fica	Default Inflation Factor	21,480	22,882	23,568	24,276	25,004	25,754	26,527	27,322	28,142	28,986	29,856
41	PS	Medical Insurance	Default Inflation Factor	52,004	67,294	69,313	71,392	73,534	75,740	78,012	80,353	82,763	85,246	87,803
42	PS	Employee Retirement	Default Inflation Factor	20,787	22,144	22,808	23,493	24,197	24,923	25,671	26,441	27,234	28,051	28,893
43	PS	Unemployment Insurance	Default Inflation Factor	693	738	760	783	806	831	856	881	908	935	963
44	PS	Workers' Compensation Ins	Default Inflation Factor	5,197	5,536	5,702	5,873	6,049	6,231	6,418	6,610	6,809	7,013	7,223
45	PS	Dental Insurance Expense	Default Inflation Factor	2,311	3,305	3,404	3,506	3,611	3,720	3,831	3,946	4,065	4,187	4,312
46	PS	Staff Development	Default Inflation Factor	10,175	13,345	13,745	14,158	14,582	15,020	15,471	15,935	16,413	16,905	17,412
47	PS	Life Insurance	Default Inflation Factor	873	930	958	987	1,016	1,047	1,078	1,110	1,144	1,178	1,213
48	PS	Uniform/Clothing Allowance	Default Inflation Factor	1,600	1,600	1,648	1,697	1,748	1,801	1,855	1,910	1,968	2,027	2,088
49	OMF	Office Supplies	Default Inflation Factor	750	1,000	1,030	1,061	1,093	1,126	1,159	1,194	1,230	1,267	1,305
50	OMF	Dues/Fees/Subscriptions	Default Inflation Factor	18,650	19,015	19,585	20,173	20,778	21,402	22,044	22,705	23,386	24,088	24,810
51	OMF	Small Equipment Items	Default Inflation Factor	28,000	26,000	26,780	27,583	28,411	29,263	30,141	31,045	31,977	32,936	33,924
52	OMV	Chemicals	Default Inflation Factor	304,500	304,500	313,635	323,044	332,735	342,717	352,999	363,589	374,497	385,731	397,303
53	OMF	Trash Service	Default Inflation Factor	3,200	3,200	3,296	3,395	3,497	3,602	3,710	3,821	3,936	4,054	4,175
54	OMV	Building Repairs/Maintenance	Default Inflation Factor	8,500	8,500	8,755	9,018	9,288	9,567	9,854	10,149	10,454	10,768	11,091
55	OMF	Sewer Plant Repair/Maintenance	Default Inflation Factor	160,000	-	-	-	-	-	-	-	-	-	-
56	OMF	Equipment Repairs	Default Inflation Factor	100,500	100,500	103,515	106,620	109,819	113,114	116,507	120,002	123,602	127,310	131,130
57	OMF	Liability Insurance	Default Inflation Factor	145,492	160,041	164,842	169,788	174,881	180,128	185,532	191,098	196,830	202,735	208,817
58	OMF	Leases/Rentals	Default Inflation Factor	2,500	2,500	2,575	2,652	2,732	2,814	2,898	2,985	3,075	3,167	3,262
59	OMF	Contract Services	Default Inflation Factor	56,350	265,500	273,465	281,669	290,119	298,823	307,787	317,021	326,532	336,327	346,417
60	OMV	Utilities	Default Inflation Factor	500,000	500,000	515,000	530,450	546,364	562,754	579,637	597,026	614,937	633,385	652,387
61	OMF	Telephone Services	Default Inflation Factor	4,000	4,000	4,120	4,244	4,371	4,502	4,637	4,776	4,919	5,067	5,219
62	OMF	Study Review/Consultant	Default Inflation Factor	15,000	15,000	15,450	15,914	16,391	16,883	17,389	17,911	18,448	19,002	19,572
63	OMF	Lab Tests	Default Inflation Factor	37,525	38,525	39,681	40,871	42,097	43,360	44,661	46,001	47,381	48,802	50,266
64	OMF	Fleet Transfer	Default Inflation Factor	16,142	13,876	14,292	14,721	15,163	15,618	16,086	16,569	17,066	17,578	18,105
65	OMF	Information Tech Transfer	Default Inflation Factor	51,773	64,897	66,844	68,849	70,915	73,042	75,233	77,490	79,815	82,210	84,676
66	OMF	Facilities Services Transfer	Default Inflation Factor	-	71,059	73,191	75,386	77,648	79,978	82,377	84,848	87,394	90,015	92,716
67		**Total Operating Expenses**		**$ 3,430,592**	**$ 3,552,347**	**$ 3,658,917**	**$ 3,768,685**	**$ 3,881,745**	**$ 3,998,198**	**$ 4,118,144**	**$ 4,241,688**	**$ 4,368,938**	**$ 4,500,007**	**$ 4,635,007**
		Operating Expenses												
68	PS	Personnel Services		$ 1,101,540	$ 1,040,349	$ 1,071,559	$ 1,103,706	$ 1,136,817	$ 1,170,922	$ 1,206,050	$ 1,242,231	$ 1,279,498	$ 1,317,883	$ 1,357,419
69	OMV	Variable Operations & Maintenance		840,335	837,135	862,249	888,117	914,760	942,203	970,469	999,583	1,029,570	1,060,458	1,092,271
70	OMF	Fixed Operations & Maintenance		1,488,717	1,674,863	1,725,109	1,776,862	1,830,168	1,885,073	1,941,625	1,999,874	2,059,870	2,121,666	2,185,316
71		**Total Operating Expenses**		**$ 3,430,592**	**$ 3,552,347**	**$ 3,658,917**	**$ 3,768,685**	**$ 3,881,745**	**$ 3,998,198**	**$ 4,118,144**	**$ 4,241,688**	**$ 4,368,938**	**$ 4,500,007**	**$ 4,635,007**
		Expense Execution Factors												
72		Personnel Services		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
73		Variable Operations & Maintenance		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
74		Fixed Operations & Maintenance		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
		Total Expenses at Execution												
76		Personnel Services		$ 1,101,540	$ 1,040,349	$ 1,071,559	$ 1,103,706	$ 1,136,817	$ 1,170,922	$ 1,206,050	$ 1,242,231	$ 1,279,498	$ 1,317,883	$ 1,357,419
77		Variable Operations & Maintenance		840,335	837,135	862,249	888,117	914,760	942,203	970,469	999,583	1,029,570	1,060,458	1,092,271
78		Fixed Operations & Maintenance		1,488,717	1,674,863	1,725,109	1,776,862	1,830,168	1,885,073	1,941,625	1,999,874	2,059,870	2,121,666	2,185,316
79		**Total Expenses at Execution**		**$ 3,430,592**	**$ 3,552,347**	**$ 3,658,917**	**$ 3,768,685**	**$ 3,881,745**	**$ 3,998,198**	**$ 4,118,144**	**$ 4,241,688**	**$ 4,368,938**	**$ 4,500,007**	**$ 4,635,007**
		Debt Service												
80		CWRPDA 2011 Series A		$ 222,334	$ 222,519	$ 226,057	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
81		2022 Revenue Bond ($18M issuance)		1,035,450	1,035,950	1,035,700	1,034,700	1,037,950	1,035,200	1,036,700	1,037,200	1,036,700	1,035,200	1,037,700
82		New Debt Service		-	5,612,245	6,541,426	6,541,426	6,541,426	6,541,426	6,541,426	6,541,426	6,541,426	6,541,426	6,541,426
83		Debt Service Payment with PIF		(414,180)	(2,262,481)	(2,998,377)	(3,054,445)	(3,146,079)	(4,251,485)	(4,067,513)	(4,189,538)	(3,899,754)	(4,405,778)	(3,005,266)
84		**Total Debt Service**		**$ 843,604**	**$ 4,608,233**	**$ 4,804,807**	**$ 4,521,681**	**$ 4,433,298**	**$ 3,325,142**	**$ 3,510,613**	**$ 3,389,088**	**$ 3,678,372**	**$ 3,170,848**	**$ 4,573,860**
		Cash-Funded Capital												
85		PAYGO Capital		$ 279,557	$ 194,000	$ 1,632,800	$ 816,608	$ 584,929	$ 298,314	$ 243,331	$ 253,064	$ 263,186	$ 273,714	$ 284,662
86		**Total Cash-Funded Capital**		**$ 279,557**	**$ 194,000**	**$ 1,632,800**	**$ 816,608**	**$ 584,929**	**$ 298,314**	**$ 243,331**	**$ 253,064**	**$ 263,186**	**$ 273,714**	**$ 284,662**
87		**Total Cash Outflows**		**$ 4,553,753**	**$ 8,354,580**	**$ 10,096,524**	**$ 9,106,974**	**$ 8,899,972**	**$ 7,621,653**	**$ 7,872,088**	**$ 7,883,840**	**$ 8,310,497**	**$ 7,944,569**	**$ 9,493,530**

Cost Escalation Factors

Schedule 5

Category	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
Personal Services	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Fixed Operations & Maintenance Costs	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%
Fuel, Utilities, Chemicals	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Health Insurance	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%
Other Insurance	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Repair & Maintenance	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Admin Services	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Potable Water	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%
Default Inflation Factor	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Sewer Accounts Growth	3.20%	3.10%	3.00%	2.92%	3.72%	3.33%	3.22%	2.82%	3.01%	1.93%
Composite O&M	3.55%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Default Inflation Factor	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%

Capital Improvement Program (CIP)

Schedule 6

#		FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	Total
	FY 2025 Projects												
1	Carryover - Northwest Sewer Master Plan Update	$ 4,557	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 4,557
2	Liquid Expansion Project - Borrowing	1,500,000	33,030,000	43,677,000	31,793,000	-	-	-	-	-	-	-	110,000,000
3	Headworks Improvement Project	10,000,000	4,590,000	-	-	-	-	-	-	-	-	-	14,590,000
4	East Sewer Interceptor - 257 North Extention	1,004,013	100,000	-	-	-	-	-	-	-	-	-	1,104,013
5	Back Lot Parking Lot - East Lot (4th St. to 5th St.) - Sewerline Replacement	-	-	1,100,000	-	-	-	-	-	-	-	-	1,100,000
6	Sewer Line Rehab	225,000	100,000	265,000	100,000	265,000	100,000	-	-	-	-	-	1,055,000
7	Sewer Line Oversizing	629,479	-	100,000	100,000	100,000	100,000	-	-	-	-	-	1,029,479
8	Manhole Rehab	50,000	69,000	55,000	55,000	55,000	55,000	-	-	-	-	-	339,000
9	Wastewater Treatment Technology Upgrades	-	25,000	-	-	-	-	-	-	-	-	-	25,000
10	Central Sewer System Upgrades	4,002,156	535,000	50,000	500,000	100,000	-	-	-	-	-	-	5,187,156
11	Lift Station #8 Rehab	-	-	-	-	-	-	200,000	200,000	200,000	200,000	200,000	1,000,000
12	**Total CIP Budget (in current dollars)**	**$ 17,415,205**	**$ 38,449,000**	**$ 45,247,000**	**$ 32,548,000**	**$ 520,000**	**$ 255,000**	**$ 200,000**	**$ 200,000**	**$ 200,000**	**$ 200,000**	**$ 200,000**	**$ 135,434,205**
13	Cumulative Projected Cost Escalation	0.0%	0.0%	4.0%	8.2%	12.5%	17.0%	21.7%	26.5%	31.6%	36.9%	42.3%	
14	**Resulting CIP Funding Level**	**$ 17,415,205**	**$ 38,449,000**	**$ 45,309,800**	**$ 32,609,608**	**$ 584,929**	**$ 298,314**	**$ 243,331**	**$ 253,064**	**$ 263,186**	**$ 273,714**	**$ 284,662**	**$ 135,984,813**
15	Annual CIP Execution Percentage	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
16	**Final CIP Funding Level**	**$ 17,415,205**	**$ 38,449,000**	**$ 45,309,800**	**$ 32,609,608**	**$ 584,929**	**$ 298,314**	**$ 243,331**	**$ 253,064**	**$ 263,186**	**$ 273,714**	**$ 284,662**	**$ 135,984,813**

FAMS Financial Analysis & Management System | By Stantec

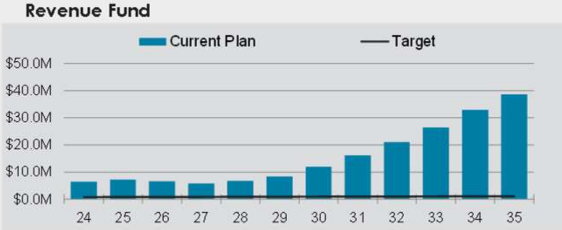
TOWN OF WINDSOR, CO

Stantec

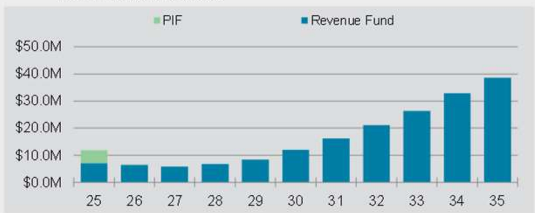
CALC SAVE CTRL LAST OVR

	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2030	FY 2035
Sewer Rate Plan	0.00%	40.00%	20.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	83.58%	112.82%
All-in DSC w PIF	3.77	1.01	1.12	1.22	1.30	1.52	1.58	1.68	1.73	1.90	1.80		
Single Family Sewer Bills	$34.34	$48.08	$57.70	$59.43	$61.21	$63.05	$64.94	$66.89	$68.89	$70.96	$73.09	Check	-
Ending Fund Balance													
Operating Fund	7,139,301	6,491,264	5,826,028	6,695,785	8,359,947	12,023,379	16,180,552	21,110,762	26,404,078	32,930,184	38,679,912		
PIF	4,725,083	32,896	0	0	0	0	0	0	0	0	0		
Total	**$11,864,384**	**$6,524,161**	**$5,826,028**	**$6,695,785**	**$8,359,947**	**$12,023,379**	**$16,180,552**	**$21,110,762**	**$26,404,078**	**$32,930,184**	**$38,679,912**		
Days Cash on Hand	1,262	670	581	648	786	1,098	1,434	1,817	2,206	2,671	3,046		

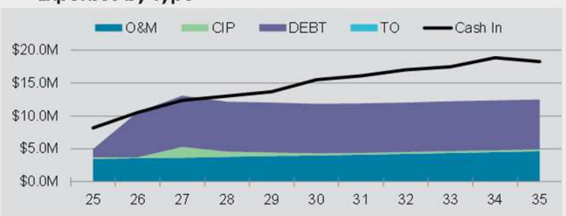
Revenue Fund



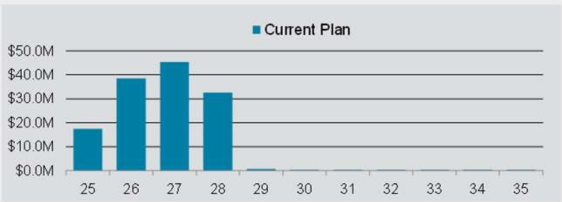
Total Fund Balance



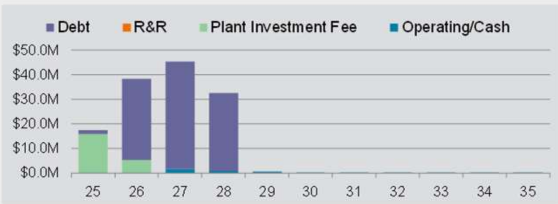
Expenses by Type



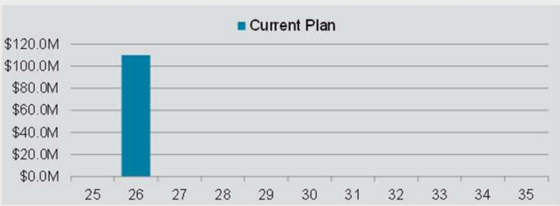
CIP Spending



CIP Funding



Borrowing



Pro Forma Forecast of Net Revenues and Debt Service Coverage

Schedule 8

#		FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
	Operating Revenue											
1	Sewer Retail Rate Revenue	$ 5,253,600	$ 5,253,600	$ 7,568,629	$ 9,338,661	$ 9,882,817	$ 10,451,217	$ 11,132,210	$ 11,817,731	$ 12,534,365	$ 13,247,452	$ 14,025,667
2	Change in Revenue From Growth & Usage Normalization	-	152,563	213,589	256,307	263,996	356,753	341,316	351,555	327,239	369,701	252,180
3	**Subtotal**	**$ 5,253,600**	**$ 5,406,163**	**$ 7,782,218**	**$ 9,594,968**	**$ 10,146,813**	**$ 10,807,970**	**$ 11,473,525**	**$ 12,169,286**	**$ 12,861,604**	**$ 13,617,152**	**$ 14,277,847**
4	Weighted Average Rate Increase	0.00%	40.00%	20.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
5	Additional Rate Revenue From Rate Increase	-	2,162,465	1,556,444	287,849	304,404	324,239	344,206	365,079	385,848	408,515	428,335
6	Total Rate Revenue	$ 5,253,600	$ 7,568,629	$ 9,338,661	$ 9,882,817	$ 10,451,217	$ 11,132,210	$ 11,817,731	$ 12,534,365	$ 13,247,452	$ 14,025,667	$ 14,706,182
7	**Equals: Total Operating Revenue**	**$ 5,253,600**	**$ 7,568,629**	**$ 9,338,661**	**$ 9,882,817**	**$ 10,451,217**	**$ 11,132,210**	**$ 11,817,731**	**$ 12,534,365**	**$ 13,247,452**	**$ 14,025,667**	**$ 14,706,182**
	Less: Operating Expenses											
8	Personnel Services	$ (1,101,540)	$ (1,040,349)	$ (1,071,559)	$ (1,103,706)	$ (1,136,817)	$ (1,170,922)	$ (1,206,050)	$ (1,242,231)	$ (1,279,498)	$ (1,317,883)	$ (1,357,419)
9	Variable Operations & Maintenance Costs	(840,335)	(837,135)	(862,249)	(888,117)	(914,760)	(942,203)	(970,469)	(999,583)	(1,029,570)	(1,060,458)	(1,092,271)
10	Operations & Maintenance Costs	(1,488,717)	(1,674,863)	(1,725,109)	(1,776,862)	(1,830,168)	(1,885,073)	(1,941,625)	(1,999,874)	(2,059,870)	(2,121,666)	(2,185,316)
11	**Equals: Net Operating Income**	**$ 1,823,008**	**$ 4,016,282**	**$ 5,679,744**	**$ 6,114,132**	**$ 6,569,472**	**$ 7,134,012**	**$ 7,699,588**	**$ 8,292,677**	**$ 8,878,513**	**$ 9,525,660**	**$ 10,071,175**
	Plus: Non-Operating Income/(Expense)											
12	Interest Income	$ 27,524	$ 137,914	$ 92,626	$ 93,914	$ 112,918	$ 152,875	$ 211,529	$ 279,685	$ 356,361	$ 445,007	$ 537,076
13	Sewer Impact Fees	2,891,813	2,795,295	2,965,481	3,054,445	3,146,079	4,251,485	4,067,513	4,189,538	3,899,754	4,405,778	3,005,266
14	**Equals: Net Income**	**$ 4,742,345**	**$ 6,949,491**	**$ 8,737,851**	**$ 9,262,491**	**$ 9,828,468**	**$ 11,538,372**	**$ 11,978,630**	**$ 12,761,900**	**$ 13,134,629**	**$ 14,376,445**	**$ 13,613,517**
	Less: Revenues Excluded From Coverage Test											
15	Plant Investment Fee	$ (2,891,813)	$ (2,795,295)	$ (2,965,481)	$ (3,054,445)	$ (3,146,079)	$ (4,251,485)	$ (4,067,513)	$ (4,189,538)	$ (3,899,754)	$ (4,405,778)	$ (3,005,266)
16	**Equals: Net Income Available For Debt Service**	**$ 1,850,532**	**$ 4,154,196**	**$ 5,772,370**	**$ 6,208,046**	**$ 6,682,390**	**$ 7,286,887**	**$ 7,911,117**	**$ 8,572,362**	**$ 9,234,875**	**$ 9,970,667**	**$ 10,608,251**
	Senior Lien Debt Service Coverage Test											
17	Net Income Available for Senior-Lien Debt Service	**$ 1,850,532**	**$ 4,154,196**	**$ 5,772,370**	**$ 6,208,046**	**$ 6,682,390**	**$ 7,286,887**	**$ 7,911,117**	**$ 8,572,362**	**$ 9,234,875**	**$ 9,970,667**	**$ 10,608,251**
18	Existing Senior-Lien Debt	1,257,784	1,258,469	1,261,757	1,034,700	1,037,950	1,035,200	1,036,700	1,037,200	1,036,700	1,035,200	1,037,700
19	Cumulative New Senior Lien Debt Service (calculated)	-	5,612,245	6,541,426	6,541,426	6,541,426	6,541,426	6,541,426	6,541,426	6,541,426	6,541,426	6,541,426
20	**Total Annual Senior-Lien Debt Service**	**$ 1,257,784**	**$ 6,870,714**	**$ 7,803,184**	**$ 7,576,126**	**$ 7,579,376**	**$ 7,576,626**	**$ 7,578,126**	**$ 7,578,626**	**$ 7,578,126**	**$ 7,576,626**	**$ 7,579,126**
21	*Calculated Senior-Lien Debt Service Coverage*	**1.47**	**0.60**	**0.74**	**0.82**	**0.88**	**0.96**	**1.04**	**1.13**	**1.22**	**1.32**	**1.40**
	Cash Flow Test											
22	Net Income Available For Debt Service	$ 1,850,532	$ 4,154,196	$ 5,772,370	$ 6,208,046	$ 6,682,390	$ 7,286,887	$ 7,911,117	$ 8,572,362	$ 9,234,875	$ 9,970,667	$ 10,608,251
	Less: Non-Operating Expenses											
23	Net Debt Service Payment	(843,604)	(4,608,233)	(4,804,807)	(4,521,681)	(4,433,298)	(3,325,142)	(3,510,613)	(3,389,088)	(3,678,372)	(3,170,848)	(4,573,860)
24	**Net Cash Flow**	**$ 1,006,928**	**$ (454,037)**	**$ 967,564**	**$ 1,686,365**	**$ 2,249,092**	**$ 3,961,745**	**$ 4,400,504**	**$ 5,183,274**	**$ 5,556,503**	**$ 6,799,819**	**$ 6,034,391**
	Unrestricted Reserve Fund Test											
25	Balance At Beginning Of Fiscal Year	$ 6,411,930	$ 7,139,301	$ 6,491,264	$ 5,826,028	$ 6,695,785	$ 8,359,947	$ 12,023,379	$ 16,180,552	$ 21,110,762	$ 26,404,078	$ 32,930,184
26	Cash Flow Surplus/(Deficit)	1,006,928	-	967,564	1,686,365	2,249,092	3,961,745	4,400,504	5,183,274	5,556,503	6,799,819	6,034,391
27	Reserve Fund Balance Used For Cash Flow Deficit	-	(454,037)	-	-	-	-	-	-	-	-	-
28	Projects Paid With Non Specified Funds	(279,557)	(194,000)	(1,632,800)	(816,608)	(584,929)	(298,314)	(243,331)	(253,064)	(263,186)	(273,714)	(284,662)
29	**Balance At End Of Fiscal Year**	**$ 7,139,301**	**$ 6,491,264**	**$ 5,826,028**	**$ 6,695,785**	**$ 8,359,947**	**$ 12,023,379**	**$ 16,180,552**	**$ 21,110,762**	**$ 26,404,078**	**$ 32,930,184**	**$ 38,679,912**
30	Minimum Reserve Target[1]	857,648	888,087	914,729	942,171	970,436	999,549	1,029,536	1,060,422	1,092,235	1,125,002	1,158,752
31	**Excess/(Deficiency) Of Reserve To Target**	**$ 6,281,653**	**$ 5,603,178**	**$ 4,911,299**	**$ 5,753,614**	**$ 7,389,511**	**$ 11,023,829**	**$ 15,151,016**	**$ 20,050,340**	**$ 25,311,844**	**$ 31,805,182**	**$ 37,521,160**

[1] Reflects 3 months of total expenditures

Capital Project Funding Plan

Schedule 9

Capital Project Funding by Source	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	Total
Sewer Plant Investment Fee	$ 15,635,648	$ 5,225,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 20,860,648
Revenue Fund	279,557	194,000	1,632,800	816,608	584,929	298,314	243,331	253,064	263,186	273,714	284,662	5,124,165
Senior-Lien Debt Proceeds	1,500,000	33,030,000	43,677,000	31,793,000	-	-	-	-	-	-	-	110,000,000
Total Capital Projects Funded	**$ 17,415,205**	**$ 38,449,000**	**$ 45,309,800**	**$ 32,609,608**	**$ 584,929**	**$ 298,314**	**$ 243,331**	**$ 253,064**	**$ 263,186**	**$ 273,714**	**$ 284,662**	**$ 135,984,813**

Sources and Uses

Schedule 10

	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
Sewer Plant Investment Fee											
Balance At Beginning Of Fiscal Year	$ 17,883,098	$ 4,725,083	$ 32,896	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Annual Revenues	2,891,813	2,795,295	2,965,481	3,054,445	3,146,079	4,251,485	4,067,513	4,189,538	3,899,754	4,405,778	3,005,266
Less: Annual Expenses	-	-	-	-	-	-	-	-	-	-	-
Less: Payment Of Debt Service	(414,180)	(2,262,481)	(2,998,377)	(3,054,445)	(3,146,079)	(4,251,485)	(4,067,513)	(4,189,538)	(3,899,754)	(4,405,778)	(3,005,266)
Subtotal	$ 20,360,731	$ 5,257,896	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Less: Restricted Funds	-	-	-	-	-	-	-	-	-	-	-
Total Amount Available For Projects	$ 20,360,731	$ 5,257,896	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Amount Paid For Projects	(15,635,648)	(5,225,000)	-	-	-	-	-	-	-	-	-
Subtotal	$ 4,725,083	$ 32,896	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Add Back: Restricted Funds	-	-	-	-	-	-	-	-	-	-	-
Plus: Interest Earnings	169,561	35,685	247	-	-	-	-	-	-	-	-
Less: Interest Allocated To Cash Flow	(169,561)	(35,685)	(247)	-	-	-	-	-	-	-	-
Balance At End Of Fiscal Year	**$ 4,725,083**	**$ 32,896**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Revenue Fund											
Balance At Beginning Of Fiscal Year	$ 6,411,930	$ 7,139,301	$ 6,491,264	$ 5,826,028	$ 6,695,785	$ 8,359,947	$ 12,023,379	$ 16,180,552	$ 21,110,762	$ 26,404,078	$ 32,930,184
Net Cash Flow	1,006,928	(454,037)	967,564	1,686,365	2,249,092	3,961,745	4,400,504	5,183,274	5,556,503	6,799,819	6,034,391
Less: Payment Of Debt Service	-	-	-	-	-	-	-	-	-	-	-
Subtotal	$ 7,418,858	$ 6,685,264	$ 7,458,828	$ 7,512,393	$ 8,944,877	$ 12,321,693	$ 16,423,882	$ 21,363,826	$ 26,667,265	$ 33,203,897	$ 38,964,574
Less: Restricted Funds	(857,648)	(888,087)	(914,729)	(942,171)	(970,436)	(999,549)	(1,029,536)	(1,060,422)	(1,092,235)	(1,125,002)	(1,158,752)
Total Amount Available For Projects	$ 6,561,210	$ 5,797,178	$ 6,544,099	$ 6,570,222	$ 7,974,440	$ 11,322,143	$ 15,394,347	$ 20,303,404	$ 25,575,030	$ 32,078,896	$ 37,805,823
Amount Paid For Projects	(279,557)	(194,000)	(1,632,800)	(816,608)	(584,929)	(298,314)	(243,331)	(253,064)	(263,186)	(273,714)	(284,662)
Subtotal	$ 6,281,653	$ 5,603,178	$ 4,911,299	$ 5,753,614	$ 7,389,511	$ 11,023,829	$ 15,151,016	$ 20,050,340	$ 25,311,844	$ 31,805,182	$ 37,521,160
Add Back: Restricted Funds	857,648	888,087	914,729	942,171	970,436	999,549	1,029,536	1,060,422	1,092,235	1,125,002	1,158,752
Plus: Interest Earnings	101,634	102,229	92,380	93,914	112,918	152,875	211,529	279,685	356,361	445,007	537,076
Less: Interest Allocated To Cash Flow	(101,634)	(102,229)	(92,380)	(93,914)	(112,918)	(152,875)	(211,529)	(279,685)	(356,361)	(445,007)	(537,076)
Balance At End Of Fiscal Year	**$ 7,139,301**	**$ 6,491,264**	**$ 5,826,028**	**$ 6,695,785**	**$ 8,359,947**	**$ 12,023,379**	**$ 16,180,552**	**$ 21,110,762**	**$ 26,404,078**	**$ 32,930,184**	**$ 38,679,912**

Senior Lien Borrowing Projections

Schedule 11

		FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
Term (Years)		40	40	40	40	40	40	40	40	40	40	40
Interest Rate		5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Sources of Funds												
Par Amount		$ -	$112,244,898	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Uses of Funds												
Proceeds		$ -	$110,000,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Cost of Issuance	2.00% of Par	-	2,244,898	-	-	-	-	-	-	-	-	-
Debt Service Reserve	0 Year(s) of Debt Service	-	-	-	-	-	-	-	-	-	-	-
Total Uses		$ -	$112,244,898	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
1 Year Interest		-	5,612,245	-	-	-	-	-	-	-	-	-
Annual Debt Service		$ -	$ 6,541,426	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Debt Service		-	261,657,050	-	-	-	-	-	-	-	-	-
Cumulative New Annual Senior Lien Debt Service[1]		**$ -**	**$ 5,612,245**	**$ 6,541,426**	**$ 6,541,426**	**$ 6,541,426**	**$ 6,541,426**	**$ 6,541,426**	**$ 6,541,426**	**$ 6,541,426**	**$ 6,541,426**	**$ 6,541,426**

[1]Reflects interest-only payment due in year of issuance.

APPENDIX C: STORMWATER FUND SUPPORTING SCHEDULES

Schedule 1. Assumptions

Schedule 2. Beginning Fund Balances

Schedule 3. Projection of Cash Inflows

Schedule 4. Projection of Cash Outflows

Schedule 5. Cost Escalation Factors

Schedule 6. Capital Improvement Program (CIP)

Schedule 7. Financial Management Plan Summary Dashboard

Schedule 8. Pro-Forma Forecast of Net Revenues and Debt Service Coverage

Schedule 9. Capital Projects Funding Plan

Schedule 10. Sources & Uses

Assumptions

Schedule 1

FY 2026 Stormwater Revenue Sufficiency Analysis	**FY 2025**	**FY 2026**	**FY 2027**	**FY 2028**	**FY 2029**	**FY 2030**	**FY 2031**	**FY 2032**	**FY 2033**	**FY 2034**	**FY 2035**
Rate Increase Adoption Date	1/1/2025	1/1/2026	1/1/2027	1/1/2028	1/1/2029	1/1/2030	1/1/2031	1/1/2032	1/1/2033	1/1/2034	1/1/2035
Annual Growth											
Drainage											
Ending # of ERCs	14,120	14,604	15,088	15,572	16,056	16,691	17,280	17,869	18,402	18,986	19,373
ERC Growth	340	484	484	484	484	635	589	589	533	584	387
% Change in ERCs	*2.47%*	*3.43%*	*3.31%*	*3.21%*	*3.11%*	*3.95%*	*3.53%*	*3.41%*	*2.98%*	*3.17%*	*2.04%*
% Paying Capital Charges	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*	*100%*
Capital Spending											
Annual Capital Budget (Future Year Dollars)	$ 1,673,349	$ 985,000	$ 3,281,670	$ 4,735,340	$ 4,427,632	$ 350,000	$ 6,665,844	$ 6,932,478	$ 7,209,777	$ 7,498,168	$ 7,798,095
Annual Percent Executed	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Impact Fees											
Drainage Impact Fees	$633.87	$805.20	$974.16	$1,145.76	$1,171.53	$1,197.87	$1,224.81	$1,252.35	$1,280.51	$1,309.31	$1,338.75
Average Annual Interest Earnings Rate											
On Fund Balances	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%	1.25%
Operating Budget Reserve											
Target (Number of Months of Reserve)	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Operating Budget Execution Percentage											
Personal Services	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Variable Operations and Maintenance	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Fixed Operations and Maintenance	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Capital Outlay	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

FY 2025 Beginning Balances as of 1/1/2025 — Schedule 2

	Revenue Fund (O&M)	Drainage Impact Fees
Available Fund Balance	**$ 1,748,440**	**$ 3,778,481**

Fund Summary		
Revenue Fund (O&M)	$	1,748,440
Drainage Impact Fees		3,778,481
Total Available Funds	**$**	**5,526,921**

Projection of Cash Inflows

Schedule 3

	FY 2026 Stormwater Revenue Sufficiency Analysis	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
	Rate Revenue Growth Assumptions											
	Drainage											
1	% Change in Base Revenue	N/A	3.43%	3.31%	3.21%	3.11%	3.95%	3.53%	3.41%	2.98%	3.17%	2.04%
2	% Change in Usage Revenue	N/A	3.43%	3.31%	3.21%	3.11%	3.95%	3.53%	3.41%	2.98%	3.17%	2.04%
	Assumed Rate Revenue Increases											
3	Assumed Drainage Rate Increase	N/A	22.11%	18.09%	15.31%	13.27%	11.71%	10.48%	9.48%	8.66%	7.97%	7.38%
	Drainage Rate Revenue											
4	Base Rate Revenue	$ 487,018	$ 645,585	$ 787,647	$ 937,378	$ 1,094,780	$ 1,271,358	$ 1,454,150	$ 1,646,293	$ 1,842,203	$ 2,052,104	$ 2,248,433
5	Usage Rate Revenue	1,027,425	1,297,542	1,583,069	1,884,009	2,200,367	2,555,266	2,922,654	3,308,837	3,702,590	4,124,465	4,519,062
6	**Total Drainage Rate Revenue**	**$ 1,514,443**	**$ 1,943,127**	**$ 2,370,716**	**$ 2,821,387**	**$ 3,295,147**	**$ 3,826,624**	**$ 4,376,805**	**$ 4,955,130**	**$ 5,544,793**	**$ 6,176,568**	**$ 6,767,495**
	Transfers In											
7	Basin User Fee - Future Development (78.261%)	$ 804,073	$ 1,015,470	$ 1,238,926	$ 1,474,444	$ 1,722,029	$ 1,999,776	$ 2,287,299	$ 2,589,529	$ 2,897,684	$ 3,227,847	$ 3,536,663
8	**Total Transfers In**	**$ 804,073**	**$ 1,015,470**	**$ 1,238,926**	**$ 1,474,444**	**$ 1,722,029**	**$ 1,999,776**	**$ 2,287,299**	**$ 2,589,529**	**$ 2,897,684**	**$ 3,227,847**	**$ 3,536,663**
	Interest Income											
9	Unrestricted	$ 21,129	$ 20,609	$ 22,232	$ 26,263	$ 21,505	$ 19,339	$ 23,845	$ -	$ -	$ -	$ -
10	**Total Interest Income**	**$ 21,129**	**$ 20,609**	**$ 22,232**	**$ 26,263**	**$ 21,505**	**$ 19,339**	**$ 23,845**	**$ -**	**$ -**	**$ -**	**$ -**
11	**Total Cash Inflows**	**$ 1,535,572**	**$ 1,963,736**	**$ 2,392,949**	**$ 2,847,649**	**$ 3,316,652**	**$ 3,845,963**	**$ 4,400,649**	**$ 4,955,130**	**$ 5,544,793**	**$ 6,176,568**	**$ 6,767,495**

Projection of Cash Outflows

Schedule 4

	Code	Expense Line Item	Escalation Factor	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
		Storm Drainage												
1	PS	Wages/Full Time	Personal Services	$ 241,401	$ 241,974	$ 249,233	$ 256,710	$ 264,411	$ 272,343	$ 280,514	$ 288,929	$ 297,597	$ 306,525	$ 315,721
2	PS	Wages/Over Time	Personal Services	1,000	2,000	2,060	2,122	2,185	2,251	2,319	2,388	2,460	2,534	2,610
3	PS	On Call Time	Personal Services	3,200	3,200	3,296	3,395	3,497	3,602	3,710	3,821	3,936	4,054	4,175
4	PS	Long Term Disability	Personal Services	1,123	1,125	1,159	1,194	1,229	1,266	1,304	1,343	1,384	1,425	1,468
5	PS	Vision Insurance	Personal Services	294	399	411	423	436	449	463	476	491	505	521
6	PS	Ficamed	Personal Services	3,500	3,509	3,614	3,723	3,834	3,949	4,068	4,190	4,316	4,445	4,578
7	PS	Fica	Personal Services	14,967	15,002	15,452	15,916	16,393	16,885	17,391	17,913	18,451	19,004	19,574
8	PS	Medical Insurance	Personal Services	40,111	50,176	51,681	53,232	54,829	56,474	58,168	59,913	61,710	63,561	65,468
9	PS	Employee Retirement	Personal Services	14,484	14,518	14,954	15,402	15,864	16,340	16,830	17,335	17,855	18,391	18,943
10	PS	Unemployment Insurance	Personal Services	483	461	475	489	504	519	534	550	567	584	602
11	PS	Workers' Compensation Ins	Personal Services	3,621	3,630	3,739	3,851	3,967	4,086	4,208	4,334	4,464	4,598	4,736
12	PS	Dental Insurance Expense	Personal Services	2,063	2,824	2,909	2,996	3,086	3,178	3,274	3,372	3,473	3,577	3,685
13	OMV	Staff Development	Default Inflation Factor	5,845	6,545	6,741	6,944	7,152	7,366	7,587	7,815	8,050	8,291	8,540
14	PS	Life Insurance	Personal Services	608	610	628	647	667	687	707	728	750	773	796
15	OMV	Uniform/Clothing Allowance	Default Inflation Factor	1,200	1,200	1,236	1,273	1,311	1,351	1,391	1,433	1,476	1,520	1,566
16	OMV	Office Supplies	Default Inflation Factor	500	1,200	1,236	1,273	1,311	1,351	1,391	1,433	1,476	1,520	1,566
17	OMF	Public Relations	Default Inflation Factor	3,500	3,500	3,605	3,713	3,825	3,939	4,057	4,179	4,305	4,434	4,567
18	OMF	Dues/Fees/Subscriptions	Default Inflation Factor	3,170	3,170	3,265	3,363	3,464	3,568	3,675	3,785	3,899	4,016	4,136
19	OMV	Small Equipment Items	Default Inflation Factor	9,800	10,000	10,300	10,609	10,927	11,255	11,593	11,941	12,299	12,668	13,048
20	OMV	Lines Repair/Maintenance	Default Inflation Factor	103,000	123,000	126,690	130,491	134,405	138,438	142,591	146,868	151,274	155,813	160,487
21	OMV	Equipment Repairs	Default Inflation Factor	-	-	-	-	-	-	-	-	-	-	-
22	OMF	Liability Insurance	Default Inflation Factor	1,735	1,909	1,966	2,025	2,085	2,148	2,212	2,279	2,347	2,418	2,490
23	OMF	Contract Services	Default Inflation Factor	27,400	27,400	28,222	29,069	29,941	30,839	31,764	32,717	33,699	34,710	35,751
24	OMF	Telephone Services	Default Inflation Factor	-	-	-	-	-	-	-	-	-	-	-
25	OMF	Postage	Default Inflation Factor	12,526	12,526	12,902	13,289	13,687	14,098	14,521	14,957	15,405	15,868	16,344
26	OMF	Printing/Binding	Default Inflation Factor	17,980	17,980	18,519	19,075	19,647	20,237	20,844	21,469	22,113	22,777	23,460
27	OMF	Credit Card Processing Fees	Default Inflation Factor	8,500	8,500	8,755	9,018	9,288	9,567	9,854	10,149	10,454	10,768	11,091
28	OMF	Fleet Transfer	Default Inflation Factor	17,597	15,126	15,580	16,047	16,529	17,024	17,535	18,061	18,603	19,161	19,736
29	OMF	Information Tech Transfer	Default Inflation Factor	53,566	64,050	65,972	67,951	69,989	72,089	74,252	76,479	78,773	81,137	83,571
30	OMF	Administration Exp Transfer	Default Inflation Factor	141,566	132,188	136,154	140,238	144,445	148,779	153,242	157,839	162,575	167,452	172,475
31	OMF	Contract Services/Mosquito	Default Inflation Factor	112,998	116,387	119,879	123,475	127,179	130,995	134,924	138,972	143,141	147,436	151,859
32	OMF	Study Review/Consultant	Default Inflation Factor	-	15,000	-	-	-	-	-	-	-	-	-
33	OMF	Facilities Services Transfer	Default Inflation Factor	-	16,158	16,643	17,142	17,656	18,186	18,732	19,293	19,872	20,468	21,083
34		**Total Storm Drainage**		**$ 847,738**	**$ 899,108**	**$ 910,631**	**$ 937,950**	**$ 966,089**	**$ 995,071**	**$ 1,024,924**	**$ 1,055,671**	**$ 1,087,341**	**$ 1,119,962**	**$ 1,153,560**
		Total Expenses by Category												
35	PS	Personal Services		$ 326,855	$ 339,428	$ 349,610	$ 360,099	$ 370,902	$ 382,029	$ 393,490	$ 405,294	$ 417,453	$ 429,977	$ 442,876
36	OMV	Variable Operations & Maintenance		120,345	141,945	146,203	150,589	155,107	159,760	164,553	169,490	174,574	179,812	185,206
37	OMF	Fixed Operations & Maintenance		400,538	433,894	431,460	444,404	457,736	471,468	485,612	500,181	515,186	530,642	546,561
38		**Total Expenses**		**$ 847,738**	**$ 915,266**	**$ 927,274**	**$ 955,092**	**$ 983,745**	**$ 1,013,257**	**$ 1,043,655**	**$ 1,074,965**	**$ 1,107,214**	**$ 1,140,430**	**$ 1,174,643**
		Expense Execution Factors												
39		Personal Services		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
40		Variable Operations & Maintenance		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
41		Operations & Maintenance		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
		Total Expenses at Execution												
43		Personal Services		$ 326,855	$ 339,428	$ 349,610	$ 360,099	$ 370,902	$ 382,029	$ 393,490	$ 405,294	$ 417,453	$ 429,977	$ 442,876
44		Variable Operations & Maintenance		120,345	141,945	146,203	150,589	155,107	159,760	164,553	169,490	174,574	179,812	185,206
45		Operations & Maintenance		400,538	433,894	431,460	444,404	457,736	471,468	485,612	500,181	515,186	530,642	546,561
46		**Total Expenses at Execution**		**$ 847,738**	**$ 915,266**	**$ 927,274**	**$ 955,092**	**$ 983,745**	**$ 1,013,257**	**$ 1,043,655**	**$ 1,074,965**	**$ 1,107,214**	**$ 1,140,430**	**$ 1,174,643**
		Transfers Out												
47		Basin User Fee - Future Development (78.261%)		$ 804,073	$ 1,015,470	$ 1,238,926	$ 1,474,444	$ 1,722,029	$ 1,999,776	$ 2,287,299	$ 2,589,529	$ 2,897,684	$ 3,227,847	$ 3,536,663
48		**Total Transfers Out**		**$ 804,073**	**$ 1,015,470**	**$ 1,238,926**	**$ 1,474,444**	**$ 1,722,029**	**$ 1,999,776**	**$ 2,287,299**	**$ 2,589,529**	**$ 2,897,684**	**$ 3,227,847**	**$ 3,536,663**
		Cash-Funded Capital												
49		Projects Designated To Be Funded with Cash		$ -	$ -	$ -	$ -	$ 1,790,270	$ -	$ 1,181,716	$ 3,564,894	$ 3,603,634	$ 3,479,014	$ 3,716,121
50		**Total Cash-Funded Capital**		**$ -**	**$ -**	**$ -**	**$ -**	**$ 1,790,270**	**$ -**	**$ 1,181,716**	**$ 3,564,894**	**$ 3,603,634**	**$ 3,479,014**	**$ 3,716,121**
51		**Total Cash Outflows**		**$ 1,651,812**	**$ 1,930,736**	**$ 2,166,200**	**$ 2,429,536**	**$ 4,496,045**	**$ 3,013,034**	**$ 4,512,670**	**$ 7,229,387**	**$ 7,608,532**	**$ 7,847,291**	**$ 8,427,427**

Cost Escalation Factors

Schedule 5

FY 2026 Stormwater Revenue Sufficiency Analysis	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
Expense Escalation									
Personnel Services	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Fixed Operations & Maintenance Costs	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%	1.50%
Capital Outlay	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Fuel, Utilities, Chemicals	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Health Insurance	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Other Insurance	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Repair & Maintenance	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Admin Services	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Default Inflation Factor	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Drainage - ERCs Growth	3.31%	3.21%	3.11%	3.95%	3.53%	3.41%	2.98%	3.17%	2.04%
Drainage - Usage Growth	3.31%	3.21%	3.11%	3.95%	3.53%	3.41%	2.98%	3.17%	2.04%
Composite O&M	1.31%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Revenue Escalation									
Drainage Rate Revenue	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%
Growth	3.31%	3.21%	3.11%	3.95%	3.53%	3.41%	2.98%	3.18%	2.04%
CPI	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%	4.00%
Default Inflation Factor	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%

Capital Improvement Program (CIP) — Schedule 6

		FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	Total Cost
1	12th and Walnut Drainage Improvements	$ 750,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 750,000
2	10th Street Drainage Basin Improvements	390,000	-	1,683,240	1,000,000	1,000,000	-	-	-	-	-	-	4,073,240
3	Storm Oversizing - Drainage Master Plan	168,349	-	787,500	787,500	350,000	350,000	-	-	-	-	-	2,443,349
4	Fossil Creek Drainage Basin Master Plan Design & Construction - PH	150,000	550,000	-	-	-	-	-	-	-	-	-	700,000
5	Stormwater Line Rehab	140,000	180,000	180,000	-	-	-	-	-	-	-	-	500,000
6	Oklahoma Drainage Basin Interim Improvements at WCR17	75,000	105,000	50,000	50,000	25,000	-	800,000	800,000	800,000	800,000	800,000	4,305,000
7	Windsor Basin Master Drainage Channel - Overland to Windsor Lake	-	100,000	250,000	-	-	-	-	-	-	-	-	350,000
8	1st Street & Chestnut Drainage Improvements	-	-	235,000	-	-	-	500,000	500,000	500,000	500,000	500,000	2,735,000
9	Law Basin Master Plan Channel - Phase 1	-	-	-	-	-	-	1,943,808	1,943,808	1,943,808	1,943,808	1,943,808	9,719,042
10	Law Basin Master Plan Channel - Phase 2	-	-	-	2,600,000	2,600,000	-	1,040,000	1,040,000	1,040,000	1,040,000	1,040,000	10,400,000
11	Law Basin Master Plan Channel - Phase 3	-	-	-	-	-	-	1,195,030	1,195,030	1,195,030	1,195,030	1,195,030	5,975,148
12	Drainage Master Plan Cost Update	-	50,000	-	-	-	-	-	-	-	-	-	50,000
13	**Total CIP Budget (in current dollars)**	**$ 1,673,349**	**$ 985,000**	**$ 3,185,740**	**$ 4,437,500**	**$ 3,975,000**	**$ 350,000**	**$ 5,478,838**	**$ 5,478,838**	**$ 5,478,838**	**$ 5,478,838**	**$ 5,478,838**	**$ 42,000,779**
14	Cumulative Projected Cost Escalation[1]	0.0%	0.0%	4.0%	8.2%	12.5%	17.0%	21.7%	26.5%	31.6%	36.9%	42.3%	
15	**Resulting CIP Funding Level**	**$ 1,673,349**	**$ 985,000**	**$ 3,281,670**	**$ 4,735,340**	**$ 4,427,632**	**$ 350,000**	**$ 6,665,844**	**$ 6,932,478**	**$ 7,209,777**	**$ 7,498,168**	**$ 7,798,095**	**$ 51,557,353**
16	Annual CIP Execution Percentage	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	
17	**Final CIP Funding Level**	**$ 1,673,349**	**$ 985,000**	**$ 3,281,670**	**$ 4,735,340**	**$ 4,427,632**	**$ 350,000**	**$ 6,665,844**	**$ 6,932,478**	**$ 7,209,777**	**$ 7,498,168**	**$ 7,798,095**	**$ 51,557,353**

[1] CIP Escalation factors are consistent with the Engineering News Record Construction Cost Index.

FAMS - Control Panel **Schedule 7**

FAMS Financial Analysis & Management System | By Stantec

TOWN OF WINDSOR STORM DRAINAGE FUND

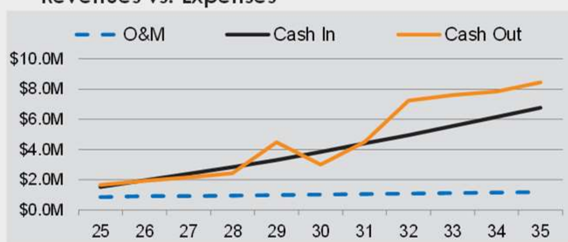
Stantec

CALC | SAVE | CTRL | LAST | OVR

	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035	FY 2030	FY 2035
Drainage Rate Plan	0.00%	22.11%	18.09%	15.31%	13.27%	11.71%	10.48%	9.48%	8.66%	7.97%	7.38%	111.29%	222.58%
Single Family Drainage Bill	$6.79	$8.29	$9.80	$11.30	$12.81	$14.31	$15.82	$17.32	$18.83	$20.33	$21.83		
$ Change/Month		$1.50	$1.50	$1.50	$1.50	$1.50	$1.50	$1.50	$1.50	$1.50	$1.50		
Ending Fund Balances													
Revenue Fund	1,632,201	1,665,201	1,891,950	2,310,063	1,130,670	1,963,599	1,851,578	(422,679)	(2,486,418)	(4,157,141)	(5,817,072)		
Drainage Impact Fees	3,652,143	4,493,218	2,989,640	325,759	2,036	2,451,144	15,320	96	1	0	0		
Sum of Funds	**5,284,344**	**6,158,419**	**4,881,590**	**2,635,822**	**1,132,706**	**4,414,743**	**1,866,898**	**(422,583)**	**(2,486,417)**	**(4,157,140)**	**(5,817,072)**		

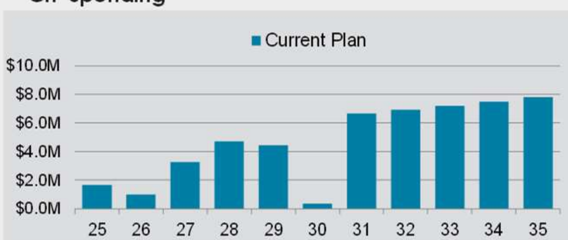
Operating Fund

Revenues vs. Expenses

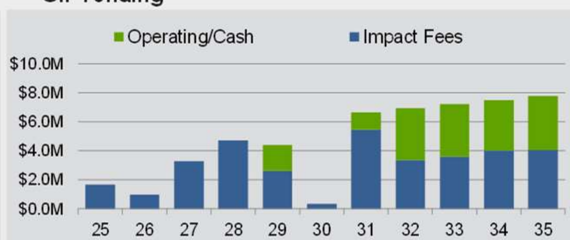


Expenses by Type

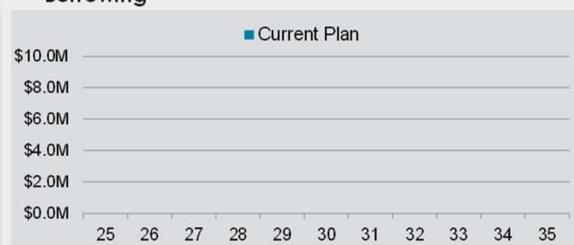
CIP Spending



CIP Funding



Borrowing



Pro Forma

Schedule 8

		FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
	Operating Revenue											
1	Stormwater Rate Revenue	$ 1,514,443	$ 1,514,443	$ 1,943,127	$ 2,370,716	$ 2,821,387	$ 3,295,147	$ 3,826,624	$ 4,376,805	$ 4,955,130	$ 5,544,793	$ 6,176,568
2	Change in Revenue From Growth	-	51,899	64,398	76,049	87,693	130,320	135,036	149,186	147,803	175,968	125,900
3	Other Revenue Adjustments	-	25,000	-	-	-	-	-	-	-	-	-
4	**Subtotal**	**$ 1,514,443**	**$ 1,591,343**	**$ 2,007,526**	**$ 2,446,765**	**$ 2,909,079**	**$ 3,425,467**	**$ 3,961,659**	**$ 4,525,991**	**$ 5,102,933**	**$ 5,720,761**	**$ 6,302,468**
5	*Weighted Average Rate Increase*	*0.00%*	*22.11%*	*18.09%*	*15.31%*	*13.27%*	*11.71%*	*10.48%*	*9.48%*	*8.66%*	*7.97%*	*7.38%*
6	Additional Rate Revenue From Rate Increase	-	351,785	363,191	374,621	386,068	401,156	415,145	429,139	441,860	455,808	465,027
7	Total Rate Revenue	$ 1,514,443	$ 1,943,127	$ 2,370,716	$ 2,821,387	$ 3,295,147	$ 3,826,624	$ 4,376,805	$ 4,955,130	$ 5,544,793	$ 6,176,568	$ 6,767,495
8	**Equals: Total Operating Revenue**	**$ 1,514,443**	**$ 1,943,127**	**$ 2,370,716**	**$ 2,821,387**	**$ 3,295,147**	**$ 3,826,624**	**$ 4,376,805**	**$ 4,955,130**	**$ 5,544,793**	**$ 6,176,568**	**$ 6,767,495**
	Less: Operating Expenses											
9	Personal Services	$ (326,855)	$ (339,428)	$ (349,610)	$ (360,099)	$ (370,902)	$ (382,029)	$ (393,490)	$ (405,294)	$ (417,453)	$ (429,977)	$ (442,876)
10	Variable Operations & Maintenance Costs	(120,345)	(141,945)	(146,203)	(150,589)	(155,107)	(159,760)	(164,553)	(169,490)	(174,574)	(179,812)	(185,206)
11	Fixed Operations & Maintenance Costs	(400,538)	(433,894)	(431,460)	(444,404)	(457,736)	(471,468)	(485,612)	(500,181)	(515,186)	(530,642)	(546,561)
12	**Equals: Net Operating Income**	**$ 666,705**	**$ 1,027,861**	**$ 1,443,442**	**$ 1,866,294**	**$ 2,311,402**	**$ 2,813,366**	**$ 3,333,149**	**$ 3,880,166**	**$ 4,437,579**	**$ 5,036,138**	**$ 5,592,852**
	Plus: Non-Operating Income/(Expense)											
13	Interest Income	$ 21,129	$ 20,609	$ 22,232	$ 26,263	$ 21,505	$ 19,339	$ 23,845	$ -	$ -	$ -	$ -
14	Drainage Impact Fees	696,785	760,013	492,688	576,423	589,573	784,094	745,685	762,736	708,363	791,306	545,311
15	**Equals: Net Income**	**$ 1,384,619**	**$ 1,808,483**	**$ 1,958,363**	**$ 2,468,980**	**$ 2,922,480**	**$ 3,616,800**	**$ 4,102,680**	**$ 4,642,901**	**$ 5,145,943**	**$ 5,827,445**	**$ 6,138,163**
	Less: Revenues Excluded From Coverage Test											
16	Impact Fees	$ (696,785)	$ (760,013)	$ (492,688)	$ (576,423)	$ (589,573)	$ (784,094)	$ (745,685)	$ (762,736)	$ (708,363)	$ (791,306)	$ (545,311)
17	**Equals: Net Income Available For Debt Service**	**$ 687,834**	**$ 1,048,470**	**$ 1,465,675**	**$ 1,892,557**	**$ 2,332,907**	**$ 2,832,705**	**$ 3,356,994**	**$ 3,880,166**	**$ 4,437,579**	**$ 5,036,138**	**$ 5,592,852**
	Cash Flow Test											
18	Net Income Available For Debt Service	$ 687,834	$ 1,048,470	$ 1,465,675	$ 1,892,557	$ 2,332,907	$ 2,832,705	$ 3,356,994	$ 3,880,166	$ 4,437,579	$ 5,036,138	$ 5,592,852
	Less: Non-Operating Expenditures											
19	Net Interfund Transfers (In - Out)	(804,073)	(1,015,470)	(1,238,926)	(1,474,444)	(1,722,029)	(1,999,776)	(2,287,299)	(2,589,529)	(2,897,684)	(3,227,847)	(3,536,663)
20	**Net Cash Flow**	**$ (116,239)**	**$ 33,000**	**$ 226,749**	**$ 418,113**	**$ 610,878**	**$ 832,929**	**$ 1,069,696**	**$ 1,290,636**	**$ 1,539,895**	**$ 1,808,291**	**$ 2,056,189**
	Unrestricted Reserve Fund Test											
21	Balance At Beginning Of Fiscal Year	$ 1,748,440	$ 1,632,201	$ 1,665,201	$ 1,891,950	$ 2,310,063	$ 1,130,670	$ 1,963,599	$ 1,851,578	$ (422,679)	$ (2,486,418)	$ (4,157,141)
22	Cash Flow Surplus/(Deficit)	-	33,000	226,749	418,113	610,878	832,929	1,069,696	1,290,636	1,539,895	1,808,291	2,056,189
23	Reserve Fund Balance Used For Cash Flow Deficit	(116,239)	-	-	-	-	-	-	-	-	-	-
24	Projects Designated To Be Paid With Cash	-	-	-	-	(1,790,270)	-	(1,181,716)	(3,564,894)	(3,603,634)	(3,479,014)	(3,716,121)
25	**Balance At End Of Fiscal Year**	**$ 1,632,201**	**$ 1,665,201**	**$ 1,891,950**	**$ 2,310,063**	**$ 1,130,670**	**$ 1,963,599**	**$ 1,851,578**	**$ (422,679)**	**$ (2,486,418)**	**$ (4,157,141)**	**$ (5,817,072)**
26	Minimum Working Capital Reserve Target	$ 211,935	$ 228,817	$ 231,819	$ 238,773	$ 245,936	$ 253,314	$ 260,914	$ 268,741	$ 276,803	$ 285,108	$ 293,661
27	**Excess/(Deficiency) Of Working Capital To Target**	**$ 1,420,266**	**$ 1,436,384**	**$ 1,660,131**	**$ 2,071,290**	**$ 884,734**	**$ 1,710,284**	**$ 1,590,664**	**$ (691,420)**	**$ (2,763,221)**	**$ (4,442,248)**	**$ (6,110,733)**
		-	-	-	-	-	-	-	-	-	-	-

Capital Project Funding Summary

Schedule 9

FY 2026 Stormwater Revenue Sufficiency Analysis	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
Drainage Impact Fees	$ 1,673,349	$ 985,000	$ 3,281,670	$ 4,735,340	$ 2,637,362	$ 350,000	$ 5,484,128	$ 3,367,584	$ 3,606,143	$ 4,019,154	$ 4,081,974
Revenue Fund (O&M)	-	-	-	-	1,790,270	-	1,181,716	3,564,894	3,603,634	3,479,014	3,716,121
Total Projects Paid	**$ 1,673,349**	**$ 985,000**	**$ 3,281,670**	**$ 4,735,340**	**$ 4,427,632**	**$ 350,000**	**$ 6,665,844**	**$ 6,932,478**	**$ 7,209,777**	**$ 7,498,168**	**$ 7,798,095**
Check	-	-	-	-	-	-	-	-	-	-	-

Funding Summary by Fund

Schedule 10

	FY 2025	FY 2026	FY 2027	FY 2028	FY 2029	FY 2030	FY 2031	FY 2032	FY 2033	FY 2034	FY 2035
Drainage Impact Fees											
Balance At Beginning Of Fiscal Year	$ 3,778,481	$ 3,652,143	$ 4,493,218	$ 2,989,640	$ 325,759	$ 2,036	$ 2,451,144	$ 15,320	$ 96	$ 1	$ -
Annual Revenues	1,500,858	1,775,483	1,731,614	2,050,867	2,311,602	2,783,871	3,032,984	3,352,265	3,606,047	4,019,153	4,081,974
Subtotal	**$ 5,279,339**	**$ 5,427,626**	**$ 6,224,832**	**$ 5,040,507**	**$ 2,637,362**	**$ 2,785,907**	**$ 5,484,128**	**$ 3,367,584**	**$ 3,606,143**	**$ 4,019,154**	**$ 4,081,974**
Less: Restricted Funds	-	-	-	-	-	-	-	-	-	-	-
Total Amount Available For Projects	$ 5,279,339	$ 5,427,626	$ 6,224,832	$ 5,040,507	$ 2,637,362	$ 2,785,907	$ 5,484,128	$ 3,367,584	$ 3,606,143	$ 4,019,154	$ 4,081,974
Amount Paid For Projects	(1,673,349)	(985,000)	(3,281,670)	(4,735,340)	(2,637,362)	(350,000)	(5,484,128)	(3,367,584)	(3,606,143)	(4,019,154)	(4,081,974)
Subtotal	**$ 3,605,990**	**$ 4,442,626**	**$ 2,943,163**	**$ 305,167**	**$ -**	**$ 2,435,907**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Plus: Interest Earnings	46,153	50,592	46,477	20,593	2,036	15,237	15,320	96	1	-	-
Balance At End Of Fiscal Year	**$ 3,652,143**	**$ 4,493,218**	**$ 2,989,640**	**$ 325,759**	**$ 2,036**	**$ 2,451,144**	**$ 15,320**	**$ 96**	**$ 1**	**$ -**	**$ -**
Revenue Fund (O&M)											
Balance At Beginning Of Fiscal Year	$ 1,748,440	$ 1,632,201	$ 1,665,201	$ 1,891,950	$ 2,310,063	$ 1,130,670	$ 1,963,599	$ 1,851,578	$ (422,679)	$ (2,486,418)	$ (4,157,141)
Net Cash Flow	(116,239)	33,000	226,749	418,113	610,878	832,929	1,069,696	1,290,636	1,539,895	1,808,291	2,056,189
Less: Cash-Funded Capital Projects	-	-	-	-	-	-	-	(3,564,894)	(3,603,634)	(3,479,014)	(3,716,121)
Subtotal	$ 1,632,201	$ 1,665,201	$ 1,891,950	$ 2,310,063	$ 2,920,940	$ 1,963,599	$ 3,033,295	$ (422,679)	$ (2,486,418)	$ (4,157,141)	$ (5,817,072)
Less: Restricted Funds	(211,935)	(228,817)	(231,819)	(238,773)	(245,936)	(253,314)	(260,914)	422,679	2,486,418	4,157,141	5,817,072
Total Amount Available For Projects	$ 1,420,266	$ 1,436,384	$ 1,660,131	$ 2,071,290	$ 2,675,004	$ 1,710,284	$ 2,772,381	$ -	$ -	$ -	$ -
Amount Paid For Projects	-	-	-	-	(1,790,270)	-	(1,181,716)	-	-	-	-
Subtotal	$ 1,420,266	$ 1,436,384	$ 1,660,131	$ 2,071,290	$ 884,734	$ 1,710,284	$ 1,590,664	$ -	$ -	$ -	$ -
Add Back: Restricted Funds	211,935	228,817	231,819	238,773	245,936	253,314	260,914	(422,679)	(2,486,418)	(4,157,141)	(5,817,072)
Plus: Interest Earnings	21,129	20,609	22,232	26,263	21,505	19,339	23,845	-	-	-	-
Less: Interest Allocated To Cash Flow	(21,129)	(20,609)	(22,232)	(26,263)	(21,505)	(19,339)	(23,845)	-	-	-	-
Balance At End Of Fiscal Year	**$ 1,632,201**	**$ 1,665,201**	**$ 1,891,950**	**$ 2,310,063**	**$ 1,130,670**	**$ 1,963,599**	**$ 1,851,578**	**$ (422,679)**	**$ (2,486,418)**	**$ (4,157,141)**	**$ (5,817,072)**

5 YEAR CAPITAL IMPROVEMENT PLAN

Project Name	Department/Division	Priority	2026	2027	2028	2029	2030	LT Project	Total
Future Athletic Complex - Location TBD	Parks & Recreation	Priority I -MUST DO	$ 12,000,000	$ -	$ -	$ -	$ -	$ 6,200,000	$ 18,200,000
Windsor Trail System	Parks & Recreation	Priority I -MUST DO	$ 150,000	$ -	$ -	$ -	$ -	$ 12,000,000	$ 12,150,000
CP Chimney Park Turf Renovations - Lighting Installation	Parks & Recreation	Priority II -SHOULD DO	$ 1,050,000	$ 150,000	$ -	$ -	$ -	$ 425,000	$ 1,625,000
Open Space Kyger	Parks & Recreation	Priority II -SHOULD DO	$ -	$ -	$ -	$ -	$ -	$ 1,410,000	$ 1,410,000
Riverwalk and South Side Master Plan - Phase III	Parks & Recreation	Priority II -SHOULD DO	$ -	$ 900,000	$ 11,000,000	$ -	$ -	$ -	$ 11,900,000
Parks & Recreation	Parks & Recreation	Priority II -SHOULD DO	0	$ -	$ -	$ -	$ -	$ 2,625,000	$ 2,625,000
Neighborhood Parks - Wayne Miller Park	Parks & Recreation	Priority II -SHOULD DO	$ -	$ 200,000	$ 3,000,000	$ -	$ -	$ -	$ 3,200,000
CP Labue	Parks & Recreation	Priority III -COULD DO	$ -	$ -	$ -	$ -	$ -	$ 8,100,000	$ 8,100,000
Totals for Park Improvement Fund			**$ 13,200,000**	**$ 1,250,000**	**$ 14,000,000**	**$ -**	**$ -**	**$ 30,760,000**	**$ 59,210,000**
Poudre Trail System - Trail Realignment & Flooding Contingency	Parks & Recreation	Priority I -MUST DO	$ 75,000	$ 75,000	$ 75,000	$ -	$ -	$ 750,000	$ 975,000
Open Space Kodak Watchable Wildlife Area	Parks & Recreation	Priority II -SHOULD DO	$ -	$ 1,000,000	$ -	$ -	$ -	$ 1,000,000	$ 2,000,000
Totals for Conservation Trust Fund			**$ 75,000**	**$ 1,075,000**	**$ 75,000**	**$ -**	**$ -**	**$ 1,750,000**	**$ 2,975,000**
Roundabout - Crossroads Blvd & Colorado Blvd Intersection (Construction)	Community Development/Engineering	Priority I -MUST DO	$ 7,000,000	$ -	$ -	$ -	$ -	$ -	$ 7,000,000
Town Hall Remodel - Dept. Modifications & TB Chambers	Town Hall	Priority I -MUST DO	$ 1,200,000	$ -	$ -	$ -	$ -	$ -	$ 1,200,000
Roadway Improvements - Windsor Lake Rd/CR70 (CR19 to SH 257)	Community Development/Engineering	Priority I -MUST DO	$ 483,000	$ 2,041,991	$ 13,992,779	$ -	$ -	$ -	$ 16,517,769
SH 392 Corridor Safety Study	Community Development/Engineering	Priority I -MUST DO	$ 300,000	$ -	$ -	$ -	$ -	$ -	$ 300,000
Low cost safety improvements	Community Development/Engineering	Priority I -MUST DO	$ 200,000	$ 200,000	$ 200,000	$ 200,000	$ 200,000	$ -	$ 1,000,000
PD Records Management System	Information Technology	Priority I -MUST DO	$ 150,000	$ 700,000	$ -	$ -	$ -	$ -	$ 850,000
Town Site Security - Doors & Camera Systems	Information Technology	Priority I -MUST DO	$ 150,000	$ 150,000	$ -	$ -	$ -	$ -	$ 300,000
Small Equipment - Firearms Equipment Renewal and Improvement	Police	Priority I -MUST DO	$ 127,000	$ -	$ -	$ -	$ -	$ -	$ 127,000
Waterproofing Ditch Culverts	Public Works Engineering	Priority I -MUST DO	$ 125,000	$ 130,000	$ 135,000	$ 140,000	$ 145,000	$ 150,000	$ 825,000
Pedestrian Crossing Treatments	Community Development/Engineering	Priority I -MUST DO	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ -	$ 500,000
Historic Preservation AHC	Parks & Recreation	Priority I -MUST DO	$ 100,000	$ -	$ -	$ -	$ -	$ -	$ 100,000
Small Equipment - PD Body Armor Replacements	Police	Priority I -MUST DO	$ 32,000	$ 26,000	$ 20,000	$ 10,000	$ -	$ -	$ 88,000
CP Main Park - Main Park Shelter Replacement	Parks & Recreation	Priority I -MUST DO	$ -	$ -	$ -	$ -	$ -	$ 150,000	$ 150,000
Street Maintenance Program	Public Works Engineering	Priority II -SHOULD DO	$ 4,330,000	$ 4,660,000	$ 5,010,000	$ 5,390,000	$ 5,800,000	$ -	$ 25,190,000
CP Chimney Park Turf Renovations	Parks & Recreation	Priority II -SHOULD DO	$ 2,240,000	$ 150,000	$ -	$ -	$ -	$ 425,000	$ 2,815,000
WCR 13 Realignment at Jacoby Rd.	Community Development/Engineering	Priority II -SHOULD DO	$ 2,185,000	$ -	$ -	$ -	$ -	$ 2,300,000	$ 4,485,000
Crossroads Blvd Railroad Crossing Maintenance	Community Development/Engineering	Priority II -SHOULD DO	$ 1,001,425	$ -	$ -	$ -	$ -	$ -	$ 1,001,425
CP Chimney Park & Pool Rennovations	Parks & Recreation	Priority II -SHOULD DO	$ 920,000	$ -	$ -	$ -	$ -	$ 425,000	$ 1,345,000
CP Eastman Park Playground Replacement	Parks & Recreation	Priority II -SHOULD DO	$ 700,000	$ -	$ -	$ -	$ -	$ 3,000,000	$ 3,700,000
Replace Trestle Bridge over Greeley #2 Canal	Public Works & Sewer	Priority II -SHOULD DO	$ 500,000	$ -	$ -	$ -	$ -	$ -	$ 500,000
Hollister Lake Road & Main Street (Hwy 392) Intersection Improvements	Community Development/Engineering	Priority II -SHOULD DO	$ 500,000	$ 2,500,000	$ -	$ -	$ -	$ -	$ 3,000,000
E. Harmony Rd. Widening - WCR 15 to SH 257	Community Development/Engineering	Priority II -SHOULD DO	$ 250,000	$ 250,000	$ 500,000	$ 250,000	$ 10,700,000	$ -	$ 11,950,000
CR17 & US 34 Interchange Improvments (Cost Share)	Community Development/Engineering	Priority II -SHOULD DO	$ 250,000	$ 250,000	$ -	$ 12,500,000	$ -	$ -	$ 13,000,000
Traffic Signal - SH 257 and CR72	Community Development/Engineering	Priority II -SHOULD DO	$ 125,000	$ 1,200,000	$ -	$ -	$ -	$ -	$ 1,325,000
Small Equipment Requests - Parks	Parks & Recreation	Priority II -SHOULD DO	$ 118,000	$ -	$ -	$ -	$ -	$ -	$ 118,000

Project Name	Department/Division	Priority	2026	2027	2028	2029	2030	LT Project	Total
Park Signage Replacement Plan	Parks & Recreation	Priority II -SHOULD DO	$ 100,000	$ -	$ -	$ -	$ -	$ -	$ 100,000
Meeting room AV upgrades	Information Technology	Priority II -SHOULD DO	$ 100,000	$ 100,000	$ -	$ -	$ -	$ -	$ 200,000
Spatial Control Network Updates	Information Technology	Priority II -SHOULD DO	$ 80,000	$ -	$ -	$ -	$ -	$ -	$ 80,000
Small Equipment Requests - Art & Heritage	Parks & Recreation	Priority II -SHOULD DO	$ 70,000	$ -	$ -	$ -	$ -	$ -	$ 70,000
Building - H Drainage Repair	Facilities	Priority II -SHOULD DO	$ 60,000	$ -	$ -	$ -	$ -	$ -	$ 60,000
Middle School Drop Off Lane Rehabilitation Rain Garden	Community Development/Engineering	Priority II -SHOULD DO	$ 50,000	$ 253,000	$ -	$ -	$ -	$ -	$ 303,000
Conceptual Design to Expand Deicing Storage Facility	Public Works - Streets	Priority II -SHOULD DO	$ 40,000	$ -	$ -	$ -	$ -	$ -	$ 40,000
Small Equipment Requests - Recreation	Recreation	Priority II -SHOULD DO	$ 32,500	$ -	$ -	$ -	$ -	$ -	$ 32,500
PD Interior Drone	Police	Priority II -SHOULD DO	$ 30,000	$ -	$ -	$ -	$ -	$ -	$ 30,000
Bus Stop Installation	Community Development/Planning	Priority II -SHOULD DO	$ 20,000	$ -	$ -	$ -	$ -	$ -	$ 20,000
Poudre River Diversion	Parks & Recreation	Priority II -SHOULD DO	$ 15,000	$ -	$ -	$ -	$ -	$ 500,000	$ 515,000
Small Equipment Requests - Aquatics	Parks & Recreation	Priority II -SHOULD DO	$ 6,300	$ -	$ -	$ -	$ -	$ -	$ 6,300
Roadway Improvements - Windsor Lake Rd/CR70 (CR15 to SH 257)	Community Development/Engineering	Priority II -SHOULD DO	$ -	$ 2,300,000	$ -	$ -	$ -	$ -	$ 2,300,000
Aerial LiDAR Update	Information Technology	Priority II -SHOULD DO	$ -	$ 60,000	$ -	$ -	$ -	$ -	$ 60,000
Interpretive Signage	Parks & Recreation	Priority II -SHOULD DO	$ -	$ 75,000	$ -	$ -	$ -	$ -	$ 75,000
Eastman Park Drive Improvements (CO257 to Future Legends)	Community Development/Engineering	Priority II -SHOULD DO	$ -	$ -	$ -	$ -	$ -	$ 3,550,000	$ 3,550,000
Sign Making Machine	Public Works - Streets	Priority II -SHOULD DO	$ -	$ 85,000	$ -	$ -	$ -	$ -	$ 85,000
7th Street Multimodal Enhanced Construction - Ph 3 (7th & Main Gateway)	Community Developemnt/Planning & Engine	Priority II -SHOULD DO	$ -	$ -	$ -	$ 50,000	$ 375,000	$ -	$ 425,000
7th Street Corridor - Dogbone RAB, S. Trail Segment, Landscape, Stormwater	Community Developemnt/Planning & Engine	Priority II -SHOULD DO	$ -	$ -	$ -	$ -	$ -	$ 6,500,000	$ 6,500,000
SH 392 Widening (Highland Meadows Pkwy to CO Blvd)	Community Development/Engineering	Priority II -SHOULD DO	$ -	$ -	$ -	$ -	$ 300,000	$ 38,900,000	$ 39,200,000
Traffic Signal - Windsor Lake Road and Hollister	Community Development/Engineering	Priority II -SHOULD DO	$ -	$ -	$ -	$ 137,500	$ 1,375,000	$ -	$ 1,512,500
Hollister Lake Rd. Bridge and Roadway Widening	Community Development/Engineering	Priority II -SHOULD DO	$ -	$ -	$ -	$ -	$ -	$ 2,500,000	$ 2,500,000
Roundabout - Colorado Blvd. & Pear Blossom	Community Development/Engineering	Priority II -SHOULD DO	$ -	$ -	$ -	$ -	$ -	$ 4,275,000	$ 4,275,000
Eastman Park Drive Railroad Crossing Maintenance	Community Development/Engineering	Priority II -SHOULD DO	$ -	$ 637,987	$ -	$ -	$ -	$ -	$ 637,987
CP Boarwalk Park - Crusher Path Install	Parks & Recreation	Priority II -SHOULD DO	$ -	$ 270,000	$ -	$ -	$ -	$ 1,425,000	$ 1,695,000
Neighborhood Parks - Playground Replacements	Parks & Recreation	Priority II -SHOULD DO	$ -	$ 400,000	$ 400,000	$ 250,000	$ -	$ -	$ 1,050,000
Back Lot Parking Lot - East Lot (4th St. to 5th St.)	Public Works Engineering	Priority III -COULD DO	$ 1,870,000	$ -	$ -	$ -	$ -	$ -	$ 1,870,000
Replacement Vehicle Acquisitions & Maintenance Operations - Transfer to Fleet Fu	Public Works - Fleet	Priority III -COULD DO	$ 1,496,401	$ -	$ -	$ -	$ -	$ -	$ 1,496,401
New Vehicle & Equipment Acquisitions - Transfer to Fleet Fund	Public Works - Fleet	Priority III -COULD DO	$ 571,240	$ -	$ -	$ -	$ -	$ -	$ 571,240
CR 17 Improvements - Crossroads Blvd to Southgate Subdivision	Community Development/Engineering	Priority III -COULD DO	$ 300,000	$ 250,000	$ 200,000	$ 200,000	$ 500,000	$ 10,500,000	$ 11,950,000
Windsor North Campus Infrastructure Improvements	Community Development/Engineering	Priority III -COULD DO	$ 175,000	$ 312,500	$ 3,000,000	$ -	$ -	$ -	$ 3,487,500
Heated Sidewalks East entrance PW	Facilities	Priority III -COULD DO	$ 85,000	$ -	$ -	$ -	$ -	$ -	$ 85,000
Public Works Generator	Facilities	Priority III -COULD DO	$ 75,000	$ -	$ -	$ -	$ -	$ -	$ 75,000
7th Street Multimodal N. Trail Segment	Community Developemnt/Planning & Engine	Priority III -COULD DO	$ -	$ -	$ -	$ -	$ -	$ 2,280,000	$ 2,280,000
7th & Eastman Park Dr. NB to EB Right Turn Lane	Community Development/Engineering	Priority III -COULD DO	$ -	$ -	$ -	$ -	$ -	$ 1,465,000	$ 1,465,000
Traffic Signal - SH 392 and CR21 Intersection Improvements (Cost Share)	Community Development/Engineering	Priority III -COULD DO	$ -	$ 1,250,000	$ -	$ -	$ -	$ -	$ 1,250,000
Crossroads Blvd Widening - Phase 1 (CO Blvd. to LCR 3)	Community Development/Engineering	Priority III -COULD DO	$ -	$ -	$ -	$ -	$ 545,000	$ 1,725,000	$ 2,270,000
Town of Windsor Creamery	Parks & Recreation	Priority III -COULD DO	$ -	$ 450,000	$ -	$ -	$ -	$ -	$ 450,000

Project Name	Department/Division	Priority	2026	2027	2028	2029	2030	LT Project	Total
General Street Oversizing Reimbursement - Paid per Town Code	Community Development/Engineering	Priority IV - Other Year	$ 500,000	$ 600,000	$ 500,000	$ 1,500,000	$ 500,000	$ -	$ 3,600,000
Deicing Storage Conveyor System	Public Works - Streets	Priority IV - Other Year	$ -	$ -	$ -	$ -	$ -	$ 800,000	$ 800,000
Deicing Facility - Cover Replacement	Public Works - Streets	Priority IV - Other Year	$ -	$ -	$ -	$ -	$ -	$ 200,000	$ 200,000
New Deicing Storage Facility	Public Works - Streets	Priority IV - Other Year	$ -	$ -	$ -	$ -	$ -	$ 4,242,096	$ 4,242,096
Colorado Blvd. Ultimate Improvements (SH 392 to Colorado Blvd.)	Community Development/Engineering	Priority IV - Other Year	$ -	$ -	$ -	$ -	$ -	$ 8,050,000	$ 8,050,000
SH 257 Widen to 4 lanes (Crossroads Blvd. to SH 392)	Community Development/Engineering	Priority IV - Other Year	$ -	$ -	$ -	$ -	$ -	$ 13,750,000	$ 13,750,000
Crossroads Blvd East Extension	Community Development/Engineering	Priority IV - Other Year	$ -	$ -	$ -	$ -	$ -	$ 27,050,000	$ 27,050,000
LCR 5 and SH 392 South Leg Intersection Improvements	Community Development/Engineering	Priority IV - Other Year	$ -	$ -	$ -	$ -	$ -	$ 800,000	$ 800,000
Roundabout - Crossroads Blvd. & Highland Meadows Pkwy	Community Development/Engineering	Priority IV - Other Year	$ -	$ -	$ -	$ -	$ -	$ 4,175,000	$ 4,175,000
Crossroads Blvd Widening - Phase 2 (LCR 3 to Fairgrounds Ave)	Community Development/Engineering	Priority IV - Other Year	$ -	$ -	$ -	$ -	$ -	$ 6,150,000	$ 6,150,000
TMP - 3rd St Corridor Design (Main St to Eastman Park Dr)	Community Development/Engineering	Priority IV - Other Year	$ -	$ -	$ -	$ -	$ -	$ 900,000	$ 900,000
Town Hall roof replacement	Facilities	Priority IV - Other Year	$ -	$ 175,000	$ -	$ -	$ -	$ -	$ 175,000
Totals for Capital Improvement Fund			**$ 28,762,866**	**$ 19,576,478**	**$ 24,057,779**	**$ 20,727,500**	**$ 20,540,000**	**$ 146,187,096**	**$ 259,851,719**
Water Line Replacements - 15th Street	Public Works Engineering	Priority I -MUST DO	$ 6,500,000	$ 1,500,000	$ 850,000	$ 1,000,000	$ 1,250,000	$ 3,750,000	$ 14,850,000
Northern Integrated Supply Project (NISP)	Community Development/Engineering	Priority I -MUST DO	$ 2,466,750	$ -	$ -	$ -	$ -	$ 300,000,000	$ 302,466,750
AMI Water Meters	Public Works - Water	Priority II -SHOULD DO	$ 1,407,657	$ 1,407,657	$ 1,407,657	$ 1,407,657	$ -	$ -	$ 5,630,626
Regional Water Treatment Plant	Community Development/Engineering	Priority II -SHOULD DO	$ 1,365,623	$ 10,000,000	$ -	$ -	$ -	$ 10,000,000	$ 21,365,623
Back Lot Parking Lot - East Lot (4th St. to 5th St.) - Waterline Replacement	Public Works Engineering	Priority III -COULD DO	$ 1,320,000	$ -	$ -	$ -	$ -	$ -	$ 1,320,000
Kern Ditch Culvert Extension	Public Works Engineering	Priority II -SHOULD DO	$ 350,000	$ -	$ -	$ -	$ -	$ -	$ 350,000
South Gate Pressure Zone Water System Improvements	Community Development/Engineering	Priority II -SHOULD DO	$ 250,000	$ 2,000,000	$ -	$ -	$ -	$ -	$ 2,250,000
WD-3: Bluffs Zone PRVs	Community Development/Engineering	Priority II -SHOULD DO	$ 90,000	$ 900,000	$ -	$ -	$ -	$ -	$ 990,000
North Water Pressue Zone Supply Study	Community Development/Engineering	Priority II -SHOULD DO	$ 50,000	$ -	$ -	$ -	$ -	$ -	$ 50,000
Water Line Oversizing	Engineering	Priority II -SHOULD DO	$ 47,359	$ 162,000	$ 100,000	$ 100,000	$ 100,000	$ -	$ 509,359
Water Sampling Sites	Public Works - Water	Priority II -SHOULD DO	$ 45,000	$ 45,000	$ 45,000	$ 45,000	$ 45,000	$ -	$ 225,000
Waterline - Windsor Lake Rd/CR70 (CR19 to SH 257)	Community Development/Engineering	Priority I -MUST DO	$ -	$ -	$ 1,292,500	$ -	$ -	$ -	$ 1,292,500
7th Street Corridor - Waterline Replacement (Hemlock Dr. to Stone Mtn. Dr.)	Community Development/Engineering	Priority I -MUST DO	$ -	$ -	$ -	$ -	$ -	$ 1,320,000	$ 1,320,000
WD-6: North Zone East-West Connection	Community Development/Engineering	Priority II -SHOULD DO	$ -	$ -	$ -	$ -	$ -	$ -	$ -
WS-3: CLRWTA Water Delivery Pipeline	Community Development/Engineering	Priority II -SHOULD DO	$ -	$ 387,000	$ 387,000	$ 387,000	$ 387,000	$ 5,152,000	$ 6,700,000
WPS-3: North Zone Pump Station (Buried EFI Type)	Community Development/Engineering	Priority II -SHOULD DO	$ -	$ -	$ 2,200,000	$ -	$ -	$ -	$ 2,200,000
WD-7: Cobb Lake Connecting Pipeline	Community Development/Engineering	Priority II -SHOULD DO	$ -	$ -	$ -	$ 3,470,000	$ -	$ -	$ 3,470,000
WD-9: Fire Flow Pipe Replacements	Community Development/Engineering	Priority II -SHOULD DO	$ -	$ -	$ -	$ 250,000	$ 250,000	$ 1,200,000	$ 1,700,000
WD-4: Additional PRVs for System Growth	Community Development/Engineering	Priority II -SHOULD DO	$ -	$ -	$ -	$ -	$ 800,000	$ 800,000	$ 1,600,000
WD-5: South Zone Pipe Loop	Community Development/Engineering	Priority II -SHOULD DO	$ -	$ -	$ -	$ -	$ -	$ 500,000	$ 500,000
WST-1: 2-MG North Pressure Zone Elevated Storage Tank	Community Development/Engineering	Priority II -SHOULD DO	$ -	$ -	$ -	$ -	$ -	$ 11,600,000	$ 11,600,000
WD-8: North-South Interconnecting Pipeline	Community Development/Engineering	Priority II -SHOULD DO	$ -	$ -	$ -	$ -	$ -	$ 12,680,000	$ 12,680,000
WST-2: 1-MG Central Zone Ground Storage Tank	Community Development/Engineering	Priority II -SHOULD DO	$ -	$ -	$ -	$ -	$ -	$ 3,000,000	$ 3,000,000
Kyger Reservoir (Windsor Lake) Rip Rap Repair	Parks & Recreation	Priority II -SHOULD DO	$ -	$ -	$ -	$ -	$ -	$ 380,000	$ 380,000
Totals for Water Fund			**$ 13,892,389**	**$ 16,401,657**	**$ 6,282,157**	**$ 6,659,657**	**$ 2,832,000**	**$ 350,382,000**	**$ 396,449,858**

Project Name	Department/Division	Priority	2026	2027	2028	2029	2030	LT Project	Total
Wastewater Treatment Plant - Liquid Expansion Project	*Wastewater Treatment Facility*	*Priority I -MUST DO*	*$ 33,030,000*	*$ 56,500,000*	*$ 31,793,000*	*$ -*	*$ -*	*$ -*	*$ 121,323,000*
Wastewater Treatment Plant - Headworks Improvement Project	Wastewater Treatment Facility	Priority I -MUST DO	$ 4,590,000	$ -	$ -	$ -	$ -	$ -	$ 4,590,000
Back Lot Parking Lot - East Lot (4th St. to 5th St.) - Sewerline Replacement	Public Works Engineering	Priority III -COULD DO	$ 1,100,000	$ -	$ -	$ -	$ -	$ -	$ 1,100,000
Central Sewer System Upgrades	Community Development/Engineering	Priority I -MUST DO	$ 535,000	$ 50,000	$ 500,000	$ 100,000	$ -	$ -	$ 1,185,000
East Sewer Interceptor - 257 North Extention WCR 72 to WCR 74	Community Development/Engineering	Priority II -SHOULD DO	$ 100,000	$ -	$ -	$ -	$ -	$ -	$ 100,000
Sewer Line Rehab	Public Works & Sewer	Priority II -SHOULD DO	$ 100,000	$ 265,000	$ 100,000	$ 265,000	$ 100,000	$ -	$ 830,000
Manhole Rehab	Public Works & Sewer	Priority II -SHOULD DO	$ 69,000	$ 55,000	$ 55,000	$ 55,000	$ 55,000	$ -	$ 289,000
Sewer Line Oversizing	Community Development/Engineering	Priority IV - Other Year	$ -	$ 100,000	$ 100,000	$ 100,000	$ 100,000	$ -	$ 400,000
Lift Station #8 Rehab	Public Works & Sewer	Priority IV - Other Year	$ -	$ -	$ -	$ -	$ -	$ 1,000,000	$ 1,000,000
Totals for Sewer Fund			**$ 39,524,000**	**$ 56,970,000**	**$ 32,548,000**	**$ 520,000**	**$ 255,000**	**$ 1,000,000**	**$ 130,817,000**
Fossil Creek Drainage Basin Master Plan Design & Construction - PH 1	Community Development/Engineering	Priority II -SHOULD DO	$ 550,000	$ -	$ -	$ -	$ -	$ -	$ 550,000
Stormwater Line Rehab	Public Works & Storm	Priority II -SHOULD DO	$ 180,000	$ 180,000	$ -	$ -	$ -	$ -	$ 360,000
Oklahoma Drainage Basin Interim Improvements at WCR17	Community Development/Engineering	Priority II -SHOULD DO	$ 105,000	$ 50,000	$ 50,000	$ 25,000	$ -	$ 4,000,000	$ 4,230,000
Drainage Master Plan Cost Update	Community Development/Engineering	Priority II -SHOULD DO	$ 50,000	$ -	$ -	$ -	$ -	$ -	$ 50,000
Storm Oversizing - Drainage Master Plan	Community Development/Engineering	Priority II -SHOULD DO	$ -	$ 787,500	$ 787,500	$ 350,000	$ 350,000	$ -	$ 2,275,000
1st Street & Chestnut Drainage Improvements	Community Development/Engineering	Priority II -SHOULD DO	$ -	$ 235,000	$ -	$ -	$ -	$ 2,500,000	$ 2,735,000
10th St Drainage Corridor Improvements	Community Development/Engineering	Priority II -SHOULD DO	$ -	$ 1,683,240	$ 1,000,000	$ 1,000,000	$ -	$ -	$ 3,683,240
Law Basin Master Plan Channel - Phase 1	Community Development/Engineering	Priority II -SHOULD DO	$ -	$ -	$ -	$ -	$ -	$ 9,719,042	$ 9,719,042
Law Basin Master Plan Channel - Phase 2	Community Development/Engineering	Priority II -SHOULD DO	$ -	$ -	$ 2,600,000	$ 2,600,000	$ -	$ 5,200,000	$ 10,400,000
Law Basin Master Plan Channel - Phase 3	Community Development/Engineering	Priority II -SHOULD DO	$ -	$ -	$ -	$ -	$ -	$ 5,975,148	$ 5,975,148
Windsor Basin Master Drainage Channel - Overland to Windsor Lake Imp.	Community Development/Engineering	Priority IV - Other Year	$ 100,000	$ 250,000	$ -	$ -	$ -	$ -	$ 350,000
Totals for Storm Drainage Fund			**$ 985,000**	**$ 3,185,740**	**$ 4,437,500**	**$ 3,975,000**	**$ 350,000**	**$ 27,394,190**	**$ 40,327,430**
Open Space Acquisition	Parks & Recreation	Priority III -COULD DO	$ -	$ -	$ -	$ -	$ -	$ 10,000,000	$ 10,000,000
Totals for Open Space Acquisition Fund			**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 10,000,000**	**$ 10,000,000**
CRC Facility Upgrades	Parks & Recreation	Priority II -SHOULD DO	$ 716,000	$ -	$ -	$ -	$ -	$ 35,000,000	$ 35,716,000
Small Equipment Requests - CRC Facility	Parks & Recreation	Priority II -SHOULD DO	$ 14,000	$ -	$ -	$ -	$ -	$ -	$ 14,000
Totals for CRC Expansion Fund			**$ 730,000**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 35,000,000**	**$ 35,730,000**
GRAND TOTAL - ALL FUNDS			**$ 97,169,255**	**$ 98,458,874**	**$ 81,400,435**	**$ 31,882,157**	**$ 23,977,000**	**$ 602,473,286**	**$ 935,361,007**

FUTURE TOWN BOARD MEETINGS

November 17, 2025 5:30 p.m.	Town Board Work Session Budget: WDA Budget Presentation Municipal Judge and Prosecutor Presentation
November 24, 2025 5:30 p.m.	Town Board Work Session New Hire – Meet the Board Hauler Licensing Discussion Chimney Park Lighting Discussion
November 24, 2025 7:00 p.m.	Town Board Regular Meeting
December 1, 2025	Annual Board Appreciation Dinner
December 8, 2025 5:30 p.m.	Town Board Work Session Board/Manager/Attorney Monthly Meeting Outside Agency Funding Land Use Code Updates
December 8, 2025 7:00 p.m.	Town Board Regular Meeting
December 15, 2025 5:30 p.m.	Canceled
December 22, 2025	Canceled
December 22, 2025 7:00 p.m.	Canceled
December 29, 2025	Canceled – 5th Monday
January 5, 2026	Canceled – 1st Monday
January 12, 2026 5:30 p.m.	Town Board Work Session Board/Manager/Attorney Monthly Meeting Fire District Impact Fees
January 12, 2026 6:45 p.m.	Kern Board Meeting
January 12, 2026 7:00 p.m.	Town Board Regular Meeting

January 19, 2026	Canceled – MLK Holiday
January 26, 2026 5:30 p.m.	Town Board Work Session New Hire – Meet the Board
January 26, 2026 7:00 p.m.	Town Board Regular Meeting

<u>Future Work Session Topics</u>

- Wildfire Resiliency Code presentation – 2026
- Colorado's 150 celebration discussion
- Backyard Chicken Ordinance Discussion
- Camping Ban