City of Belle Isle, FL

Stormwater Management Utility Fee Study

Final Report

May 2026

WILLDAN

May 29, 2026

Mr. Rick J. Rudometkin, CPM, ICMA-CM
City Manager
City of Belle Isle
1600 Nela Avenue
Belle Isle, FL 32809

Subject: Stormwater Management Utility Fee Study

Dear Mr. Rudometkin,

WILLDAN FINANCIAL SERVICES is pleased to submit the Stormwater Management Utility Fee Study (Study) to the City of Belle Isle, Florida (City) for your consideration. Willdan has completed the Study of the City's Stormwater Management Utility assessments and related charges levied on benefiting properties including the development of a ten-year financial projection of operating results. The analyses and recommendations contained herein are designed to support ongoing compliance with applicable Florida statutes and case law governing non-ad valorem assessments. A summary of the analyses, assumptions, and conclusions are set forth in this Study.

Willdan appreciates the opportunity to assist the City in this matter. In addition, we would like to thank you and the other members of the City staff for the valuable assistance and cooperation provided during the preparation of the Study. We look forward to collaborating with you on future projects and continuing a successful professional relationship.

Respectfully Yours,

WILLDAN FINANCIAL SERVICES

Tara Hollis

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Principal Consultant

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Section 1 - Introduction

1.1. General

Willdan Financial Services (Willdan) was engaged by the City of Belle Isle, Florida (City) to prepare a Stormwater Management Utility Fee Study (Study) to evaluate and update the City's stormwater funding program. The City's Stormwater Management Utility is accounted for as a special revenue fund, reflecting the nature of the program and the use of restricted revenues derived from non-ad valorem special assessments. These non-ad valorem special assessments are levied on benefiting properties in accordance with Florida law, and this Study evaluates the adequacy, equity, and long-term sustainability of this funding mechanism.

This Study develops a ten-year financial plan covering the period from October 1, 2026, through September 30, 2036 (Projection Period), with the Fiscal Year (FY) 2025/26 adopted operating budget serving as the Test Year. The analysis is intended to ensure that the stormwater assessment continues to provide a stable and legally defensible revenue source sufficient to support the City's stormwater management program, including ongoing operations, maintenance, and capital investment.

1.2. Goals and Objectives

The primary objective of this Study is to evaluate the City's existing stormwater assessment methodology and determine whether modifications are necessary to maintain equitable cost recovery and financial sufficiency over the Projection Period. Particular consideration has been given to the legal requirements governing non-ad valorem special assessments in Florida, including the need to demonstrate a special benefit to property and to ensure that costs are fairly and reasonably apportioned among benefiting parcels.

In addition, the Study evaluates the structure of the current rate design to confirm that it remains administratively practical, consistent with industry practices, and understandable to customers. The resulting recommendations are intended to position the Stormwater Management Utility to respond to evolving regulatory, financial, and infrastructure needs.

In addressing the study needs, a Microsoft Excel-based comprehensive fee model was developed and utilized. The computer fee model has the capability to analyze and project the salient attributes and criteria associated with the review and development of comprehensive fees, including but not limited to customer statistics, operating and capital budgets, fiscal requirements, existing user fees, proforma statements, and stormwater management utility fund balances. The computer model is a dynamic tool that was also used to identify the effects of various alternatives with respect to changes in fiscal requirements, customer growth, fee structure modifications, and fee adjustments on user fees and operating results.

1.3. Report Layout

This Report presents the results of the financial and rate analysis, including a discussion of stormwater program requirements, existing rates and customer characteristics, projected fiscal needs, and recommended adjustments to the assessment structure. The report is organized as follows:

Section 1 – Introduction

Section 2 – Stormwater and Stormwater Management

Section 3 – Existing Fees and Customers

Section 4 – Fiscal Requirements

Section 5 – Fee Design, Modifications, and Adjustments

Section 6 – Findings, Conclusions, and Recommendations

Exhibits

1.4. Reliance on Data

During the course of this engagement, the City and its representatives provided Willdan with a range of technical and financial information, including current and projected operating costs, capital needs, and revenue data. This information was utilized in collaboration with City staff in the development of the analyses, findings, and recommendations presented in this Study.

The projections and conclusions contained herein are based on the best available data and assumptions at the time of analysis and are intended to support long-term financial planning for the Stormwater Management Utility. While the data provided is considered reasonable for the purposes of this Study, actual results may vary from projections due to changes in economic conditions, regulatory requirements, operational needs, or other unforeseen factors. Accordingly, differences between projected and actual outcomes should be expected, and such variations do not diminish the validity of the methodologies and conclusions presented herein for planning purposes.

Section 2 - Stormwater and Stormwater Management

2.1. General

In general, stormwater is surface water runoff from public and private lands in urban areas. Stormwater runoff is often characterized as having two components – quality and quantity (quantity includes both rate of flow and volume attributes). Typically, within a municipal system, stormwater is collected in separate storm sewer systems consisting of drains, pipes, and ditches, and conveyed to nearby stormwater ponds, streams, rivers, lakes, estuaries, basins, wetlands, and oceans carrying with it a variety of urban pollutants. The nature of stormwater runoff from a given rainfall event changes as a community urbanizes and more impervious surface area is created, and the landscape and drainage patterns are modified. The volume of runoff, rate of flow, and quality of runoff all change as a result of such urbanization.

2.2. Nature of Stormwater and Run-off

Stormwater system costs are typically recovered through monthly fees or non-ad valorem assessments. Any systematic approach to developing an assessment methodology must examine the question of whether the assessment methodology can meet the special assessment criteria of "special benefit to property" and "fair and reasonable apportionment" for both the quantitative and qualitative aspects of stormwater management as required by the State.

The methodology used in this Study meets both criteria for quantitative and qualitative aspects. The impact of the runoff is the key to this conclusion. While the quantity of runoff is distinctly different in nature from the quality, the two aspects have a fundamental common link: runoff from the first inch of rainfall is generally recognized as containing over 80 percent of the contaminant load from any given parcel. This initial runoff is termed "first flush". While the different aspects of stormwater runoff call for different, but complementary engineering solutions, the impact of each aspect for assessment purposes can be reasonably viewed as inextricably interrelated and derived from the same vehicle – runoff passing from a parcel.

The City's costs attributable to any given parcel are directly related to the amount of stormwater runoff passed by that parcel into the City's stormwater facilities. Just as in water or electric service, the more service consumed (measured in terms of stormwater passed), the greater the share of the costs incurred. Certain site-specific characteristics (i.e., impervious area, presence of mitigating facilities) constitute a general framework for apportioning program costs to a parcel.

The key to the special benefit of stormwater management is the concept of overall impact of the runoff. Properties contributing to the need for stormwater facilities and services are deemed to benefit specifically from the provision of such facilities and services. Virtually all properties

generate stormwater runoff. The aggregation of this runoff must be managed if owners are to enjoy the use of their property with some degree of reliability. The costs of a stormwater management program are the tangible, aggregate measure of the management of overall impact of runoff generated by each parcel.

Parcels generally receive special benefit in one of two ways:

- Hydrologic Connection: Parcels that pass water directly or indirectly to an existing or proposed stormwater facility are said to be hydrologically connected.
- Comprehensive Management Area: Those parcels within the hydrologically defined area, such as a basin, where a comprehensive capital project and operations program is implemented to correct existing deficiencies with respect to a defined level of service.

2.3. Stormwater Management Program

Stormwater management for local governments has evolved over time from an urban flood control function to a water and resource management function, and ultimately to an environmental protection and regulatory function. All three functions now co-exist as responsibilities of the local governments. This evolution has forced changes in how stormwater systems are planned, designed, constructed, operated, and financed.

Stormwater management involves controlling the quantity and quality of runoff resulting from rainfall. Urbanization dramatically changes the runoff response characteristics of natural land surfaces, and a variety of problems can result when stormwater systems and facilities are not properly managed. Stormwater problems are most evident in areas that are prone to chronic flooding or erosion, but less discernible are the long-term impacts to water quality, stream stability, and the environment in general.

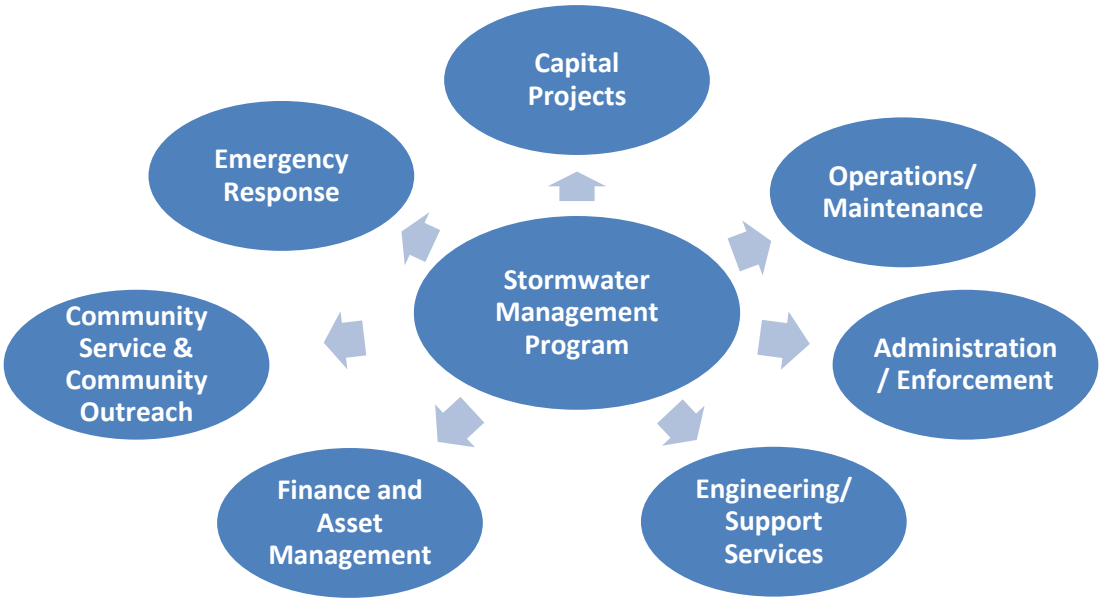
The Stormwater management system is the component of the Stormwater Management Program that represents valuable public assets that provide several benefits for many users. A municipality's stormwater management system may include storm sewers, pumping stations, watercourses, municipal drains, culverts, bridges, swales, catch basins, inlets, outfalls, ponds, and other water quality treatment devices. By controlling floodwater and preventing pollutants from reaching our streams, rivers and lakes, stormwater management systems protect the health and safety of the public and the environment as well as minimize flooding and erosion threats to public and private property.

Furthermore, clean and healthy water resources support recreational activities, tourism, business, and manufacturing, as well as aquatic and terrestrial habitats that rely on water. Municipal stormwater management refers to all the services provided by a local unit of government to manage stormwater properly and effectively within the community (i.e., collect,

convey, transport, store, treat, and discharge to a downstream receiving waterbody or waterbodies). A typical municipal stormwater management program includes several components as illustrated in **Figure 1 – Components of a Municipal Stormwater Management Program**, including:

- Design, permitting, and construction of new capital improvement projects;
- Operation and maintenance of stormwater management facilities;
- Rehabilitation, renewal, retrofit, reconstruction, or upgrade of existing facilities;
- Emergency response, recovery, and clean-up for flooding events, system failures (e.g., pipe collapses, streambank slope instabilities), spills and other water quality violations;
- Engineering and support services for reviewing and regulation of proposed developments, inspection, monitoring, environmental compliance programs, record maintenance and document management;
- Financial components of asset management, valuation, and planning;
- Support for public education and community involvement programs; and
- Administration, staffing, computer resources, and equipment, including enforcement of applicable municipal ordinances and activities related to the detection of illicit discharges and cross-connections.

Figure 1 – Components of a Municipal Stormwater Management Program



In general, municipalities are responsible for managing all aspects of stormwater within their jurisdiction, including operations and maintenance of stormwater management facilities located within the public rights-of-way and easements. The City does not typically maintain facilities that are located on private property or that fall under the jurisdiction of another governmental authority, however, the City does maintain some facilities on private property where there is an existing easement. Municipal ownership and operation of stormwater management facilities constructed by a developer are typically included as part of the formal assumption process of a subdivision.

2.4. Stormwater Management Needs and Issues

Typical municipal stormwater management problems can generally be classified into the following categories:

- **Flooding.** This is probably the most visible of stormwater problems. Serious flooding presents a threat to public safety and can damage public and private property, disrupt business, result in insurance increases or loss of coverage, and otherwise hamper normal activities within a community. Stormwater management facilities are designed to safely collect, convey, or store runoff as a result of rainfall events. However, the recurrence frequency of these events is subject to change as a result of climate variability. During frequent rainfall events, runoffs are collected in the minor system of storm sewers, swales, and roadside ditches. During the rare events in which the minor system capacity is exceeded, runoff is also conveyed through the major system that includes curb and gutter drainage in the public road right-of-way and other surface overland flow routes and storage in detention facilities or floodplain areas.
- **Water Quality.** Chemical spills, sediment, and organic debris can degrade water quality, impacting the natural environment including aquatic and terrestrial habitat as well as affecting drinking water supplies. Stormwater management systems are designed to improve the water quality of discharge of urban runoff to receiving waterbodies, but need to be properly planned, constructed, operated, and maintained in order to do so.
- **Erosion.** Water traveling over a bare or unprotected surface will erode the soil material, increasing sediment loads discharged to the watercourse and also threatening the stability of the streambank, which can jeopardize both public and private property if not addressed properly. Stormwater management systems are also designed to control the movement of stormwater in such a way as to minimize the erosion of streambanks, adjacent hill slopes, and exposed structures.
- **Debris.** During rainfall events, debris, trash, and other deleterious material on land surfaces can be transported through the stormwater management system. As a result,

this material may create a barrier to flow and increase the flooding potential, or it may flow to downstream watercourses and impact water quality. Routine inspection and maintenance of the stormwater collection system and other facilities, as well as an appropriate emergency response/recovery program is necessary to minimize these problems.

Despite substantial investments in municipal stormwater management systems and facilities, there will always be a need to invest in new capital improvement projects and to reinvest in the operation, maintenance, planning, and management of the stormwater program.

Existing stormwater management systems may be inadequate for a variety of reasons, including:

- **Urbanization.** Growth and development add new impervious areas to landscapes, which alters the amount of runoff and pollution discharged to the stormwater management system. Additional impacts may include the alteration of natural drainage patterns and stormwater management system characteristics.
- **Aging Infrastructure.** Pipes, culverts, bridges, pond control structures, hardened streambanks, and outfalls have a limited life expectancy and must be repaired or replaced eventually. Structural deficiencies result when aging infrastructure has exceeded its anticipated service life. Performance issues exist as systems and use expands, and the maximum hydraulic capacity of the systems is exceeded.
- **Regulatory Requirements and Design Standards.** Regulatory requirements are always changing (i.e., revised design standards due to more stringent regulatory requirements, new and improved technologies, etc.). As a result, systems designed to previously accepted criteria may be inadequate with respect to current standards. Also, the level of protection provided by stormwater management facilities is often dictated through studies and governing agencies for water quality and habitat protection.
- **Planning.** To avoid problems, the stormwater management utility must proactively plan its stormwater management program to ensure the appropriate resources, measures, and improvement projects address needs and problems. In addition, facilities and stormwater assets must be inventoried and evaluated at regular intervals, in keeping with good municipal asset management principles.
- **Design and Construction.** Development site plans must be properly reviewed by the management and adequately inspected during construction to minimize the potential for hazards.
- **Maintenance.** To avoid problems, the stormwater management utility must actively and routinely inspect and operate facilities, maintain watercourses, clean catch basins and

inlets, sweep streets/gutters, collect leaves/debris in and around stormwater management systems, for example.

Like other public works, stormwater management facilities have a specific design capacity and service life, regular O&M needs, and their performance decreases with age and additional demands placed on the system. As a result, stormwater facilities and related infrastructure must be inventoried, assessed, valued, and managed according to sound asset management principles in order to plan an appropriate schedule for replacement, renewal, and rehabilitation.

Of all the public works provided by a municipality, stormwater management services are often the least understood by members of the community. Storm pipes are underground and out of sight, stormwater facilities and ponds are presumed to be natural features, and the function of stormwater management facilities and practices are not easily recognized. As a result, there is little public awareness of a municipality's stormwater management services, program needs, and expenditures. Stormwater management systems often only attract attention during periods of rainfall, particularly when systems fail, or rainfall exceeds the design capacity resulting in property or road flooding. Furthermore, property owners have widely varying perceptions concerning how their properties generate stormwater runoff and pollution, since usage of the municipal stormwater management system is not based on demand like water and sewer systems (e.g., turning on a tap, flushing a toilet). This may result in the misconception that property owners cannot control the discharge of stormwater runoff from their property into the municipal stormwater management system.

Unlike other public works, particularly in comparison to wastewater and potable water systems, stormwater management regulations and design standards are relatively new and evolving, resulting in many existing stormwater management systems and facilities that do not meet current federal or provincial requirements for the construction of new facilities and/or long-term maintenance. More stringent federal requirements for water quality and quantity control are also being proposed, further widening the gap to bring these publicly owned systems into compliance.

2.5. Stormwater Utility Management and Funding

The stormwater management service area encompasses all parcels and portions within the City that are hydrologically connected to the existing stormwater management system and thereby receive benefit from the City's efforts to manage ponding, flooding, and water quality within lakes, ponds, and other receiving waterbodies. In this regard, all properties within the City are generally understood to contribute stormwater runoff that is conveyed through the City's system, establishing a clear nexus between individual parcels and the services provided.

The City's Stormwater Management Utility is funded through a non-ad valorem special assessment collected on the annual property tax bill pursuant to Section 197.3632, Florida Statutes. This funding mechanism provides a consistent, efficient, and reliable method for recovering the costs of stormwater services. Moreover, it aligns with Florida's legal framework governing special assessments, which requires that assessed properties receive a special benefit from the services provided and that the associated costs are apportioned in a fair and reasonable manner.

The City's current methodology satisfies these legal requirements through the application of an Equivalent Residential Unit (ERU) framework, which allocates costs based on the relative contribution of stormwater runoff from each parcel. Impervious area serves as the primary driver of runoff volume and rate and, accordingly, provides a reasonable and widely accepted basis for cost allocation. The use of ERUs to assign stormwater costs is a common practice among Florida jurisdictions and is recognized as a defensible and equitable approach to funding stormwater management programs.

The costs associated with the City's stormwater infrastructure, operations, and regulatory compliance obligations are recovered through this assessment and applied to benefiting properties in a just and equitable manner. As with many communities throughout Florida, the City faces increasing demands related to infrastructure maintenance, system improvements, and evolving environmental regulations. These factors necessitate periodic evaluation and refinement of the Stormwater Management Utility's revenue generation framework to ensure continued financial sustainability.

In evaluating stormwater funding approaches, consideration is typically given to the nature of services provided and the beneficiaries of those services. While both user fees and special assessments can be appropriate mechanisms for cost recovery, the City's adoption of a non-ad valorem assessment reflects the system-wide nature of stormwater benefits and the strong relationship between runoff contribution and property characteristics. In addition, the assessment method provides advantages related to billing, collection efficiency, and enforceability. Unlike enterprise fund utilities such as water or wastewater services, which are based on voluntary consumption of a measurable service, stormwater services are provided collectively to benefiting properties and are not subject to individual usage control. Accordingly, the City's funding approach is based on governmental cost recovery through special assessments, rather than exchange-based user charges.

The analyses and conclusions presented in this Study are based on information and data provided by the City and other sources, which are believed to be materially representative for the purposes of this evaluation. While projections necessarily rely on assumptions regarding future conditions, the methodologies applied herein are considered appropriate for long-term planning. Actual

results may vary from projections due to changes in operating conditions, regulatory requirements, or other external factors; however, absent significant changes, the findings of this Study remain valid for their intended purpose.

Section 3 - Existing Fees and Customers

3.1. Existing Fees

The City's Stormwater Management Utility is operated as a special revenue fund and is supported entirely through a non-ad valorem assessment levied on benefiting properties within the City. This assessment is collected annually on the property tax bill, providing an administratively efficient and reliable mechanism for billing and collection, while also maintaining historically high collection rates. The funding structure is designed to generate sufficient revenues to recover the full cost of providing stormwater management services, including operations, maintenance, and capital needs.

The current rate structure is based on the use of Equivalent Residential Units (ERUs), which serve as the basis for allocating system costs among properties in proportion to their relative contribution to stormwater runoff. Under this framework, ERUs are determined based on the customer classification and the impervious area of the parcel. The current customer classifications include:

- **Residential Developed Property** – assigned one ERU per dwelling unit. A typical single-family residential property is assigned one ERU. For parcels that have been developed with five (5) or more dwelling units per parcel, ERUs will be calculated based on the total square feet of impervious area per parcel divided by the City's ERU value in square feet. This number is then divided by the number of dwelling units on the parcel to get the ERU fee per dwelling unit on said parcel. Unless otherwise noted, each condominium is billed one ERU per dwelling unit. Note that condominiums associated with the Sienna Place Condominium Association, Inc. are billed at 0.32 ERUs per parcel. This ERU value was established when the parcels were annexed in fiscal year (FY) 2021/22.
- **Nonresidential Developed Property** – Nonresidential developed properties are assessed based on the ratio of their total impervious area to the standard ERU value, thereby aligning charges with the parcel's estimated contribution to stormwater runoff. The total impervious area of the property and the number of ERUs shall be updated by the City Planner based on any additions to the impervious area as approved through the permit process.

The City's current ERU value is 4,087 square feet of impervious area, which is used consistently across all customer classes to determine the number of ERUs assigned to each parcel. For Fiscal Year 2025/26, the annual stormwater assessment is **$140.00 per ERU.**

Overall, the existing rate structure is intended to equitably distribute costs among benefiting properties while maintaining a practical and understandable framework for implementation and

administration. This structure maintains proportionality among parcels based on runoff characteristics while preserving administrative simplicity and transparency.

3.2. Customers

3.2.1 Billing Analysis

The Study approach used herein to identify the number of customers and ERUs relies upon a Billing Analysis. The Billing Analysis was prepared utilizing the FY 2025/26 assessment roll filed with Orange County and provided by the City in January 2026.

Table 1 – Billing Analysis presents the Customers and ERUs by customer class for FY 2026. The City currently assesses all parcels within the City limits on the annual property tax bill.

Table 1 – Billing Analysis

Customer Class	Accounts		ERUs (Existing)	
	Number	Percent	Number	Percent
Residential Properties	3,023	98.15%	2,908.76	82.99%
Nonresidential Properties	57	1.85%	596.08	17.01%
Total	**3,080**	**100.00%**	**3,504.84**	**100.00%**

3.2.2 ERU Analysis

As part of this Study, Willdan conducted a detailed review of the impervious area associated with nonresidential developed parcels, as well as select multiple dwelling unit properties, within the City. Impervious area is a primary driver of stormwater runoff and serves as the basis for assigning ERUs. This review identified discrepancies between previously recorded impervious areas and current parcel conditions for certain properties, as well as instances where ERU assignments for multiple dwelling unit parcels required adjustment to ensure consistency with the City's stormwater management utility code and established billing practices.

Based on this analysis, updates to ERU assignments are recommended for applicable parcels to more accurately reflect existing site conditions and associated runoff characteristics. These refinements are intended to improve the overall equity and proportionality of the stormwater fee structure by better aligning assessed charges with each property's contribution to stormwater runoff.

While this effort represents a significant step toward improving data accuracy and billing consistency, it is recommended that the City continue and complete a comprehensive verification and update process. Finalizing a full "true-up" of impervious area data across all applicable

parcels will further enhance the defensibility, consistency, and long-term reliability of the Stormwater Management Utility's assessment methodology.

3.2.3 Customer Growth

The City is substantially built-out, with limited remaining undeveloped land available for new growth. While some level of redevelopment and infill activity is anticipated over the Projection Period, such activity is not expected to result in a material increase in the overall number of ERUs. Accordingly, for the purposes of this Study, ERU growth is conservatively projected at 0.0% annually throughout the Projection Period. This assumption reflects a stable customer base and focuses revenue adjustments on changes in fiscal requirements rather than system expansion.

Section 4 - Fiscal Requirements

4.1. General

Fiscal requirements for a stormwater management utility are generally categorized into three primary components: (i) operating and maintenance (O&M) expenses, (ii) debt service, and (iii) other expenditures and transfers. O&M expenses typically include costs associated with labor, materials, supplies, utilities, and contracted services necessary to operate, maintain, and manage the stormwater system and associated regulatory programs. These costs are directly related to the level of service provided and are therefore appropriately recovered through stormwater fees or assessments.

Debt service represents the principal and interest obligations associated with financing capital improvements through bonds, loans, or other debt instruments, where applicable. Other expenditures and transfers, often referred to as below-the-line items, may include funding for capital improvements on a pay-as-you-go basis, reserve contributions, renewal and replacement funding, and interfund transfers or other obligations established through governing policies or financial commitments.

The fiscal requirements to be recovered through stormwater funding mechanisms reflect the net cost of providing services after consideration of non-fee revenues, such as interest earnings or miscellaneous receipts. These net fiscal requirements form the basis for determining the level of revenues that must be collected from benefiting properties to support the stormwater management utility's operations, maintenance, and long-term capital needs.

For the purposes of this Study, Fiscal Year (FY) 2025/26 is utilized as the Test Year, based on the City's adopted budget. The development of Test Year fiscal requirements incorporates an evaluation of existing system conditions, customer characteristics and development trends, historical and current operating expenditures, planned financial transfers, and coordination with City staff.

The discussion that follows presents the specific fiscal requirements associated with the City of Belle Isle's Stormwater Management Utility and forms the basis for the subsequent revenue sufficiency and rate design analyses.

4.2. Projected Fiscal Requirements

Projected fiscal requirements for the Stormwater Management Utility were developed for the Projection Period using the adjusted FY 2025/26 budget as the baseline and applying annual escalation adjustments to each line item based on historical cost trends and anticipated future conditions. These projections reflect expected increases in O&M expenses driven primarily by inflationary pressures, as well as the underlying nature of each cost component. Where

appropriate, escalation factors account for changes in labor, materials, supplies, and other key cost drivers.

The resulting projections represent the anticipated net fiscal requirements of the Stormwater Management Utility over the Projection Period and reflect increasing costs associated with maintaining service levels and system performance. Escalation factors were applied at a detailed level to each budget line-item to ensure that projected expenditures reasonably reflect future financial obligations.

In developing these projections, certain assumptions were made regarding future conditions. While these assumptions are considered reasonable for long-term planning purposes, actual results may vary due to changes in economic conditions, regulatory requirements, operational demands, or other external factors. In addition, certain information and assumptions provided by the City and other sources were relied upon without independent verification. Accordingly, the projections presented herein should be viewed as planning-level estimates, and actual results may differ from those projected. Notwithstanding these limitations, the methodologies applied are appropriate for evaluating the financial requirements of the Stormwater Management Utility and supporting rate-setting decisions.

The principal considerations and assumptions used in projecting operating results include the following:

1. The projection of stormwater assessment revenues is based on current parcel characteristics by customer class, with the assumption that no significant changes in the number of billable units will occur during the projection period.
2. Projected fiscal requirements are based on the FY 2025/26 budget and incorporate adjustments derived from historical trends and consultation with City staff. These projections include escalation factors for inflation, labor, materials, and other cost drivers. The escalation assumptions utilized in this Study are summarized in **Table 2 – Escalation Factors** and were applied systematically to develop the projected financial results presented herein.

Table 2 – Escalation Factors

Category	Projected				
	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30	FY 2030/31
General Inflation	3.50%	3.50%	3.50%	3.50%	3.50%
Labor Escalator	4.50%	4.50%	4.50%	4.50%	4.50%
Customer Growth Factor	0.00%	0.00%	0.00%	0.00%	0.00%
Customer Growth/ Inflation Factor	3.50%	3.50%	3.50%	3.50%	3.50%
Insurance	4.50%	4.50%	4.50%	4.50%	4.50%

3. The City's Capital Improvement Plan (CIP), as developed through its annual budgeting process, identifies various stormwater-related capital projects. Historically, the City has utilized grant funding and other sources to support these projects. This Study assumes that a portion of stormwater assessment revenues will be used, in combination with other funding sources, to support the implementation of identified capital improvements over the projection period.
4. The Stormwater Management Utility does not currently have any outstanding debt obligations, and no debt issuance is assumed during the Projection Period.
5. The maintenance of adequate reserves is a critical component of the Stormwater Management Utility's financial stability. Reserves are intended to provide sufficient working capital to meet ongoing operational needs, manage cash flow variability, and support capital funding requirements. For purposes of this Study, the Stormwater Management Utility is assumed to maintain a recommended minimum reserve level equivalent to approximately 90 days of operating expenses, ensuring adequate liquidity and financial flexibility.

The projected operating expenses of the Stormwater Management Utility are included on **Exhibit 1** at the end of this Report.

4.3. Revenue Sufficiency Analysis Projections

Historically, the City adopted a rate plan for the Stormwater Management Utility. As part of that plan, the City implemented annual rate increases of $5.00 per ERU through FY 2024/25. Projected revenues in the sufficiency analysis assume no additional adjustments to the existing fee assessment throughout the projection period. The result of the revenue sufficiency analysis, as summarized in **Table 3 – Projected Operating Results: Status Quo**, confirms the need for revenue increases in future years to fund operations.

Table 3 – Projected Operating Results: Status Quo

Category	Projected				
	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30	FY 2030/31
Stormwater Management Utility Fee					
Adjustment (%)	0.00%	0.00%	0.00%	0.00%	0.00%
Per ERU (Annual)	$ 140.00	$ 140.00	$ 140.00	$ 140.00	$ 140.00
Difference (Annual)	$ -	$ -	$ -	$ -	$ -
Revenues					
Assessment Fee Revenue	$ 472,426	$ 472,426	$ 472,426	$ 472,426	$ 472,426
Total Revenues	**$ 472,426**	**$ 472,426**	**$ 472,426**	**$ 472,426**	**$ 472,426**
Expenses					
Operating Expenses	$ 521,781	$ 543,144	$ 565,396	$ 588,570	$ 612,709
Total Expenses	**$ 521,781**	**$ 543,144**	**$ 565,396**	**$ 588,570**	**$ 612,709**
Revenue Available for Capital Projects	**$ (49,355)**	**$ (70,718)**	**$ (92,970)**	**$ (116,144)**	**$ (140,283)**
Add: Available Fund Balance	355,952	306,597	235,879	142,909	26,765
Less: Capital Projects	-	-	-	-	-
Ending Fund Balance	**$ 306,597**	**$ 235,879**	**$ 142,909**	**$ 26,765**	**$ (113,518)**
Targeted Cash on Hand	$ 128,658	$ 133,926	$ 139,413	$ 145,127	$ 151,079
Available for Capital Projects	**$ 177,939**	**$ 101,953**	**$ 3,496**	**$ (118,362)**	**$ (264,597)**
Days Cash on Hand	**214**	**159**	**92**	**17**	**(68)**
Targeted Days Cash on Hand	90	90	90	90	90

4.4. Summary

During analysis of the City's current Stormwater Management Utility budget, it was determined that adjustments were required before projecting future operating conditions. After discussions and input from City staff, the adjusted fiscal requirements were developed and projected based on escalation criteria for the remaining fiscal years. Fiscal requirements contribute not only to just and equitable recovery of costs but also provide a significant level of revenue stability for the Stormwater Management Utility. Capital Improvements are also critical to the future success and cost effectiveness of the Stormwater Management Utility, and thus it is critical that these improvements are properly funded and scheduled.

Section 5 - Fee Design, Modifications, and Adjustments

5.1. General

As demonstrated in the preceding analyses, continuation of the existing stormwater assessment levels under a status quo scenario, without additional fee adjustments, is projected to be insufficient to meet the net revenue requirements of the Stormwater Management Utility over the Projection Period. Under this scenario, anticipated revenues would not be adequate to fully fund ongoing operations and maintenance activities or to support the level of capital investment necessary to maintain and improve the system.

In addition, insufficient revenue generation would adversely impact the Stormwater Management Utility's ability to maintain appropriate fund balances and reserves, thereby limiting financial flexibility and reducing the capacity to fund identified capital improvement projects (CIP). As a result, reliance on the existing rate structure without modification would not support the long-term financial sustainability of the Stormwater Management Utility.

In considering solutions to address these funding gaps, this Study evaluates not only across-the-board assessment fee adjustments but also potential modifications to the underlying rate structure. These considerations include the potential implementation of a tiered rate structure for single-family residential customers, as well as adjustments to the impervious area represented by an Equivalent Residential Unit (ERU).

Accordingly, this section presents the evaluation of fee adjustments and rate structure considerations necessary to align revenues with projected fiscal requirements and to ensure the continued provision of stormwater management services at the desired level of service. The recommended approach is intended to provide adequate funding for both operating and capital needs while maintaining a reasonable and equitable allocation of costs among benefiting properties.

5.2. Modifications and Adjustments

5.2.1 Tiered Rates for Residential Developed Properties

As part of this Study, Willdan evaluated the potential implementation of a tiered rate structure for single-family residential properties. A tiered approach is sometimes considered by stormwater utilities to better reflect variation in impervious area among residential parcels, particularly in communities where there is significant diversity in lot sizes, building footprints, or redevelopment activity. In such cases, tiered rates can improve cost allocation by differentiating between properties that generate relatively higher or lower volumes of stormwater runoff.

In the City of Belle Isle, some ongoing redevelopment activity has been observed, including the replacement of smaller homes with larger residences. Over time, this trend can increase impervious area on individual parcels and potentially introduce greater variability within the single-family residential class. A tiered structure could, in theory, provide a more refined allocation of costs in response to these changes.

However, several factors limit the practicality and overall benefit of implementing a tiered residential rate structure at this time. First, the overall range of impervious area among single-family residential properties within the City remains relatively narrow when compared to communities where tiered systems are more commonly applied. As a result, the incremental improvement in equity achieved through tiering would be limited.

Second, implementation of a tiered structure would require a comprehensive and continually updated inventory of impervious area for all single-family residential parcels. This would involve additional data collection, verification, and ongoing maintenance efforts, increasing administrative costs and operational complexity. These additional costs would ultimately be borne by ratepayers and may outweigh the marginal gains in cost-of-service precision.

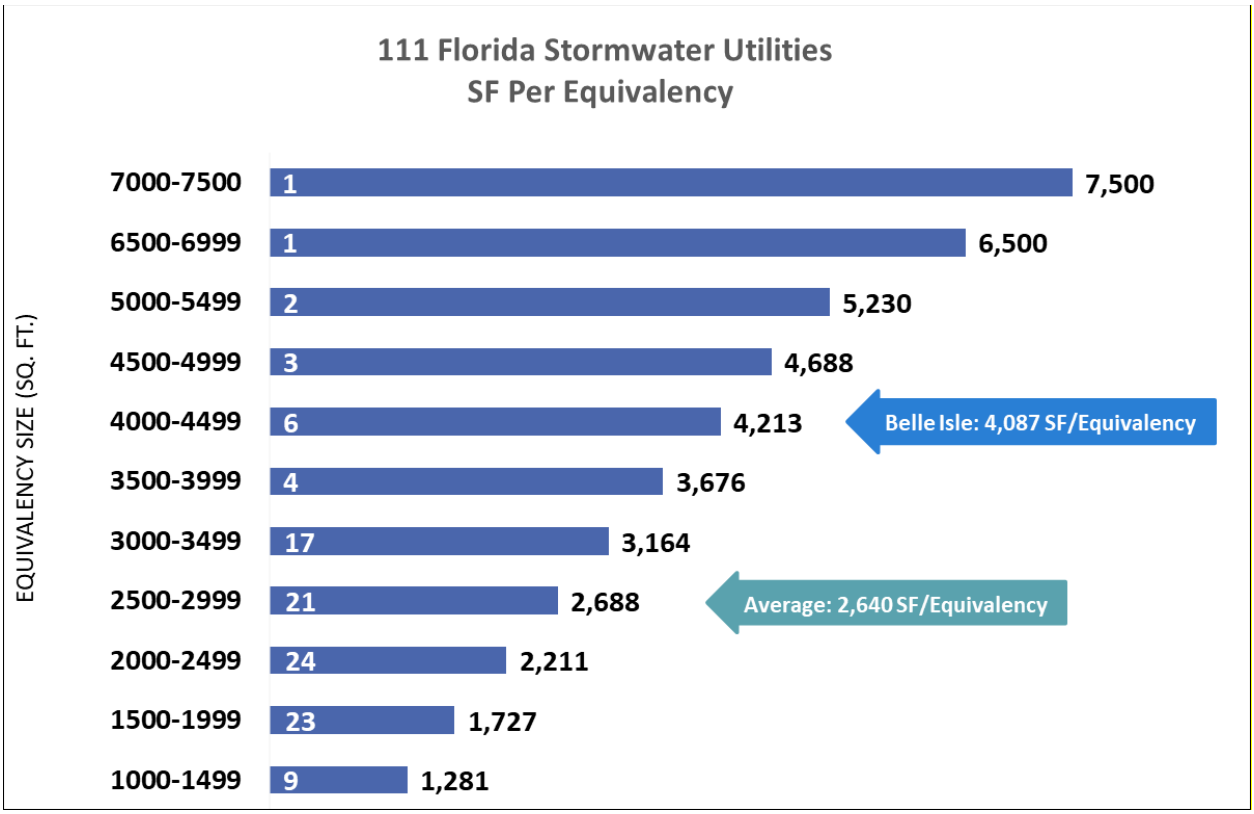
Third, the existing ERU-based approach provides a consistent, transparent, and widely accepted method for allocating stormwater costs and remains aligned with the legal requirements for non-ad valorem assessments in Florida, including the principles of special benefit and fair and reasonable apportionment.

Based on these considerations, while a tiered rate structure may be appropriate for evaluation in the future as redevelopment patterns evolve and parcel-level data becomes more robust, it is not recommended for implementation at this time. The current methodology of assigning one ERU per single-family residential unit continues to provide a reasonable balance of equity, administrative simplicity, and rate stability.

5.2.2 Square Footage Allowance per ERU

As part of this Study, Willdan evaluated the appropriateness of the City's current ERU definition of 4,087 square feet of impervious area. This review included both a comparison to industry benchmarks and a localized analysis based on representative single-family residential parcel data within the City. Currently, as defined in City Ordinance 05-14, 1 ERU for the City is defined as 4,087 square feet (SF). As shown on **Figure 2 – Stormwater Survey Square Footage per ERU**, based on 111 surveyed stormwater utilities as presented in the Florida Stormwater Association 2024 Stormwater Utility Report, the average square footage allowance included in an equivalent stormwater unit is approximately 2,640 SF. Including the City, only 13 of the 111 surveyed utilities have an allowance of greater than 4,000 SF per equivalency.

Figure 2 – Stormwater Survey Square Footage per ERU



The process of establishing a uniform equivalency basis consists of identifying a representative impervious area for a typical single family developed property by reviewing all the single family developed properties within the City limits. The analysis utilized county tax roll data for all developed Single Family Residential parcels within the City limits. The Single-Family Residential customer is often used to define the ERU because: 1) the customer class is uniform as to the magnitude of impact per customer; and 2) it is the largest single customer class, and a flat fee greatly simplifies the administration of the billing system. An ERU is computed by averaging the impervious area of a sample of the single-family parcels. Impervious areas include the footprint that is covered by roof, garage, patio, driveways, etc.

Willdan selected a random sample of 100 single family parcels within the City. For these parcels, Willdan reviewed the tax roll data including the developed square footage (i.e., "footprint"). Willdan also reviewed property sketches and performed an impervious area analysis using the 2024 aerial map base layer from Orange County. This representative sample was then used to calculate the average residential footprint.

In addition to the developed footprint, residential properties typically include other impervious areas such as driveways, pathways (e.g., driveway to front door) and sidewalks. As such, the

other assumed average impervious area is added to the average footprint to establish the total average impervious area.

The preliminary analysis indicated that the average impervious area for single-family residential parcels within the City is approximately 3,700 square feet. While this suggests that the current ERU value is somewhat higher than the calculated local average, it remains within a reasonable range given local development characteristics and parcel variability. Additionally, although the City's ERU value is higher than the statewide average reported in industry surveys, it is not inconsistent with values used by a number of comparable jurisdictions.

Importantly, modifying the ERU definition would result in a redistribution of costs among customer classes rather than a reduction in the overall revenue requirement. Such a change could create shifts in individual customer charges, particularly between residential and nonresidential properties, without providing a meaningful improvement in overall equity.

Maintaining the existing ERU value also supports stability and consistency in the rate structure, which are important considerations in long-term financial planning and customer acceptance. The current ERU definition continues to provide a reasonable and defensible basis for cost allocation, is aligned with the City's existing ordinance, and functions effectively within the broader funding framework of the Stormwater Management Utility.

For these reasons, although the analysis suggests a slightly lower calculated ERU value, no modification to the existing ERU square footage allowance is recommended at this time. Future studies may revisit this issue as additional data becomes available or as development patterns within the City evolve.

5.2.3 Mitigation Credit Policy for Nonresidential Properties

As part of this Study, Willdan evaluated the City's current approach to stormwater mitigation credits for nonresidential developed properties. The City's stormwater management utility code provides for the availability of credits to recognize on-site stormwater management practices that reduce runoff or improve water quality. However, at present, the City does not maintain a formalized policy, standardized criteria, or administrative procedures governing the application, evaluation, and ongoing administration of such credits.

In many stormwater utilities, mitigation credit programs are implemented to acknowledge private investments in stormwater infrastructure, such as detention or retention systems, water quality treatment facilities, or other best management practices (BMPs). A typical credit policy establishes clearly defined eligibility requirements, documentation standards (including engineering certifications), and procedures for application review, approval, and periodic recertification. Such frameworks are intended to ensure consistency, transparency, and equitable treatment across similarly situated properties.

While the availability of credits can improve the perceived fairness of the rate structure by recognizing reductions in stormwater impacts, the absence of a formal policy may lead to variability in application and administrative challenges. In addition, any credit program must be carefully structured to remain consistent with Florida legal requirements governing non-ad valorem assessments, including maintaining a reasonable relationship between the assessment and the special benefit provided.

Accordingly, it is recommended that the City consider the development and adoption of a formal mitigation credit policy to supplement the provisions currently included in the stormwater management utility code. Establishing a well-defined program would provide clarity to property owners, improve administrative consistency, and enhance the overall defensibility of the stormwater assessment framework while continuing to support equitable cost allocation within the Stormwater Management Utility.

5.2.4 Annual Fee Adjustments

In order to maintain revenue sufficiency and support both ongoing operations and planned capital improvements, adjustments to the stormwater assessment are necessary over the projection period. The recommended annual fee adjustments are presented in **Table 4 – Proposed Fee Adjustments** and reflect a structured approach to increasing revenues to align with projected fiscal requirements. These annual assessment amounts per ERU would need to be adopted no later than August 31 of the preceding fiscal year (i.e. August 31, 2027, for FY 2027/28).

Table 4 – Proposed Fee Adjustments

Fiscal Year	Fee Adjustment	Annual Fee per ERU	Annual Increase ($)
FY 2026/27	0.00%	$ 140.00	$ 0.00
FY 2027/28	25.00%	$ 175.00	$ 35.00
FY 2028/29	5.71%	$ 185.00	$ 10.00
FY 2029/30	5.41%	$ 195.00	$ 10.00
FY 2030/31	5.13%	$ 205.00	$ 10.00
FY 2031/32	4.88%	$ 215.00	$ 10.00
FY 2032/33	4.65%	$ 225.00	$ 10.00
FY 2033/34	4.44%	$ 235.00	$ 10.00
FY 2034/35	4.26%	$ 245.00	$ 10.00
FY 2035/36	4.08%	$ 255.00	$ 10.00

The proposed adjustments include an initial increase to address existing funding gaps, followed by more moderate, incremental increases in subsequent years to account for inflationary pressures and rising operating costs. This phased approach is intended to provide a balance between achieving long-term financial sustainability for the Stormwater Management Utility and minimizing the impact on ratepayers.

Implementation of the proposed assessment levels will require annual adoption by the City in accordance with the applicable statutory timeline for non-ad valorem assessments. As illustrated in **Exhibit 2** and summarized in **Table 5 – Projected Operating Results: Recommended Fee Adjustments**, the recommended rates are projected to generate sufficient revenues to meet operating and maintenance expenses, contribute to funding capital improvements, and maintain appropriate reserve levels throughout the Projection Period.

Overall, the proposed fee adjustments establish a stable and predictable revenue stream that supports the long-term financial health of the Stormwater Management Utility while maintaining consistency with industry practices and regulatory requirements.

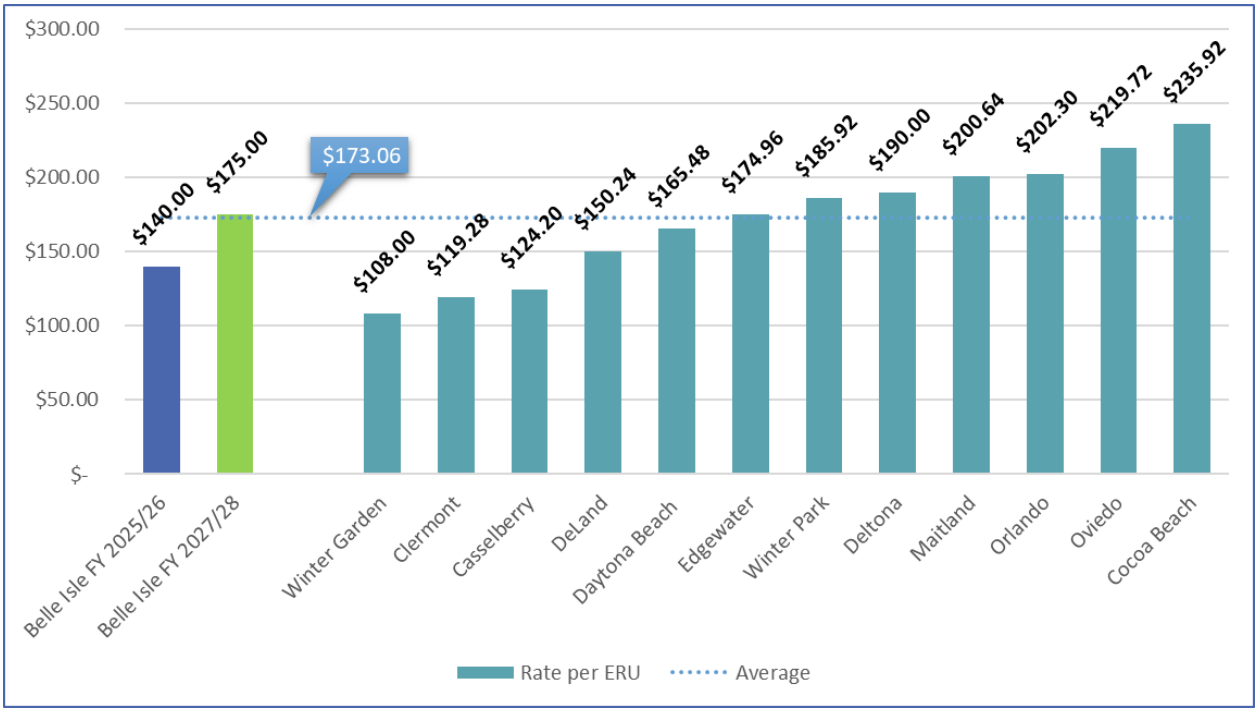
Table 5 – Projected Operating Results: Recommended Fee Adjustments

Category	Projected				
	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30	FY 2030/31
Rates					
Adjustment (%)	0.00%	25.00%	5.71%	5.41%	5.13%
Per ERU (Annual)	$ 140.00	$ 175.00	$ 185.00	$ 195.00	$ 205.00
Difference (Annual)	$ -	$ 35.00	$ 10.00	$ 10.00	$ 10.00
Revenues					
Assessment Fee Revenue	$ 472,426	$ 590,519	$ 624,263	$ 658,007	$ 691,751
Total Revenues	**$ 472,426**	**$ 590,519**	**$ 624,263**	**$ 658,007**	**$ 691,751**
Expenses					
Operating Expenses	$ 521,781	$ 543,144	$ 565,396	$ 588,570	$ 612,709
Total Expenses	**$ 521,781**	**$ 543,144**	**$ 565,396**	**$ 588,570**	**$ 612,709**
Revenue Available for Capital Projects	**$ (49,355)**	**$ 47,375**	**$ 58,867**	**$ 69,437**	**$ 79,042**
Add: Available Fund Balance	355,952	306,597	353,972	412,839	482,276
Less: Capital Projects	-	-	-	-	-
Ending Fund Balance	**$ 306,597**	**$ 353,972**	**$ 412,839**	**$ 482,276**	**$ 561,318**
Targeted Cash on Hand	$ 128,658	$ 133,926	$ 139,413	$ 145,127	$ 151,079
Available for Capital Projects	**$ 177,939**	**$ 220,046**	**$ 273,426**	**$ 337,149**	**$ 410,239**
Days Cash on Hand	214	238	267	299	334
Targeted Days Cash on Hand	90	90	90	90	90

5.3. Fee Comparison with Neighboring Utilities

Comparisons of stormwater fees between the City and similar utilities provide useful context for both management and customers when evaluating the relative cost of service. However, these comparisons should be interpreted with caution, as stormwater systems vary widely in their characteristics, including service areas, infrastructure, regulatory requirements, available resources, capital investment levels, financing approaches, rate structures, and customer composition. As such, direct comparisons do not fully capture these underlying differences. **Figure 3 – Typical Yearly Stormwater Bill Comparison: Residential (ERU)** presents a comparison of residential stormwater fees among selected communities, with fees current as of May 1, 2026; however, no detailed evaluation of the individual utilities' fees, methodologies, or service conditions has been performed as part of this analysis. Based on the comparison, the average residential stormwater assessment among the surveyed utilities is approximately **$173.06 per ERU**. The City's current assessment is below this average; however, the proposed fee adjustments would move the City's rates closer to, and in later years slightly above, the average observed among comparable systems. This positioning is considered reasonable given the City's ongoing and anticipated needs related to system maintenance, regulatory compliance, and capital investment.

Figure 3 – Typical Yearly Stormwater Bill Comparison: Residential (ERU)



It is important to recognize that rate comparisons represent a snapshot in time and do not capture the full range of factors influencing stormwater management utility revenues and expenditures. Accordingly, while benchmarking provides helpful perspective, the appropriateness of the City's rates should ultimately be measured based on its ability to meet identified fiscal requirements, maintain system performance, and equitably allocate costs among benefiting properties.

Overall, the recommended rate structure and assessment adjustments maintain consistency with industry practices in Florida while ensuring compliance with the legal requirements governing non-ad valorem assessments.

Section 6 - Findings, Conclusions, and Recommendations

6.1. General

The stormwater assessment fees presented herein have been developed in consideration of the City's objectives of equitable cost recovery, long-term financial stability, and the sustainable funding of operations and capital improvements for the Stormwater Management Utility. The recommended approach is intended to provide a defensible and reliable revenue structure that aligns with the City's regulatory responsibilities, infrastructure needs, and service expectations, while remaining consistent with applicable Florida statutes governing non-ad valorem assessments.

6.2. Findings and Conclusions

The purpose of this Study is to evaluate the adequacy and structure of the City's existing stormwater assessment and to determine the need for adjustments to support projected financial requirements over the ten-year Projection Period from FY 2026/27 through FY 2035/36. This Study reflects a collaborative effort between City staff and Willdan, supported by available financial, operational, and parcel-level data.

Based on the analyses, assumptions, and methodologies presented herein, the following conclusions have been reached:

1. The City's Stormwater Management Utility continues to rely on a non-ad valorem assessment framework, which provides a stable and efficient mechanism for revenue collection and is consistent with legal requirements in Florida. The use of an ERU-based methodology, grounded in impervious area, remains a reasonable and widely accepted approach for allocating stormwater costs in a manner that reflects each parcel's relative contribution to runoff and system demand.
2. The City is substantially built-out, and while redevelopment activity is occurring, it is not expected to result in significant growth in billable units over the Projection Period. Accordingly, projected revenues must primarily be supported through rate adjustments rather than customer growth.
3. The revenue sufficiency analysis demonstrates that the existing assessment levels are not adequate to meet the projected fiscal requirements of the Stormwater Management Utility over the Projection Period. Without adjustment, the Stormwater Management Utility would be unable to fully fund operating expenses, maintain appropriate reserves, or contribute meaningfully to capital improvement needs.

4. Historically, the City has relied on grants and other funding sources to support stormwater capital improvements. The recommended assessment structure provides a more reliable and sustainable funding source that can be used, in part, to support ongoing capital investment.
5. The existing rate structure, including the current ERU definition of 4,087 square feet, was evaluated through both benchmarking and localized analysis. While alternative structures were considered, including a tiered rate system for single-family residential properties and adjustments to the ERU square footage, these alternatives were not found to provide sufficient benefit to justify implementation at this time. The current framework remains appropriate, balancing equity, administrative efficiency, and rate stability.
6. The Stormwater Management Utility provides a special benefit to all assessed properties through the management of flooding, water quality, and drainage. The assessment methodology reasonably apportions costs based on each parcel's contribution to stormwater runoff, consistent with applicable Florida legal standards.

6.3. Recommendations

Based on the reviews, analyses, and assumptions presented herein, and to support the long-term financial sustainability of the Stormwater Management Utility, it is recommended that the City undertake the following actions:

1. **Adopt and implement the proposed stormwater assessment adjustments** as outlined in this Study. The recommended rate plan includes an initial increase to address existing revenue shortfalls, followed by incremental annual increases designed to keep pace with inflation and rising operating costs through FY 2035/36. This phased approach provides a predictable and sustainable funding path while moderating impacts to ratepayers.
2. **Continue to utilize the non-ad valorem assessment methodology** for funding stormwater services and comply with all noticing and procedural requirements set forth in Section 197.3632, Florida Statutes.
3. **Monitor key cost drivers**, including inflation and the Consumer Price Index (CPI), on an annual basis. In the event of significant cost increases or changes in operating conditions, the City should evaluate revenue sufficiency to determine whether adjustments to the rate plan are warranted.
4. **Incorporate recommended updates to ERU assignments** for select multiple dwelling unit properties, as identified through the impervious area and parcel review process, to ensure consistency with the City's stormwater management utility code and to improve equity in cost allocation.

5. **Complete the ongoing verification and update of impervious area data** for nonresidential and applicable multiple dwelling unit parcels. Finalizing this effort will ensure that ERU assignments accurately reflect current site conditions and maintain consistency with the City's stormwater management utility code.
6. **Evaluate the development of a formal mitigation credit policy** for nonresidential properties that implement qualifying on-site stormwater management practices. Any such program should include clearly defined eligibility criteria, documentation requirements, and administrative procedures to ensure consistency, transparency, and compliance with applicable legal requirements.
7. **Conduct periodic comprehensive reviews** of the stormwater assessment structure and financial plan at least once every five years, or more frequently if material changes occur in regulatory requirements, system conditions, customer characteristics, or capital funding needs.

The analyses, projections, and recommendations presented in this Study are based on available data, reasonable assumptions, and accepted engineering and financial practices. While actual results will vary as conditions change over time, the methodologies applied provide a sound and defensible basis for financial planning and rate-setting decisions. The recommended approach establishes a balanced and sustainable funding framework that will enable the City to maintain and enhance its stormwater management system while meeting its operational, environmental, and regulatory obligations.

Exhibits

CITY OF BELLE ISLE, FL
STORMWATER MANAGEMENT UTILITY
REVENUES AND EXPENSES - STORMWATER

Exhibit 1

Description	Test Year FY 2025/26	Projected FY 2026/27	Projected FY 2027/28	Projected FY 2028/29	Projected FY 2029/30	Projected FY 2030/31
REVENUES						
FEMA REIMBURSEMENT - FEDERAL - FUND 103	$ -	$ -	$ -	$ -	$ -	$ -
FEMA REIMBURSEMENT - STATE - FUND 103	$ -	$ -	$ -	$ -	$ -	$ -
ARPA - CORONAVIRUS LOCAL FISCAL RECOVERY	$ -	$ -	$ -	$ -	$ -	$ -
STATE RESILIENCY GRANT	$ -	$ -	$ -	$ -	$ -	$ -
SERVICE CHARGE - STORMWATER	$ 471,050	$ 472,426	$ 590,533	$ 624,278	$ 658,023	$ 691,768
INTEREST - STORMWATER	$ -	$ -	$ -	$ -	$ -	$ -
OC NAV BOARD REIMBURSEMENTS	$ -	$ -	$ -	$ -	$ -	$ -
UNDESIGNATED RESERVE - STORMWATER	$ -	$ -	$ -	$ -	$ -	$ -
TOTAL REVENUES	**$ 471,050**	**$ 472,426**	**$ 590,533**	**$ 624,278**	**$ 658,023**	**$ 691,768**
GROWTH ASSUMPTIONS - REVENUES	0%	0%	25%	6%	5%	5%
FEMA REIMBURSEMENT - FEDERAL - FUND 103						
FEMA REIMBURSEMENT - FEDERAL - FUND 103	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
FEMA REIMBURSEMENT - FEDERAL - FUND 103	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
FEMA REIMBURSEMENT - STATE - FUND 103						
FEMA REIMBURSEMENT - STATE - FUND 103	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
FEMA REIMBURSEMENT - STATE - FUND 103	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
ARPA - CORONAVIRUS LOCAL FISCAL RECOVERY						
ARPA - CORONAVIRUS LOCAL FISCAL RECOVERY	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
ARPA - CORONAVIRUS LOCAL FISCAL RECOVERY	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
STATE RESILIENCY GRANT						
STATE RESILIENCY GRANT	-100.0%	0.0%	0.0%	0.0%	0.0%	0.0%
STATE RESILIENCY GRANT	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
SERVICE CHARGE - STORMWATER						
SERVICE CHARGE - STORMWATER	0.0%	0.0%	25.0%	5.7%	5.4%	5.1%
SERVICE CHARGE - STORMWATER	0.0%	0.3%	0.0%	0.0%	0.0%	0.0%
INTEREST - STORMWATER						
INTEREST - STORMWATER	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
INTEREST - STORMWATER	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
OC NAV BOARD REIMBURSEMENTS						
OC NAV BOARD REIMBURSEMENTS	-100.0%	0.0%	0.0%	0.0%	0.0%	0.0%
OC NAV BOARD REIMBURSEMENTS	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
UNDESIGNATED RESERVE - STORMWATER						
UNDESIGNATED RESERVE - STORMWATER	-100.0%	0.0%	0.0%	0.0%	0.0%	0.0%
UNDESIGNATED RESERVE - STORMWATER	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%

CITY OF BELLE ISLE, FL
STORMWATER MANAGEMENT UTILITY
REVENUES AND EXPENSES - STORMWATER

Exhibit 1

Description	Test Year FY 2025/26	Projected FY 2026/27	Projected FY 2027/28	Projected FY 2028/29	Projected FY 2029/30	Projected FY 2030/31
OPERATING EXPENSES						
Expenditures	$ 501,268	$ 521,781	$ 543,144	$ 565,396	$ 588,570	$ 612,709
TOTAL OPERATING EXPENSES	**$ 501,268**	**$ 521,781**	**$ 543,144**	**$ 565,396**	**$ 588,570**	**$ 612,709**
	0%	4%	4%	4%	4%	4%
CAPITAL OUTLAY						
Expenditures	$ -	$ -	$ -	$ -	$ -	$ -
TOTAL CAPITAL OUTLAY	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
DEBT SERVICE						
Existing Debt	$ -	$ -	$ -	$ -	$ -	$ -
New Debt	$ -	$ -	$ -	$ -	$ -	$ -
TOTAL DEBT SERVICE	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
TRANSFERS/CONTINGENCIES						
Transfer In / Out	$ -	$ -	$ -	$ -	$ -	$ -
Transfer In	$ -	$ -	$ -	$ -	$ -	$ -
TOTAL TRANSFERS/CONTINGENCIES	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
REGULAR SALARIES & WAGES	$ 195,000	$ 203,775	$ 212,945	$ 222,528	$ 232,542	$ 243,006
FICA/MEDICARE TAXES	$ 14,918	$ 15,589	$ 16,291	$ 17,024	$ 17,790	$ 18,591
RETIREMENT CONTRIBUTIONS	$ 32,000	$ 33,440	$ 34,945	$ 36,518	$ 38,161	$ 39,878
HEALTH INSURANCE	$ 50,000	$ 52,250	$ 54,601	$ 57,058	$ 59,626	$ 62,309
DENTAL & VISION INSURANCE	$ 1,700	$ 1,777	$ 1,857	$ 1,941	$ 2,028	$ 2,119
LIFE INSURANCE	$ 950	$ 993	$ 1,038	$ 1,085	$ 1,134	$ 1,185
DISABILITY INSURANCE	$ 2,200	$ 2,299	$ 2,402	$ 2,510	$ 2,623	$ 2,741
PROFESSIONAL SERVICES	$ 6,000	$ 6,210	$ 6,427	$ 6,652	$ 6,885	$ 7,126
LEGAL SERVICES - STORMWATER FUND	$ -	$ -	$ -	$ -	$ -	$ -
ENGINEERING FEES	$ 90,000	$ 93,150	$ 96,410	$ 99,784	$ 103,276	$ 106,891
NPDES	$ 10,000	$ 10,350	$ 10,712	$ 11,087	$ 11,475	$ 11,877
LAKE CONSERVATION	$ 18,000	$ 18,630	$ 19,282	$ 19,957	$ 20,655	$ 21,378
REPAIRS & MAINTENANCE	$ 80,000	$ 82,800	$ 85,698	$ 88,697	$ 91,801	$ 95,014
LEGAL ADVERTISING	$ 500	$ 518	$ 536	$ 555	$ 574	$ 594
CIP - CAPITAL IMPROVEMENTS	$ -	$ -	$ -	$ -	$ -	$ -
CIP - CAPITAL IMPROVEMENTS - ARPA	$ -	$ -	$ -	$ -	$ -	$ -
PRINCIPAL	$ -	$ -	$ -	$ -	$ -	$ -
INTEREST	$ -	$ -	$ -	$ -	$ -	$ -
TRANSFER TO CAPITAL EQUP REPL FUND 301	$ -	$ -	$ -	$ -	$ -	$ -
UNDESIGNATED RESERVE - STORMWATER	$ -	$ -	$ -	$ -	$ -	$ -
TRANSFER TO / (FROM) GENERAL FUND	$ -	$ -	$ -	$ -	$ -	$ -
Total Personnel	$ 296,768	$ 310,123	$ 324,079	$ 338,664	$ 353,904	$ 369,829
Total Operating	$ 204,500	$ 211,658	$ 219,065	$ 226,732	$ 234,666	$ 242,880
Total Debt Service	$ -	$ -	$ -	$ -	$ -	$ -
Total Capital Outlay	$ -	$ -	$ -	$ -	$ -	$ -
Total Transfers	$ -	$ -	$ -	$ -	$ -	$ -
Total Expenditures	**$ 501,268**	**$ 521,781**	**$ 543,144**	**$ 565,396**	**$ 588,570**	**$ 612,709**
Check	**TRUE**	**TRUE**	**TRUE**	**TRUE**	**TRUE**	**TRUE**

CITY OF BELLE ISLE, FL
STORMWATER MANAGEMENT UTILITY
REVENUES AND EXPENSES - STORMWATER

Exhibit 1

Description	Test Year FY 2025/26	Projected FY 2026/27	Projected FY 2027/28	Projected FY 2028/29	Projected FY 2029/30	Projected FY 2030/31
GROWTH ASSUMPTIONS - EXPENSES						
REGULAR SALARIES & WAGES	4.5%	4.5%	4.5%	4.5%	4.5%	4.5%
FICA/MEDICARE TAXES	4.5%	4.5%	4.5%	4.5%	4.5%	4.5%
RETIREMENT CONTRIBUTIONS	4.5%	4.5%	4.5%	4.5%	4.5%	4.5%
HEALTH INSURANCE	4.5%	4.5%	4.5%	4.5%	4.5%	4.5%
DENTAL & VISION INSURANCE	4.5%	4.5%	4.5%	4.5%	4.5%	4.5%
LIFE INSURANCE	4.5%	4.5%	4.5%	4.5%	4.5%	4.5%
DISABILITY INSURANCE	4.5%	4.5%	4.5%	4.5%	4.5%	4.5%
PROFESSIONAL SERVICES	-100.0%	3.5%	3.5%	3.5%	3.5%	3.5%
LEGAL SERVICES - STORMWATER FUND	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%
ENGINEERING FEES	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%
NPDES	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%
LAKE CONSERVATION	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%
REPAIRS & MAINTENANCE	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%
LEGAL ADVERTISING	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%
CIP - CAPITAL IMPROVEMENTS	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%
CIP - CAPITAL IMPROVEMENTS - ARPA	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
PRINCIPAL	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%
INTEREST	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%
TRANSFER TO CAPITAL EQUP REPL FUND 301	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%
UNDESIGNATED RESERVE - STORMWATER	3.5%	3.5%	3.5%	3.5%	3.5%	3.5%

CITY OF BELLE ISLE, FL
STORMWATER MANAGEMENT UTILITY
REVENUES AND EXPENSES - STORMWATER

Exhibit 1

Description	Projected FY 2031/32	Projected FY 2032/33	Projected FY 2033/34	Projected FY 2034/35	Projected FY 2035/36
REVENUES					
FEMA REIMBURSEMENT - FEDERAL - FUND 103	$ -	$ -	$ -	$ -	$ -
FEMA REIMBURSEMENT - STATE - FUND 103	$ -	$ -	$ -	$ -	$ -
ARPA - CORONAVIRUS LOCAL FISCAL RECOVERY	$ -	$ -	$ -	$ -	$ -
STATE RESILIENCY GRANT	$ -	$ -	$ -	$ -	$ -
SERVICE CHARGE - STORMWATER	$ 725,513	$ 759,258	$ 793,003	$ 826,748	$ 860,493
INTEREST - STORMWATER	$ -	$ -	$ -	$ -	$ -
OC NAV BOARD REIMBURSEMENTS	$ -	$ -	$ -	$ -	$ -
UNDESIGNATED RESERVE - STORMWATER	$ -	$ -	$ -	$ -	$ -
TOTAL REVENUES	**$ 725,513**	**$ 759,258**	**$ 793,003**	**$ 826,748**	**$ 860,493**
GROWTH ASSUMPTIONS - REVENUES	5%	5%	4%	4%	4%
FEMA REIMBURSEMENT - FEDERAL - FUND 103					
FEMA REIMBURSEMENT - FEDERAL - FUND 103	0.0%	0.0%	0.0%	0.0%	0.0%
FEMA REIMBURSEMENT - FEDERAL - FUND 103	0.0%	0.0%	0.0%	0.0%	0.0%
FEMA REIMBURSEMENT - STATE - FUND 103					
FEMA REIMBURSEMENT - STATE - FUND 103	0.0%	0.0%	0.0%	0.0%	0.0%
FEMA REIMBURSEMENT - STATE - FUND 103	0.0%	0.0%	0.0%	0.0%	0.0%
ARPA - CORONAVIRUS LOCAL FISCAL RECOVERY					
ARPA - CORONAVIRUS LOCAL FISCAL RECOVERY	0.0%	0.0%	0.0%	0.0%	0.0%
ARPA - CORONAVIRUS LOCAL FISCAL RECOVERY	0.0%	0.0%	0.0%	0.0%	0.0%
STATE RESILIENCY GRANT					
STATE RESILIENCY GRANT	0.0%	0.0%	0.0%	0.0%	0.0%
STATE RESILIENCY GRANT	0.0%	0.0%	0.0%	0.0%	0.0%
SERVICE CHARGE - STORMWATER					
SERVICE CHARGE - STORMWATER	4.9%	4.7%	4.4%	4.3%	4.1%
SERVICE CHARGE - STORMWATER	0.0%	0.0%	0.0%	0.0%	0.0%
INTEREST - STORMWATER					
INTEREST - STORMWATER	0.0%	0.0%	0.0%	0.0%	0.0%
INTEREST - STORMWATER	0.0%	0.0%	0.0%	0.0%	0.0%
OC NAV BOARD REIMBURSEMENTS					
OC NAV BOARD REIMBURSEMENTS	0.0%	0.0%	0.0%	0.0%	0.0%
OC NAV BOARD REIMBURSEMENTS	0.0%	0.0%	0.0%	0.0%	0.0%
UNDESIGNATED RESERVE - STORMWATER					
UNDESIGNATED RESERVE - STORMWATER	0.0%	0.0%	0.0%	0.0%	0.0%
UNDESIGNATED RESERVE - STORMWATER	0.0%	0.0%	0.0%	0.0%	0.0%

CITY OF BELLE ISLE, FL
STORMWATER MANAGEMENT UTILITY
REVENUES AND EXPENSES - STORMWATER

Exhibit 1

Description	Projected FY 2031/32	Projected FY 2032/33	Projected FY 2033/34	Projected FY 2034/35	Projected FY 2035/36
OPERATING EXPENSES					
Expenditures	$ 637,851	$ 664,040	$ 691,321	$ 719,740	$ 749,343
TOTAL OPERATING EXPENSES	**$ 637,851**	**$ 664,040**	**$ 691,321**	**$ 719,740**	**$ 749,343**
	4%	4%	4%	4%	4%
CAPITAL OUTLAY					
Expenditures	$ -	$ -	$ -	$ -	$ -
TOTAL CAPITAL OUTLAY	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
DEBT SERVICE					
Existing Debt	$ -	$ -	$ -	$ -	$ -
New Debt	$ -	$ -	$ -	$ -	$ -
TOTAL DEBT SERVICE	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
TRANSFERS/CONTINGENCIES					
Transfer In / Out	$ -	$ -	$ -	$ -	$ -
Transfer In	$ -	$ -	$ -	$ -	$ -
TOTAL TRANSFERS/CONTINGENCIES	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
REGULAR SALARIES & WAGES	$ 253,941	$ 265,368	$ 277,310	$ 289,789	$ 302,830
FICA/MEDICARE TAXES	$ 19,428	$ 20,302	$ 21,216	$ 22,171	$ 23,169
RETIREMENT CONTRIBUTIONS	$ 41,673	$ 43,548	$ 45,508	$ 47,556	$ 49,696
HEALTH INSURANCE	$ 65,113	$ 68,043	$ 71,105	$ 74,305	$ 77,649
DENTAL & VISION INSURANCE	$ 2,214	$ 2,314	$ 2,418	$ 2,527	$ 2,641
LIFE INSURANCE	$ 1,238	$ 1,294	$ 1,352	$ 1,413	$ 1,477
DISABILITY INSURANCE	$ 2,864	$ 2,993	$ 3,128	$ 3,269	$ 3,416
PROFESSIONAL SERVICES	$ 7,375	$ 7,633	$ 7,900	$ 8,177	$ 8,463
LEGAL SERVICES - STORMWATER FUND	$ -	$ -	$ -	$ -	$ -
ENGINEERING FEES	$ 110,632	$ 114,504	$ 118,512	$ 122,660	$ 126,953
NPDES	$ 12,293	$ 12,723	$ 13,168	$ 13,629	$ 14,106
LAKE CONSERVATION	$ 22,126	$ 22,900	$ 23,702	$ 24,532	$ 25,391
REPAIRS & MAINTENANCE	$ 98,339	$ 101,781	$ 105,343	$ 109,030	$ 112,846
LEGAL ADVERTISING	$ 615	$ 637	$ 659	$ 682	$ 706
CIP - CAPITAL IMPROVEMENTS	$ -	$ -	$ -	$ -	$ -
CIP - CAPITAL IMPROVEMENTS - ARPA	$ -	$ -	$ -	$ -	$ -
PRINCIPAL	$ -	$ -	$ -	$ -	$ -
INTEREST	$ -	$ -	$ -	$ -	$ -
TRANSFER TO CAPITAL EQUP REPL FUND 301	$ -	$ -	$ -	$ -	$ -
UNDESIGNATED RESERVE - STORMWATER	$ -	$ -	$ -	$ -	$ -
TRANSFER TO / (FROM) GENERAL FUND	$ -	$ -	$ -	$ -	$ -
Total Personnel	$ 386,471	$ 403,862	$ 422,037	$ 441,030	$ 460,878
Total Operating	$ 251,380	$ 260,178	$ 269,284	$ 278,710	$ 288,465
Total Debt Service	$ -	$ -	$ -	$ -	$ -
Total Capital Outlay	$ -	$ -	$ -	$ -	$ -
Total Transfers	$ -	$ -	$ -	$ -	$ -
Total Expenditures	**$ 637,851**	**$ 664,040**	**$ 691,321**	**$ 719,740**	**$ 749,343**
Check	**TRUE**	**TRUE**	**TRUE**	**TRUE**	**TRUE**

CITY OF BELLE ISLE, FL
STORMWATER MANAGEMENT UTILITY
REVENUES AND EXPENSES - STORMWATER

Exhibit 1

Description	Projected FY 2031/32	Projected FY 2032/33	Projected FY 2033/34	Projected FY 2034/35	Projected FY 2035/36
GROWTH ASSUMPTIONS - EXPENSES					
REGULAR SALARIES & WAGES	4.5%	4.5%	4.5%	4.5%	4.5%
FICA/MEDICARE TAXES	4.5%	4.5%	4.5%	4.5%	4.5%
RETIREMENT CONTRIBUTIONS	4.5%	4.5%	4.5%	4.5%	4.5%
HEALTH INSURANCE	4.5%	4.5%	4.5%	4.5%	4.5%
DENTAL & VISION INSURANCE	4.5%	4.5%	4.5%	4.5%	4.5%
LIFE INSURANCE	4.5%	4.5%	4.5%	4.5%	4.5%
DISABILITY INSURANCE	4.5%	4.5%	4.5%	4.5%	4.5%
PROFESSIONAL SERVICES	3.5%	3.5%	3.5%	3.5%	3.5%
LEGAL SERVICES - STORMWATER FUND	3.5%	3.5%	3.5%	3.5%	3.5%
ENGINEERING FEES	3.5%	3.5%	3.5%	3.5%	3.5%
NPDES	3.5%	3.5%	3.5%	3.5%	3.5%
LAKE CONSERVATION	3.5%	3.5%	3.5%	3.5%	3.5%
REPAIRS & MAINTENANCE	3.5%	3.5%	3.5%	3.5%	3.5%
LEGAL ADVERTISING	3.5%	3.5%	3.5%	3.5%	3.5%
CIP - CAPITAL IMPROVEMENTS	3.5%	3.5%	3.5%	3.5%	3.5%
CIP - CAPITAL IMPROVEMENTS - ARPA	0.0%	0.0%	0.0%	0.0%	0.0%
PRINCIPAL	3.5%	3.5%	3.5%	3.5%	3.5%
INTEREST	3.5%	3.5%	3.5%	3.5%	3.5%
TRANSFER TO CAPITAL EQUP REPL FUND 301	3.5%	3.5%	3.5%	3.5%	3.5%
UNDESIGNATED RESERVE - STORMWATER	3.5%	3.5%	3.5%	3.5%	3.5%

CITY OF BELLE ISLE, FL

STORMWATER MANAGEMENT UTILITY

PROJECTED OPERATING RESULTS - STORMWATER

Exhibit 2

Line	Description	Projected									
		FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30	FY 2030/31	FY 2031/32	FY 2032/33	FY 2033/34	FY 2034/35	FY 2035/36
	REVENUES										
	Operating Revenues										
1	Service Charge - Stormwater	$ 472,426	$ 590,533	$ 624,278	$ 658,023	$ 691,768	$ 725,513	$ 759,258	$ 793,003	$ 826,748	$ 860,493
2	Stormwater Fee - Percentage Rate Adjustment	0.00%	25.00%	5.71%	5.41%	5.13%	4.88%	4.65%	4.44%	4.26%	4.08%
	Other Operating Revenues										
3	Grants	-	-	-	-	-	-	-	-	-	-
4	Other	-	-	-	-	-	-	-	-	-	-
	Other Non-Operating Revenues										
5	Interest	-	-	-	-	-	-	-	-	-	-
6	**Total Revenues**	**$ 472,426**	**$ 590,533**	**$ 624,278**	**$ 658,023**	**$ 691,768**	**$ 725,513**	**$ 759,258**	**$ 793,003**	**$ 826,748**	**$ 860,493**
	Current Expenses										
7	Operating	$ 521,781	$ 543,144	$ 565,396	$ 588,570	$ 612,709	$ 637,851	$ 664,040	$ 691,321	$ 719,740	$ 749,343
8	**Total Current Expenses**	**$ 521,781**	**$ 543,144**	**$ 565,396**	**$ 588,570**	**$ 612,709**	**$ 637,851**	**$ 664,040**	**$ 691,321**	**$ 719,740**	**$ 749,343**
9	**Income Available for Debt Service**	**$ (49,355)**	**$ 47,389**	**$ 58,882**	**$ 69,453**	**$ 79,059**	**$ 87,662**	**$ 95,218**	**$ 101,682**	**$ 107,008**	**$ 111,150**
	DEBT SERVICE										
10	**Total Parity Indebtedness**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
11	**Total Subordinate Indebtedness**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
12	**Total Indebtedness**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
13	**Net Results of Operations**	**$ (49,355)**	**$ 47,389**	**$ 58,882**	**$ 69,453**	**$ 79,059**	**$ 87,662**	**$ 95,218**	**$ 101,682**	**$ 107,008**	**$ 111,150**
14	Capital Outlay	-	-	-	-	-	-	-	-	-	-
15	Transfers In /(Out)	-	-	-	-	-	-	-	-	-	-
16	**Net Results**	**$ (49,355)**	**$ 47,389**	**$ 58,882**	**$ 69,453**	**$ 79,059**	**$ 87,662**	**$ 95,218**	**$ 101,682**	**$ 107,008**	**$ 111,150**
	RESERVE FUND BALANCE ACTIVITY										
	Projected Operating Results - Stormwater										
17	Beginning Fund Balance	$ 355,952	$ 306,597	$ 353,986	$ 412,868	$ 482,321	$ 561,380	$ 649,042	$ 744,260	$ 845,942	$ 952,950
18	Deposit/(Withdrawal) from Operations	(49,355)	47,389	58,882	69,453	79,059	87,662	95,218	101,682	107,008	111,150
19	Capital Projects From Capital Improvement Plan	-	-	-	-	-	-	-	-	-	-
20	Proceeds From Bank Note	-	-	-	-	-	-	-	-	-	-
21	**Ending Fund Balance**	**$ 306,597**	**$ 353,986**	**$ 412,868**	**$ 482,321**	**$ 561,380**	**$ 649,042**	**$ 744,260**	**$ 845,942**	**$ 952,950**	**$ 1,064,100**
22	**Targeted Fund Balance**	**$ 128,658**	**$ 133,926**	**$ 139,413**	**$ 145,127**	**$ 151,079**	**$ 157,278**	**$ 163,736**	**$ 170,463**	**$ 177,470**	**$ 184,770**
23	**Available for Capital Projects**	**$ 177,939**	**$ 220,060**	**$ 273,455**	**$ 337,194**	**$ 410,301**	**$ 491,764**	**$ 580,524**	**$ 675,479**	**$ 775,480**	**$ 879,330**
24	**Days Cash on Hand**	**214**	**238**	**267**	**299**	**334**	**371**	**409**	**447**	**483**	**518**
25	**Targeted Days Cash on Hand**	**90**	**90**	**90**	**90**	**90**	**90**	**90**	**90**	**90**	**90**

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