FLORIDA RURAL WATER ASSOCIATION

2970 Wellington Circle • Tallahassee, FL 32309-7813
(850) 668-2746

EMAIL
frwa@frwa.net

WEBSITE
www.frwa.net

May 15, 2026

Ms. Valerie Mundy, P.E
Public Works Director
Town of Eatonville
307 East Kennedy Blvd.
Eatonville, FL 32751
Phone: (407) 623-8912
Email: VMundy@TownofEatonville.org

RE: Water and Wastewater Capacity Fee Study
Town of Eatonville, Orange Co., PWS: 3480327 &
FL0033251 (Altamonte Springs)

Dear Ms. Mundy:

Florida Rural Water Association is pleased to provide this Capacity Fee Study to the Town of Eatonville as a membership benefit. FRWA is dedicated to assisting water and wastewater systems providing Floridians with an ample affordable supply of high-quality water and wastewater disposal services, while protecting natural systems.

With unfunded mandates continuing to roll down from state and federal governments along with the aging of pipes, pumps, and plants, you have risen to the challenge and continue to provide quality services. To make a very difficult job more difficult, revenues have lagged behind expenses. Utility operators have done more with less each year, as measured in real dollars. They have shouldered the responsibility of running the system in a responsible manner and in compliance with state rules and regulations.

Capacity Fees. Capacity Fees (Connection Charges) are one-time charges assessed to the new commercial and residential connections to reimburse utility systems for infrastructure required to supply water and collect, treat, and dispose of wastewater from these new commercial and residential connections. Capacity Fees are proportional to the capacity set aside for the new customer. In some systems these charges are called Capacity Fees while others may be called Benefit Assessments, User Fees, Contributions In Aid of Construction (CIAC), Impact Fees or System Development Charges. [1]

The goals and objectives considered in the study include the following:

- ✓ Proposed Capacity Fees should be equitable among customer classes;
- ✓ Proposed Capacity Fees should minimize “shock” to customers if possible;
- ✓ Proposed Capacity Fees should reimburse the Town for infrastructure required to supply water and collect treat, and disposal of wastewater from new commercial and residential connections;
- ✓ Proposed Capacity Fees should provide for capital improvement needs and not operation and maintenance costs.

[1] AWWA, *Manual M1 - Principles of Water Rates, Fees and Charges*, 7th Edition, American Water Works Association, Denver CO., 2017, pp. 321-347

Executive Summary

Findings & Recommendations

The Town of Eatonville has two options for setting Capacity Fees:

Option A – Use the **Remaining Useful Life Basis** to capture the existing cost of running the Town of Eatonville Water and Wastewater Utility.

Option B – Use the **Replacement Value Basis** to capture the true and sustainable cost of running the Town of Eatonville Water and Wastewater Utility.

Remaining Useful Life (RUL) is the length of time the utility infrastructure, piping, pumps, tanks, and equipment is likely to be functional before it requires replacement. A piece of equipment may last longer than its estimated useful life, but it will need more and more maintenance as it reaches that point. It may become obsolete or require major repairs. An especially old asset, while technically functional, may be more of a liability than a benefit if it requires frequent repair work.

The Remaining Useful Life basis for computing Capacity Fees provides a value to existing utility assets based on their depreciated condition, estimated based on the years it is expected to continue to function. This can also be called Replacement Cost New Less Depreciation. This basis does not provide for the cost of replacing the pipe or equipment when it reaches the end of its useful life, the cost that the utility will have to bear to serve the development being added to the utility.

As an example of the implication of Remaining Useful Life Basis, a community has an Elevated Storage Tank at the school constructed around 1952, over 70 years ago. The AWWA useful life an elevated storage tank is 44 years. The elevated storage tank at the school would have no value when computing Capacity Fees based on Remaining Useful Life Basis. For this portion of the Capacity Fee, the new user will have almost no Capacity Fee to pay. However, the true, sustainable value to the utility is the replacement cost for the elevated storage tank, this is the cost the utility will have to bear to keep treated water available for new users as they are added to the system.

Replacement Value is the original cost escalated to current-day dollars. That is, the cost to the utility to install new infrastructure to replace existing piping, pumps, tanks, and equipment in today's dollars. The Replacement Value recognizes the expense the utility must incur to purchase new piping and equipment as the existing piping and equipment have become unusable due to age and wear. This is the cost the existing users have been incurring for all the previous years in keeping sufficient and usable piping and equipment available for the users now coming onto the system.

Replacement Value reasonably reflects the cost of providing new expansion capacity to users as if the capacity was added at the time the new user connected to the water system. The utility is fairly compensated for the carrying costs of the excess capacity that needed to be built into the system in advance of the new users connecting to the system so it would be available at the time the connection was needed. With pipelines and treatment plants it is impossible to put in increments of capacity at exactly the time a new development needs to have it available. Capacity-related

infrastructure must be planned, designed, and constructed in large increments and the new users the capacity is intended to serve will typically connect to the system over many years. Utilities must make investments in capacity-related infrastructure that will provide services to new development well in advance of the time when the new development occurs. Meanwhile, the utility is incurring the cost of keeping the capacity-related infrastructure in proper working conditions so it will be fully available when needed by the new development.

With Capacity Fees based on Replacement Value, the new users are paying for the true, sustainable value of the capacity that the utility has purchased and kept available for them until now to us. While Replacement Value capacity fees represent a higher cost per Equivalent Residential Connection (ERC) than Remaining Useful Life, FRWA recommends Replacement Value because it represents a more equitable compensation to the utility for the cost of constructing and keeping necessary, effective capacity available for new users when it is needed.

1. Water Capacity Fee Finding

The Town of Eatonville does not currently assess Water Capacity Fees for new connections to the water utility system. Based on this study findings for the Water Capacity Fee, the Town has the option of using the evaluated Fee of **$1,530 per ERC** using the Remaining Useful Life Basis –or- **$4,620 per ERC** using the Replacement Value Basis to capture the true and sustainable cost of running its Water Utility. FRWA recommends using the Replacement Value.

2. Wastewater Capacity Fee Findings

The Town of Eatonville does not currently assess Wastewater Capacity Fees for new connections to the water utility system however Altamonte Springs assesses a Wastewater Treatment Facility charge of $2,384.45 per ERC. Based on this study findings for the Wastewater Capacity Fee, the Town has the option of using the evaluated Fee of an additional **$540 per ERC** using the Remaining Useful Life Basis –or- **$2,440 per ERC** using the Replacement Value Basis to capture the cost of providing the collection and transmission capacity for its Wastewater Utility. FRWA recommends using the Replacement Value.

Water & Wastewater Capacity Fee Findings

In combination both the Water and Wastewater Capacity Fees are:

Equivalent Residential Water & Wastewater Connection (ERC) Calculation Comparison

Category	Current Impact Fees	Option A Remaining Useful Life Value	Option B Replacement Value
Eatonville Water	$0/ERC	$1,530/ERC	$4,620/ ERC
Eatonville Wastewater	$0/ERC	$540/ERC	$2,440/ERC
Altamonte Springs Wastewater	$2,384/ERC	$2,384/ ERC	$2,384/ ERC
Totals	**$2,384/ERC**	**$4,454/ ERC**	**$9,444/ ERC**

3. Water and Wastewater Capacity Fee Recommendations

FRWA recommends that the Town use the evaluated fees to capture the true and sustainable cost of running its Water and Wastewater Utility and to maintain and protect the Town's vital infrastructure. We recommend and can assist with continuing to establish a 5 and 10-year Capital Improvement Program to keep the Town's utility financially sound.

4. Other Utility Fee Recommendations

- Fees for turn-ons, turn-offs, and late fees might need to be increased for inflation. Fees should be reviewed / updated at least annually by staff based on actual time and material costs for meters, fittings, boxes, equipment costs, fuel costs, and salaries.
- The Utility's policies on payments, late charge fees, illegal turn on penalty, or returned check penalty should also be reviewed / updated at least annually by staff.
- FRWA recommends implementing an annual adjustment moving forward in accordance with the industry standard index for construction costs. The Florida Public Service Commission (PSC), Engineering News Record or Handy-Whitman Index of Public Utility Construction or such other index as deemed appropriate by the Town council. These price indexes are established annually to allow franchised water and wastewater utilities to adjust rates and charges as a reflection of the determined increase in operation and maintenance expenses.

The following table shows historic trends for the Florida Public Service Commission's Indexes:

Year	PSC Approved Index	Year	PSC Approved Index	Year	PSC Approved Index	Year	PSC Approved Index
1997	2.13%	2005	2.17%	2013	1.63%	2021	1.17%
1998	2.10%	2006	2.74%	2014	1.41%	2022	4.53%
1999	1.21%	2007	3.09%	2015	1.57%	2023	7.07%
2000	1.36%	2008	2.39%	2016	1.29%	2024	3.24%
2001	2.50%	2009	2.55%	2017	1.51%	2025	2.23%
2002	2.33%	2010	0.56%	2018	1.76%	2026	
2003	1.31%	2011	1.18%	2019	2.36%	2027	
2004	1.60%	2012	2.41%	2020	1.79%	2028	

- It is recommended that you revisit this Capacity Fee study every 3 to 5 years or as needed. Indicators of need include changes to revenue or CIP expenses predictions, current financial position and other indicators that become evident during the annual budget approval process.

Capacity Fee Evaluation

Capacity Fee Calculations.

Capacity Fee Calculations are performed in accordance with the American Water Works Association *Manual M1 - Principles of Water Rates, Fees and Charges* guidelines for calculating and allocating Capacity Fees to new customers.[2] FRWA uses a rational and conservative approach when performing these evaluations. This approach is transparent, defendable, and complies with statute and case law. Since there is a rational nexus of allocating Capacity Fees to customer groups it also follows the intent of the Florida Statutes that set the basis for rates and Capacity Fees by counties and municipalities. Such fees shall be just and equitable. [3]

Capacity Fees are set using the following criteria:

- The water / wastewater system has the legal authority to charge Capacity Fees.
- Costs are allocated to specific customer classes based on use of the water / wastewater system infrastructure.
- New customers add incremental capital costs to the utility and the fees are set to recapture their impact to the system.
- The evaluation of system data is sufficient to reasonably estimate the value of water / wastewater system infrastructure and support charges to new customers. The evaluation includes water / wastewater consumption, historical flow trends, growth, and inventories of water lines, wells, treatment, collection, manholes, lift stations, etc.
- Justification of capital costs is clearly provided in the calculation of fees.
- The costs of grant-funded and contributed assets are not included in the Capacity Fee calculations.
- Outstanding principal on debt that has been incurred for infrastructure is not included in asset value for Capacity Fee calculations.
- The capital costs / fee requirements for new customers are consistent, predictable, and uniform.
- Each customer class equitably pays its own way. No undue burden is placed on one class over another customer class.

Compliance with the Dual Rational Nexus Test

The Town is responsible for compliance with Florida statutes for all aspects of Capacity Fees – establishment, collection, and expenditures. The dual rational nexus test is a basis for the validity of impact fees. The test has two prongs, each of which are a rational nexus that must be found:

> The local government must demonstrate a reasonable connection, or rational nexus, between the need for additional capital facilities and the growth in population generated by the subdivision. In addition, the government must show a reasonable connection, or rational nexus, between the expenditures of the funds collected and the benefits accruing to the subdivision.[4]

To understand the first prong of the dual rational nexus test, a rational nexus between the need for additional capital facilities and the growth in population generated by a new development, it is first important to understand what is considered rational. To be rational, the nexus must be substantial, demonstrably clear, and present. The Capacity Fee Study attempts to define (monetarily) the benefit new customers receive from hooking up to the

[2] AWWA, *Manual M1 - Principles of Water Rates, Fees and Charges*, 7th Edition, American Water Works Association, Denver CO., 2017, pp. 321-347

[3] See Florida Statutes Chapter 153 for County Water & Sewer Systems and Chapter 180 - Municipal Public Works.

[4] *St. Johns County v. Northeast Florida Builders Ass'n, Inc.* 583 So.2d 635, 637 (Fla. 1991),; *Hollywood, Inc. v. Broward County,* 431 So.2d 606, 611-612 (Fla. 4th DCA 1983)

utility in demonstrating the value of infrastructure capacity made available to the new customer. The Capacity Fee Study specifically focuses on the pro-rate share new customers should pay for the infrastructure required to meet the new demand. The goals of the Capacity Fee Study are rational and consistent with the first prong of the dual rational nexus test.

The second prong of the dual rational nexus test is that there must be a rational nexus between the expenditures of the funds collected and the benefits accruing to the payor of the impact fee. This can be satisfied by specifically earmarking the funds collected for use in acquiring capital facilities to benefit the new residents. How the Town handles the fees collected is the responsibility of the Town and is not addressed in this Capacity Fee Study.

Cost Savings and Benefits.

Capacity Fees provide a revenue source for replacement and upgrade of existing infrastructure as new customers are added to the system and the funds collected must benefit the new customers paying the fee. This revenue is intended to be used for funding major expansions as well as minimizing future debt or reducing the need for future debt. Capacity Fees also provide for the utility to maintain an appropriate level of retained earnings and cash reserves to meet capital improvement needs. Utilities that are committed to regular renewal and replacement of aging infrastructure regularly see cost savings in their O&M budget, avoid unnecessary costly emergency repairs and minimize community health and safety concerns due to critical water and wastewater equipment failures.

Accuracy of Revenue Predictions.

We have performed our analyses using the data and information obtained; we have relied upon such information to be accurate. Projected Capacity Fee revenue precision is limited by the accuracy of the financial information provided – good information "in" equals good information "out", and *vice versa*. Should our capacity fees not meet your expectations, we will work with you to carefully review and update financial records, revisit our calculations, valuation parameters, assumptions, etc. We are always happy to return, revisit your Capacity Fees, and adjust the analyses as necessary, consistent with Florida law.

Growth should pay for Growth.

Growth causes the need for expansion and should therefore pay its fair share for the costs incurred. These new connections use existing capacity or require expanded capacity in the form of plant expansions and water / sewer line extensions -- requiring significant capital expenditures. Existing ratepayers have supported and maintained the existing facilities, and new customers should support any new, additional, or expanded facilities plus pipelines that are required for the use of these new customers.

Some officials and new customers have argued incorrectly that the utility should allow new customers on the system without charge or at original plant costs (not adjusted for inflation). It's not fair to existing ratepayers and it is not a prudent utility practice. Nor would it be good business practice. Public officials may be tempted at times to trim budgets; lower utility rates below operational costs; and keep Capacity Fees below actual capital investment needs -- but this seriously reduces utilities' ability to perform its central mission, shortchanges ratepayers by delaying costs, sets up unrealistic expectations, and undermines the future vitality of the community.

Dealing with Growth & Infrastructure Decay.

Communities must maintain adequate levels of service for public facilities and anticipate and prepare for growth. Some older or aging infrastructure may need to be upgraded which requires adequate funding.

As new customers come online more and more of the treatment capacity is used up until the plant is at capacity and must be expanded. Further, the Florida Department of Environmental Protection requires that when a water plant reaches 75% of capacity that the supplier of water must submit source/treatment/storage capacity analysis reports by a professional engineer documenting projected flows. If the operating capacity of the water treatment

plant or finished water storage is exceeded in less than 5 years, documentation of timely design, permitting, and construction must be submitted with the report (Rule 62-555.348 F.A.C.).

Existing Water System Demand

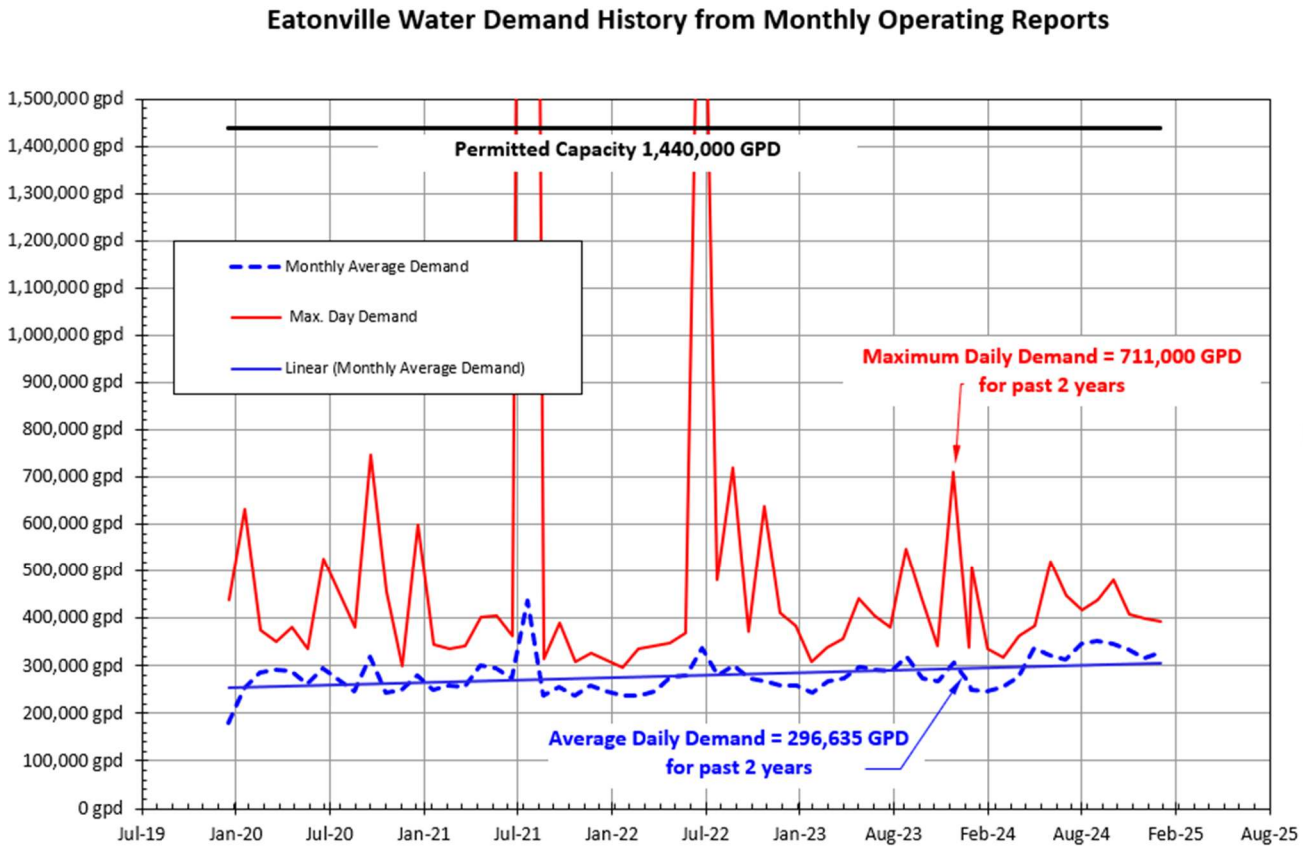

Figure 1 ~ Historic Water Demands

(GPD denotes Gallons per Day)

The amount of water used by the customers on the system is provided below, see Figure 1 for flow records:

Town Population 2,349
(based on data.census.gov - 2020)

Equivalent Residential Connections (ERC) 1199

Average Daily Demand (ADD) for past 2 years ..... 296,635 gpd (206 gpm)

Maximum Daily Demand (MDD) for past 2 years ..... 711,000 gpd (493 gpm)

Total Permitted Plant Capacity (MDD) ..... 1,440,000 gpd (1,000 gpm)

Percentage of total water treatment plant capacity used 49%

Water used per Equivalent Residential Connection (ADD / ERC) ..... 248 gpd

The Town operates a 1,440,000 gallon per day permitted capacity drinking water utility system. The system includes; 2-500 gpm Floridan aquifer wells with standby power, a 200,000-gallon concrete ground storage tank with a 1,000-gpm cascade aeration system with chlorine injection at the storage tank, three high service centrifugal pumps with a total capacity of 1,800-gpm, and a 200,000-gallon steel elevated tank. A minimum of 0.2 parts per million minimum chlorine residual is maintained throughout the distribution system to ensure water quality. The maximum day water treatment demand has stayed below the total permitted capacity of 1,440,000 gpd for the past 2 years, utilizing 50% of the total plant capacity.

Existing Wastewater System Demand

The Town is obligated to Altamonte Springs for 252,893 gallons per day by the Wholesale Sewer Services Agreement, signed March 26, 2024. The records of meter readings provided by the Town staff indicates that this is greater than the actual average daily flow to Altamonte Springs. Furthermore, the agreement has a maximum flow allowable of 600,000 gallons per day. These flows are used to determine flows per ERC for capacity calculations.

Town Population 2,349
(based on data.census.gov – 2020)

Equivalent Residential Connections 1,184

Monthly Average Daily Flow (for past 2 years) ..... 252,893 gpd (175 gpm)

Permitted Treatment Capacity (Average Day Flow) ..... 600,000 gpd (417 gpm)

Percentage of wastewater treatment used ..... 42 %

The Town does not own a wastewater treatment facility. All flows are metered and pumped to Altamonte Springs for treatment at their Altamonte Springs Regional Water Reclamation Facility. Eatonville has agreed not to exceed the total wastewater flow to the Altamonte Springs system of 600,000 gallons per day. Altamonte Springs evaluates any new or changes to existing property proposals to determine if a capacity fee is needed as a result of new or expanded use. Altamonte Springs shall assess these fees based on the most current Altamonte Springs Code of Ordinance.

Altamonte Springs Ordinance for Capacity Fees includes an annual increase of 3.0% effective October 1st of each year.

Utilities are Capital Intensive.

The water supply and wastewater treatment industry are very capital intensive because almost every component of these systems requires fixed capital investments in long-term infrastructure. Water facilities include water supply, treatment, storage, distribution, and disposal of treatment residuals. Wastewater facilities include sewage collection, pumping (lift stations), and metering.

Funding Utilities.

Utilities typically operate for many years without fully recovering the initial construction costs. Loans and grants supported by rates are used to finance capital facilities. In addition to paying the debt obligation for existing facilities, rates support operation, maintenance, salaries, chemicals, power, vehicles, equipment, repair and replacement. Rates frequently cannot be structured to accommodate new or expanded facilities for new customers. Capacity Fees are used to assess new customers for capital construction costs and allow new customers to "buy-in" to the system. Capacity Fees bridge the funding gap needed to build the new facilities to provide service to new residents and businesses. Capacity Fees cannot be used for operation, maintenance, repair, replacement, or normal utility administrative costs. Capacity Fees should be held in a separate account from water/wastewater revenue and general funds. Finally, Capacity Fees must benefit the new users paying the Capacity Fees.

It is just too easy to neglect existing facilities and run them into the ground instead of being proactive in their repair and replacement. Problems with this approach are:

1. Cost for replacement is several times greater than for repair and maintenance;
2. Real cost of utility operation is hidden from the ratepayer and governing board;
3. Assets are not properly valued and preserved;

4. Improper stewardship of public assets;
5. Grants never cover all replacement costs; and
6. Diversion of public funds from more worthy uses.

FRWA Rough Order of Magnitude Capital Improvement Cost Projections.

Twenty years ago, conventional lime softening water treatment plants would cost about $4 to $6 per gallon to construct, today one would expect to spend approximately $10 to $15 per gallon to construct. Actual costs vary greatly by community, by region, and between design consultants. Plus, any estimate must include unique site-specific needs like new raw water wells, piping, land, instrumentation & controls, emergency power generation, or deep wells. The FRWA has developed cost estimating curves based on construction work in Florida for various types of water treatment techniques. These estimating curves have been used to prepare the rough order of magnitude costs for replacement shown herein.

Establishing the cost for new wastewater capacity is equally difficult. Rough order of magnitude costs is included for wastewater collection systems, lift stations, and force mains would expect an equal acceleration in costs. Actual costs vary greatly by community, by region, and between design consultants. Recent final construction costs included are the Engineer's opinion of probable costs based on professional judgement and reviewing a sample of recent bids submitted to the FDEP State Revolving Fund program.

Scheduling Presentation of Capacity Fees Study Findings and Recommendations.

We are happy to come to your next Town Council meeting to explain our analysis and report. We anticipate that you will have questions to discuss and options to consider. The presentation is between 20 to 30-minutes in length, which would be followed by commission discussion. This activity typically takes about 60 to 90 minutes and can be held during a special workshop or a normal commission meeting. This is an informative meeting and decisions about Capacity Fees are usually taken at subsequent meetings. It is important that all commission members be in attendance since the adoption of Capacity Fees increases can produce public comment.

We have enjoyed serving you and wish your water and wastewater system the best. Please feel free to contact me if you have any further questions.

Sincerely,

Michael Chase, P.E.
Florida Rural Water Association

Water & Wastewater Capacity Fee Report

FRWA Member: **Town of Eatonville**

Address: 307 East Kennedy Avenue
Eatonville, Florida 32751

Telephone: (407) 623-8912

Contact: Valerie Mundy

E-mail: vmundy@townofeatonville.org

County: **Orange**

City Population: 2,349

Connections:		Water:	Wastewater:	
	Facility ID:	**3480327**	**FL0033251**	- Altamonte Springs
	Capacity:	1.440 MGD	600,000 gpd	
	ADF	0.297 MGD	0.253 MGD	
	MDF	0.711 MGD	0.600 MGD	

May 13, 2026

Version: **DRAFT**

Prepared by: Michael Chase, P.E.

Florida Rural Water Association

2970 Wellington Circle
Tallahassee, Florida 32309-6885
Phone: 850-668-2746

Raymond Michael Chase, P.E.
FL PE# 56768

Florida Rural Water Association

2970 Wellington Circle, Tallahassee, Florida 32309

Member: **Town of Eatonville**
Contact: **Valerie Mundy**
Address: **Eatonville, Florida 32751**

Date: **13-May-26**
Version: **DRAFT**
Conn: **890**
PWS: **3480327**

Water Capacity Fee Recommendations

Water Capacity Fee Calculation

Where:

Total Treatment Capacity =	1,440,000 gpd
Max Day Demand from MORs past 2 years =	711,000 gpd
Percentage of WTP used =	49.4%
Average Daily Demand from MORs past 2 years =	296,635 gpd

Category	Remaining Useful Life		Replacement Value
Wells	**$696,000**	40%	**$1,740,000**
Water Treatment	**$401,288**	10%	**$4,012,881**
Elevated Storage Tanks	**$1,207,568**	75%	**$1,600,000**
Distribution System	**$2,895,582**	54%	**$5,362,188**
Less Water Funded by Grant	**($1,418,641)**		**($1,418,641)**
Less Water Utility Debt	**($78,551)**		**($78,551)**
Totals	**$3,703,246**	33%	**$11,217,877**
Cost per Gallon	$2.57 / gal		$7.79 / gal

Equivalent Residential Water Connection (ERC) Calculation

Where:

	Remaining Useful Life Basis	Replacement Value Basis	
System Value ($) =	$3,703,246	$11,217,877	
Max Daily Demand based on MORs past 2 years =	711,000 gpd	711,000 gpd	
ERCs =	1,199	1,199	*see ERC calculation worksheet*
Max Daily Demand / Connection =	**593 gpd/ERC**	**593 gpd/ERC**	
Avg Daily Demand / Connection =	**248 gpd/ERC**	**248 gpd/ERC**	

ERC Costs = $\frac{\text{System Value (\$) x MDD / ERC}}{\text{Total Treatment Capacity gpd (Max Day)}}$

ERC Costs = $\frac{\$3,703,246 \times 593 \text{ gpd/ERC}}{1,440,000 \text{ gpd}}$ = **$1,525.64 / ERC** Remaining Useful Life Basis

Use **$1,530 / ERC**

ERC Costs = $\frac{\$11,217,877 \times 593 \text{ gpd/ERC}}{1,440,000 \text{ gpd}}$ = **$4,621.47 / ERC** Replacement Value Basis

Use **$4,620 / ERC**

Remaining Equivalent Residential Water Connections Available

Where:

Max Daily Demand / ERC =	593 gpd/ERC	1,199 = ERCs
Total Treatment Capacity (Max Day) =	1,440,000 gpd	
Max Day Demand =	711,000 gpd	**729,000 gpd** = WTP Capacity Remaining (MDF)
Percentage of WTP used =	49.4%	50.6% = WTP Capacity Remaining

1,229 = ERCs Remaining

Note: 1. Approximate Useful Value based on industry standards, consistent with FRWA Deparatment of Environmental Protection Asset Management Plan.

2. Utility debt for capital expenditures is taken out because repayment of debt will be paid by new users in rates

Florida Rural Water Association

2970 Wellington Circle, Tallahassee, Florida 32309

Member: **Town of Eatonville**
Contact: **Valerie Mundy**
Address: **Eatonville, Florida 32751**

Date: **13-May-26**
Version: **DRAFT**
Conn: **875**
GMS: **FL0033251**

Wastewater Capacity Fee Recommendations

Wastewater Capacity Fee Calculation

Where:

Total Treatment Capacity =	600,000 gpd	Monthly Average Day Flow
MADF from Interlocal Base Fee =	0.253 MGD	*for past 24 months*
Percentage of WWTF used =	42.1%	

Category	Remaining Useful Life		Replacement Value
WWTP	**$0**	0%	**$0**
Lift Stations	**$1,202,375**	84%	**$1,435,000**
Force Main	**$422,948**	37%	**$1,153,495**
Gravity Sewers & Manholes	**$3,197,000**	42%	**$7,563,000**
Less Wastewater Funded by Grant	**($2,436,229)**		**($2,436,229)**
Less Wastewater Utility Debt	**($872,108)**		**($872,108)**
Totals	**$1,513,986**	22%	**$6,843,158**
Cost per Gallon	$2.52 / gal		$11.41 / gal

Equivalent Residential Wastewater Connection (ERC) Calculation

Where:

	Remaining Useful Life Basis	Replacement Value Basis	
System Value ($) =	$1,513,986	$6,843,158	
MADF from Interlocal Agreement =	0.253 MGD	0.253 MGD	
ERCs =	1,184	1,184	*see ERC calculation worksheet*
Average Day Flow / Connection =	**214 gpd/ERC**	**214 gpd/ERC**	

ERC Costs = System Value ($) x MADF/ERC ÷ Total Treatment Capacity gpd (MADF)

ERC Costs = $1,513,986 ÷ 600,000 gpd × 214 gpd/ERC = **$539.18 / ERC** Remaining Useful Life Basis

Use **$540 / ERC**

ERC Costs = $6,843,158 ÷ 600,000 gpd × 214 gpd/ERC = **$2,437.06 / ERC** Replacement Value Basis

Use **$2,440 / ERC**

Remaining Equivalent Residential Wastewater Connections Available

Where:

Monthly ADF / ERC =	214 gpd/ERC	1,184	= ERCs
Total Treatment Capacity =	600,000 gpd		
Monthly ADF from DMRs	0.253 MGD	0.347 MGD	= Capacity Remaining
Percentage of WWTF used =	42.1%	57.9%	
		1,624	**= ERCs Remaining**

Note: 1. Approximate Useful Value based on industry standards, consistent with FRWA Department of Environmental Protection Asset Management Plan.

2. Utility debt for capital expenditures is taken out because repayment of debt will be paid by new users in rates.

3. Infrastructure paid by developers and turned over the to City, based on information provided by City staff, is not included in Replacement Value or Remaining Useful Life costs

Florida Rural Water Association

2970 Wellington Circle, Tallahassee, Florida 32309

Member: **Town of Eatonville**

Contact: **Valerie Mundy**

Address: **Eatonville, Florida 32751**

Date: **13-May-26**

Version: **DRAFT**

Conn: **890**

PWS: **3480327**

Wellfield & Source Water

Replacement Value at today's cost: $ 870,000

Well		Year Drilled	Casing Dia (inches)	Capacity (gpm)	Approx. Useful Value	Estimated Useful Life Value ($)	Estimated Replacement Value ($)
1-East		2005	12-in	500	40%	$ 348,000	$ 870,000
2-West		2005	12-in	500	40%	$ 348,000	$ 870,000
N/A		N/A	0-in	0	0%	$ -	$ -
N/A		N/A	0-in	0	0%	$ -	$ -
N/A		N/A	0-in	0	0%	$ -	$ -
				1,000 gpm	0-yrs	**$ 696,000**	**$ 1,740,000**

1.440 MGD

Projected Replacement Value at today's cost: **$ 1,740,000**

Note: Approximate Useful Value based on industry standards, consistent with FRWA Deparatment of Environmental Protection Asset Management Plan: 50 years., operating wells assumed to have 10% useful life minimum.

Florida Rural Water Association

2970 Wellington Circle, Tallahassee, Florida 32309

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Address: **Eatonville, Florida 32751**

13-May-26
Version: **DRAFT**
Conn: **890**
PWS: **3480327**

Estimated Construction Costs vs. Plant Size & Type

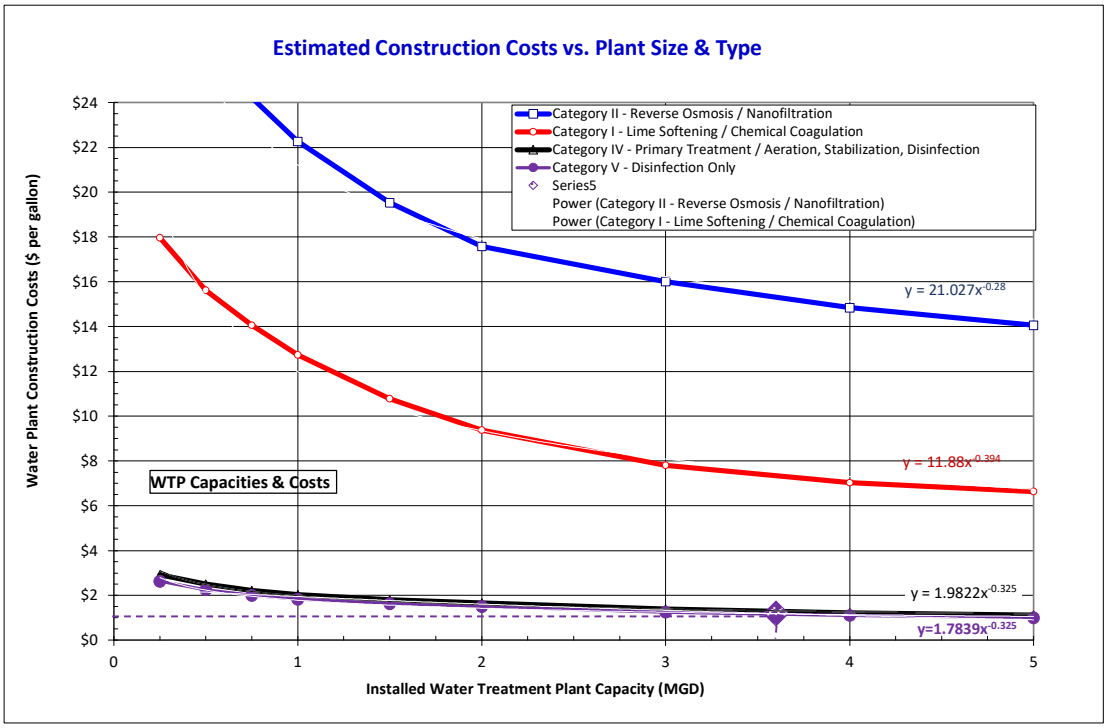
Water Treatment Plant Size (MGD)	**1.440 MGD**	Permitted WTP Maximum Day Flow DEP records

FDEP Permitted Category per Rule 62-699.310(2)(e), F.A.C.	**1,440,000 gpd**
FDEP Permitted Staffing Classification per Rule 62-699.310(2)(e), F.A.C.	**4C**
Average Construction Year	**1986**

Water Plant Category

Category II - Reverse Osmosis / Nanofiltration	**No**	$0.00
Deep Well Injection for Brine Disposal	**No**	$0.00
Category I - Lime Softening / Chemical Caogulation	**No**	$0.00
Category IV - Primary Treatment / Aeration, Stabilization, Disinfection	**YES**	$2.79
Category V - Disinfection Only	**No**	$0.00

Water Plant Construction Costs ($ per gallon)	$2.79	
Total Water Plant Construction Costs Estimate	**$4,012,881**	Replacement Cost
	$401,288	Useful Value



Note: *1. Approximate Useful Value based on industry standards, consistent with FRWA Deparatment of Environmental Protection Asset Management Plan and Florida Public Service Commission Average Service Life Guidelines, F.A.C. 25-30.140, Class C Utility: years 27. Minimum Useful Life 10%.*

3. WTP Construction year based on aeration and ground storage tank installation dates, offset by installation of new high service pumps.

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Distribution System Piping - Inventory, Condition & Current Value

Neglect lines less than 4-inches from value of water distribution system

Replacement Value at today's cost price per inch-diameter per foot: $13.72

Pipe Dia (inches)	Pipe Material	Length (feet)	Length (miles)	Approximate Average Age	Approx. Useful Value	Value ($ per ft)	Estimated Useful Life Value ($)	Estimated Replacement Value ($)
4-in	PVC	3,200-ft	0.61 mi	46-yrs	54%	$34.00 /ft	$58,752	$108,800
6-in	AC, PVC	51,426-ft	9.74 mi	46-yrs	54%	$82.32 /ft	$2,286,030	$4,233,388
8-in	PVC	8,543-ft	1.62 mi	46-yrs	54%	$109.76 /ft	$506,347	$937,680
10-in	PVC	600-ft	0.11 mi	46-yrs	54%	$137.20 /ft	$44,453	$82,320
						Weighted Average		
		63,769-ft	12.08 mi			$84.09 /ft	$2,895,582	$5,362,188

Replacement Value at today's cost: $5,362,188

NOTES:

1. Lengths, material and age based on City GIS maps and interviews with Utilities staff.

2. Approximate Useful Value based on industry standards, consistent with FRWA Deparatment of Environmental Protection Asset Management Plan: 100 years.

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Finished Water Storage Tanks

Steel Elevated Storage Tanks have an estimated 30-years useful life	$6.00/gal
Concrete Ground Storage Tanks have an estimated 37-years useful life	$2.00/gal
Hydropneumatic Tanks have an estimated 30-years useful life	$6.00/gal

Tank	Name / Location	Year Installed	Type & Material	Capacity (gal)	Approx. Useful Value	Estimated Useful Life Value ($)	Estimated Replacement Life Value ($)
Ground		1981	Concrete	200,000	10%	$40,000	$400,000
Elevated		2024	Steel	200,000	97%	$1,167,568	$1,200,000
				400,000 gal		**$1,207,568**	**$1,600,000**

Replacement Value at today's cost: **$1,600,000**

Notes: *1. Approximate Useful Value based on industry standards, consistent with FRWA Deparatment of Environmental Protection Asset Management Plan, Florida Public Service Commission Average Service Life Guidelines, F.A.C. 25-39.140, and AWWA standards. Minimum Useful Life = 10%.*

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Conn: 890
PWS: **1030520**

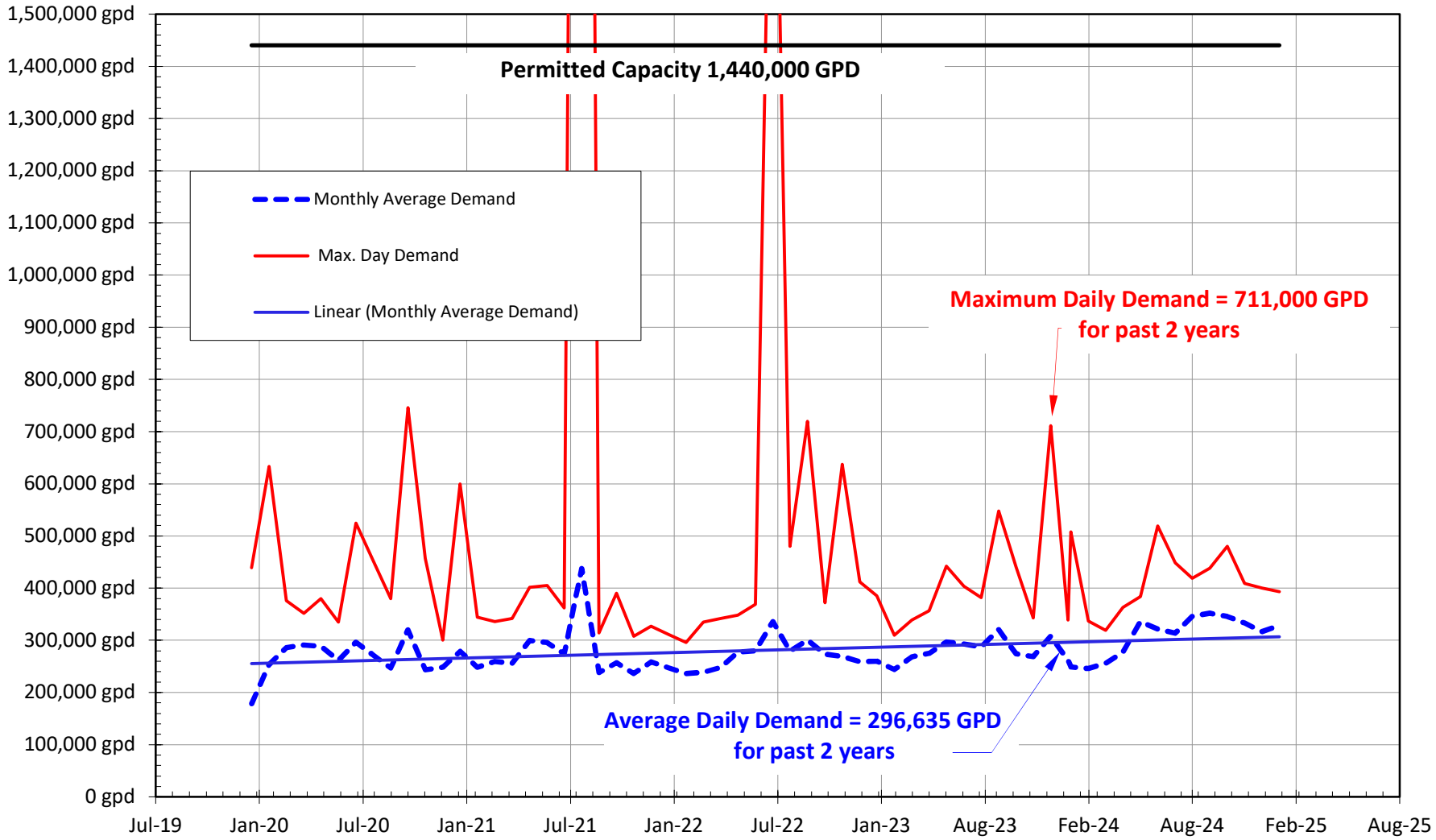
Historic Water Flow Data from MOR Records

Month	Monthly Average Demand	AADD (Annual)	Max. Day Demand	Ratio MDD:AADD	Total WTP Permitted Capacity (MDD)
Jan-20	178,677 gpd		439,000 gpd		
Feb-20	253,348 gpd		633,000 gpd		
Mar-20	286,226 gpd		376,000 gpd		
Apr-20	291,167 gpd		352,000 gpd		
May-20	288,387 gpd		380,000 gpd		
Jun-20	261,321 gpd		335,000 gpd		1,440,000 gpd
Jul-20	296,097 gpd		525,000 gpd		
Aug-20	271,515 gpd		452,500 gpd		
Sep-20	246,933 gpd		380,000 gpd		
Oct-20	319,916 gpd		746,000 gpd		
Nov-20	243,500 gpd		457,000 gpd		
Dec-20	248,387 gpd	265,456 gpd	300,000 gpd	1.13	
Jan-21	279,048 gpd	273,820 gpd	600,000 gpd	2.19	
Feb-21	248,625 gpd	273,427 gpd	344,000 gpd	1.26	
Mar-21	259,452 gpd	271,196 gpd	336,000 gpd	1.24	
Apr-21	256,033 gpd	268,268 gpd	342,000 gpd	1.27	
May-21	299,765 gpd	269,216 gpd	402,000 gpd	1.49	
Jun-21	295,933 gpd	272,100 gpd	405,000 gpd	1.49	1,440,000 gpd
Jul-21	274,000 gpd	270,259 gpd	362,000 gpd	1.34	
Aug-21	437,645 gpd	284,103 gpd	5,279,000 gpd	18.58	
Sep-21	238,167 gpd	283,373 gpd	314,000 gpd	1.11	
Oct-21	257,129 gpd	278,140 gpd	390,000 gpd	1.40	
Nov-21	236,533 gpd	277,560 gpd	308,000 gpd	1.11	
Dec-21	258,806 gpd	278,428 gpd	327,000 gpd	1.17	
Jan-22	247,475 gpd	275,797 gpd	311,500 gpd	1.13	
Feb-22	236,143 gpd	274,757 gpd	296,000 gpd	1.08	
Mar-22	238,710 gpd	273,028 gpd	335,000 gpd	1.23	
Apr-22	247,867 gpd	272,348 gpd	342,000 gpd	1.26	
May-22	277,355 gpd	270,480 gpd	348,000 gpd	1.29	
Jun-22	280,100 gpd	269,161 gpd	369,000 gpd	1.37	1,440,000 gpd
Jul-22	336,145 gpd	274,340 gpd	2,215,500 gpd	8.08	
Aug-22	279,323 gpd	261,146 gpd	480,000 gpd	1.84	
Sep-22	300,800 gpd	266,365 gpd	720,000 gpd	2.70	
Oct-22	273,774 gpd	267,753 gpd	372,000 gpd	1.39	
Nov-22	269,003 gpd	270,458 gpd	637,000 gpd	2.36	
Dec-22	258,871 gpd	270,464 gpd	412,000 gpd	1.52	
Jan-23	260,226 gpd	271,526 gpd	385,500 gpd	1.42	
Feb-23	244,071 gpd	272,187 gpd	310,000 gpd	1.14	
Mar-23	268,194 gpd	274,644 gpd	339,000 gpd	1.23	
Apr-23	275,017 gpd	276,907 gpd	357,000 gpd	1.29	
May-23	296,661 gpd	278,515 gpd	442,000 gpd	1.59	
Jun-23	292,700 gpd	279,565 gpd	404,000 gpd	1.45	1,440,000 gpd
Jul-23	287,832 gpd	275,539 gpd	382,000 gpd	1.39	
Aug-23	320,452 gpd	278,967 gpd	548,000 gpd	1.96	
Sep-23	274,032 gpd	276,736 gpd	441,000 gpd	1.59	
Oct-23	268,784 gpd	276,320 gpd	343,000 gpd	1.24	
Nov-23	308,000 gpd	279,570 gpd	711,000 gpd	2.54	
Dec-23	261,710 gpd	279,807 gpd	339,000 gpd	1.21	
Jan-24	249,112 gpd	278,880 gpd	508,000 gpd	1.82	
Feb-24	245,793 gpd	279,024 gpd	337,000 gpd	1.21	
Mar-24	256,161 gpd	278,021 gpd	319,000 gpd	1.15	
Apr-24	277,433 gpd	278,223 gpd	363,000 gpd	1.30	
May-24	335,903 gpd	281,493 gpd	384,000 gpd	1.36	
Jun-24	321,300 gpd	283,876 gpd	519,000 gpd	1.83	1,440,000 gpd
Jul-24	313,903 gpd	286,049 gpd	449,000 gpd	1.57	
Aug-24	345,935 gpd	288,172 gpd	419,000 gpd	1.45	
Sep-24	351,967 gpd	294,667 gpd	438,000 gpd	1.49	
Oct-24	345,903 gpd	301,093 gpd	480,000 gpd	1.59	
Nov-24	332,900 gpd	303,168 gpd	409,000 gpd	1.35	
Dec-24	316,871 gpd	307,765 gpd	400,000 gpd	1.30	
Jan-25	328,613 gpd	314,390 gpd	393,000 gpd	1.25	1,440,000 gpd

Average Day Demand (GPD)	**296,635 gpd**	For past 2 years
MDF/ADF	**2.40**	For past 2 years
Max Daily Demand (GPD)	**711,000 gpd**	For past 2 years

	AADD	MDD	TPC
2020	265,456 gpd	746,000 gpd	1,440,000 gpd
2021	278,428 gpd	5,279,000 gpd	1,440,000 gpd
2022	270,464 gpd	2,215,500 gpd	1,440,000 gpd
2023	279,807 gpd	711,000 gpd	1,440,000 gpd
2024	307,765 gpd	519,000 gpd	1,440,000 gpd
2025	314,390 gpd	393,000 gpd	1,440,000 gpd

Eatonville Water Demand History from Monthly Operating Reports



Florida Rural Water Association

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Date: **13-May-26**
Version: **DRAFT**
Conn: **875**
GMS: **FL0033251**

Wastewater Collection System - Inventory, Condition & Current Value

Replacement Value at today's cost price per inch-diameter per foot: $17.31

PVC	Pipe Material	Length (feet)	Length (miles)	Average Age (years) [1]	Approx. Useful Value [3]	Value ($ per ft)	Estimated Useful Life Value ($)	Estimated Replacement Value ($)
8-in	PVC, VCP	32,792-ft	6.21 mi	49-yrs	51%	$138.48 /ft	$2,315,928	$4,541,036
10-in	PVC	170-ft	0.03 mi	10-yrs	90%	$173.10 /ft	$26,484	$29,427
15-in	PVC,VCP	2,751-ft	0.52 mi	25-yrs	75%	$259.65 /ft	$535,723	$714,297
		35,713-ft	**6.76 mi**			**$147.98 /ft**	**$2,878,000**	**$5,284,760**
						Replacement Value at today's cost:	$5,285,000	

Manholes

Category	Material	Quantity		Avg Est Age (years) [1]	Approx. Useful Value [3]	Value ($ per unit)	Estimated Useful Life Value ($)	Estimated Replacement Value ($)
Manholes	Concrete	210		43-yrs	14%	$10,847	$318,912	$2,277,941
							$319,000	**$2,277,941**
						Replacement Value at today's cost:	$2,278,000	

NOTES:

1. Age of pipelines are based on interviews with Utilities staff and available GIS data.

2. Pipe Diameter based on interviews with Utility staff and available GIS data.

3. Approximate Useful Value of existing piping and manholes based on industry standards, consistent with FRWA Department of Environmental Protection Asset Management Plan: 100 years gravity sewers, 50 years manholes.

4. Cost based on similar construction in Florida and engineer estimate.

5. Share of system cost is for gravity sewers greater than 4-inches, collection system gravity sewers 4-inches and smaller required for connections are not included

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Wastewater Transmission System - Inventory, Condition & Current Value

Includes Wastewater Force Main

Replacement Value at today's cost price per inch-diameter per foot: $13.72

Pipe Dia (inches)	Pipe Material	Length (feet)	Length (miles)	Approximate Average Age	Approx. Useful Value	Value ($ per ft)	Estimated Useful Life Value ($)	Estimated Replacement Value ($)
Wastewater Force Main								
6-in	PVC	5,823-ft	1.10 mi	38-yrs	37%	$82.32 /ft	$175,761	$479,349
8-in	PVC	6,142-ft	1.16 mi	38-yrs	37%	$109.76 /ft	$247,187	$674,146
		11,965-ft	2.27 mi			Useful Life Value:	**$422,948**	**$1,153,495**
						Replacement Value at today's cost:	**$1,153,495**	

NOTES:

1. Age, material, diameter and lengths of pipelines based on GIS data and interviews with operations staff.

2. Approximate Useful Value of existing force main based on industry standards, consistent with FRWA Deparatment of Environmental Protection Asset Management Plan: 60 years.

3. Cost based on similar construction in Florida and engineer estimate

4. Share of system cost is for force main 4-inches and larger for sewage transmission, collection system force mains required for connections (3-inches and smaller) are not included

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Altamonte Springs

Wastewater Lift Stations

		Estimated Construction Cost Replacement Station	Average Age (years)	Useful Life Value	Unit Cost
Duplex Submersible Lift Stations (2-5 Hp)	1	$335,000	3	$309,875	$335,000 / ea
Duplex Submersible Lift Stations (5-15 Hp)	2	$700,000	9	$542,500	$350,000 / ea
Duplex Submersible Lift Stations (15-30 Hp)	1	$400,000	5	$350,000	$400,000 / ea
			Useful Life Value:	**$1,202,375**	
			Replacement Value at today's cost:	**$1,435,000**	

1. Age based on best available information from City staff and City GIS data input.

2. Approximate Useful Value of existing lift stations based on industry standards, consistent with FRWA Deparatment of Environmental Protection Asset Management Plan: 40 years. Minimum useful life = 10%.

3. Cost based on similar construction in Florida and engineer estimate.

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Equivalent Residential Connection (ERC) Worksheet

WATER ERCS

Water Meter Breakdown by Size

Type	Quantity	Size	ERC Factor	Total ERCs
Residential	791	3/4" or 5/8"	1	791
Residential	1	1"	2.5	3
Nonresidential	60	3/4" or 5/8"	1	60
Nonresidential	8	1"	2.5	20
Nonresidential	6	1-1/2"	5	30
Nonresidential	20	2"	8	160
Nonresidential	2	3"	15	30
Nonresidential	1	4"	25	25
Nonresidential	1	8"	80	80
Total	**890**			**1199**

Ratio ERCs / Service Connection: 1.35

1199 **Water ERCs**

WASTEWATER ERCS

Type	Quantity	Size	ERC Factor	Total ERCs
Residential	776	3/4" or 5/8"	1	776
Residential	1	1"	2.5	3
Nonresidential	60	3/4" or 5/8"	1	60
Nonresidential	8	1"	2.5	20
Nonresidential	6	1-1/2"	5	30
Nonresidential	20	2"	8	160
Nonresidential	2	3"	15	30
Nonresidential	1	4"	25	25
Nonresidential	1	8"	80	80
Total	**875**			**1184**

Ratio ERCs / Service Connection: 1.35

1184 **Wastewater ERCs**

Source: 1/5/2024 and 3/14/2024, Assistant City Cerk and Public Works Director