



April 7, 2025

**DRAFT**

City of Green Cove Springs  
321 Walnut Street  
Green Cove Springs, Florida 32043

Florida Municipal Power Agency  
8553 Commodity Circle  
Orlando, Florida 32819

Subject: **Electric Rate Study Update**

Ladies and Gentleman:

In keeping with the provisions of the agreement between the Florida Municipal Power Agency (FMPA) on behalf of the City of Green Cove Springs, Florida (the City) and Leidos Engineering, LLC. (the firm) and the direction provided by the City management and staff and FMPA, the firm has completed our update of the City's electric rates. The study addresses the fiscal years ending September 30, 2025, 2026 and 2027. The firm has summarized its assumptions and the results of its analyses and conclusions in this report, which is submitted for your consideration. This report summarizes the updated projections of revenues and expenses since the July 2023 Electric Cost of Service Study and provides estimates of projected base rate increases.

In preparing the Electric Rate Study Update, the firm relied upon historical and projected data for the development of operating revenues, operating expenses and capital requirements. Historical data were obtained from various monthly reports, actual customer billing records, and analyses and discussions with members of the City staff and FMPA. Projected data were, in part, derived from the forecast of demand and energy requirements, the Electric Utility Department Operating Budget for Fiscal Year 2025 (the Budget), the most recent purchased power forecast, and detailed information and data compiled and provided by members of the City staff and FMPA.

The projected costs and revenues used in this study are for the fiscal year ending September 30, 2025 through 2027, and have been developed using the Budget as a base. Such costs and revenues, as initially reflected in the Budget, were adjusted for known or anticipated changes (e.g., changes in the cost of purchased power, and detailed projections of revenues).

It should be recognized that the projections contained herein have been based on numerous assumptions and considerations traditionally used in the ratemaking process, e.g., normal weather, accuracy of the Budget, uniform receipt and disbursement of revenues, etc. Thus, the projections are intended to develop unit costs and rates necessary to recover the projected cost of providing electric service over time and are not intended to be statements of actual operational performance.

The existing rates became effective October 1, 2024. The Budget revenues used in this study assume the existing base rates would remain in effect during Fiscal Year 2025.

**Leidos Engineering, LLC**

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## **ASSUMPTIONS**

The major assumptions and considerations included in the development of the projected annual revenue requirements have been divided into two categories and are listed below:

### **GENERAL**

1. The general economic activity will not have a major impact on the City's electric sales and the annual inflation rate will be approximately 3.0 percent.
2. Existing federal and state environmental laws, including the Clean Air Act Amendments of 1990, the Clean Air Interstate Rule and the Clean Air Mercury Rule, will continue to be implemented, applied and enforced, and no new laws, regulations, rules and interpretations will be imposed on the City or its wholesale suppliers resulting in more stringent environmental restrictions in the near term.
3. There will be no material change in the taxation of fuel used to produce electricity.
4. There will be no material change in the taxation of municipally-owned or municipally financed electric generation or purchased power, transmission and distribution systems.
5. There will be no material change in the level of federal, state or local regulation of municipally-owned utilities.
6. There will be no material change in the City's existing ability to import or export power over the transmission grid.
7. The existing form of governance and policies established by the City will continue throughout the study period.
8. The City will continue to be the exclusive owner and operator of the Electric Utility, including its transmission, distribution, and customer care facilities.

### **SPECIFIC**

1. The fiscal year period ending September 30, 2024 through 2027 revenues and expenses for the Electric Utility and the underlying assumptions included therein provide a reasonable basis and reflect normalized system operation.
2. A No Growth Case sales forecast was the basis for the development of the projected retail energy and demand requirements. It should be recognized that (a) any meaningful variances in the load characteristics of existing or new customers, and/or (b) any differences in expected initiation of service for anticipated new customers, and/or (c) differences in the expected effectiveness of the various conservation programs initiated and contemplated by the City and/or (d) any changes in federal or state legislation that permit customers to select their energy service provider may result in a distortion and/or an over or under recovery of revenue requirements.
3. Power supply costs used herein are predicated in part on cost data provided by FMPA and on the continued purchase of power supply from its wholesale supplier.

4. Expenses for the fiscal years 2024 through 2027 have been increased based on the 2024 and 2025 Budgets and an assumed inflation rate of 3.0 percent per year, except where noted in Table No. 8.
5. Projected purchased power expenses have been estimated based on an analysis of purchased power expenses provided by FMPA and overall kWh usage based on the a No Growth Load Forecast.
6. Existing Debt Service has been projected based on information provided by the City, as shown on Table No. 6.
7. Future Debt Service beginning in fiscal year 2026 has been projected assuming 30-year loans with an annual interest rate of 5 percent.
8. Capital improvement expenditures have been estimated each year, based on a review of the City's Long Range Plan. Table No. 5 shows the detail of the planned capital expenditures and planned funding sources.
9. The amount for the Transfer to the General Fund has been based on 13 percent of base rate revenues, or \$1,844,039 in fiscal year 2025.
10. Projected revenues from existing rates (rates effective October 1, 2024) for fiscal years 2025, 2026, and 2027 are calculated based on a detailed analysis by customer class shown on Table No. 4.
11. Projected Revenues from the Bulk Power Cost Adjustment (BPCA) are based on projected costs shown on Table No. 3.
12. Other Revenue has been projected based on the adopted fiscal year ending September 30, 2025 Budget and is set forth in Table No. 7.
13. An allowance of approximately \$480,000 and \$509,000 for transfers to a Renewal and Replacement (R&R) Fund has been included in fiscal years 2026 and 2027..

## **SUMMARY OF FINDINGS**

### **ADEQUACY OF EXISTING RATES**

The projected number of customers and energy sales by class are based on a No Growth Case and are summarized on Table No. 1.

Table No. 2 shows the rates effective in fiscal years 2024 and 2025. Table No. 3 shows the calculations of the projected Bulk Power Cost Adjustment (BPCA). Table No. 4 shows the detailed calculations of the projected revenues by class based on the existing base rates and the projected BPCA for fiscal years 2025, 2026, and 2027. Table No. 5 sets forth the detailed capital improvement plan and projected funding sources. Table No. 6 shows the existing and projected future debt service payments. Table No. 7 shows the projected other revenues available. Table No. 8 shows the detailed calculations of the projected revenue requirements and projected revenues.

Based on the Base Case assumptions and projections shown on Table No. 8, the existing base rates and the associated revenues will result in a shortfall of approximately \$2.0 million in fiscal year 2025, \$2.9 million in fiscal year 2026, \$3.3 million in fiscal year 2027, projecting a need for base rate increases of 14%, 6%, and 2%, respectively. The results are summarized below:

Description	Projected Fiscal Year (\$000)		
	2025	2026	2027
Revenue Requirements	\$24,792	\$20,862	\$20,971
Existing Rate Revenue	15,591	15,635	15,942
Base Rate Increase 14% , 6% , 2%	1,964	2,924	3,263
Loan Proceeds	5,500	2,000	1,500
Capital Improvement Trust	1,412	0	0
Other Revenue	363	374	385
Difference	<u>\$38</u>	<u>\$71</u>	<u>\$119</u>

In addition to the Base Case assumptions, alternative cases were analyzed, including: (i) Transfers to the General Fund of \$870,000, \$1,000,000 and \$1,300,000 in fiscal years 2025, 2026, and 2027, respectively, (ii) deferral of approximately \$500,000 in reserve funding until fiscal year 2027, in addition to the above, and (iii) deferral of capital needs for the new facility until fiscal year 2027, in addition to the above.

## CONCLUSIONS

Based upon the results of the firm’s studies and analyses as summarized in this report, which should be read in its entirety in conjunction with the following, and upon the numerous underlying assumptions and considerations relied upon in making such analyses and incorporated by reference herein, and the data and information provided by the City's management and staff and others, the firm is of the opinion that:

- (i) The existing rates are projected to produce revenues that are less than the projected revenue requirements in the fiscal years ending September 30, 2025, 2026, and 2027;
- (ii) The City should consider increasing the base rates by 14 percent in the fiscal year ending September 30, 2025, followed by additional base rate increases in fiscal years 2026 and 2027; and
- (iii) The Electric Utility Department should continue to monitor the cost of purchased power and should make adjustments, if necessary, to its BPCA to reflect such costs and conditions and to minimize the potential to under recover or over recover its purchased power costs.

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The firm is prepared to assist the City in presenting its analyses and proposed rates to the City Council and to assist the City with public meetings, and with presentations in connection with the adoption and implementation of the proposed rates.

The firm wants to take this opportunity to express its appreciation for the spirited cooperation and valuable assistance given us throughout the course of this study by the City management and FMPA staff.

Respectfully submitted,

***LEIDOS ENGINEERING, LLC***

**CITY OF GREEN COVE SPRINGS, FLORIDA**  
**Electric Rate Study Update**

**Projected Customers and Energy Sales (MWh) [1]**  
*Fiscal Years 2023-2027*

Ln. No.	Customer Classes	2023	2024	2025	2026	2027
	(a)	(b)	(c)	(d)	(e)	(f)
<b><u>Average Number of Customers</u></b>						
1	<b>Residential</b>	3,746	3,751	3,751	3,751	3,751
<b>Commercial</b>						
2	General Service Non-Demand	558	564	564	564	564
3	General Service Demand	157	160	160	160	160
4	<b>Subtotal Commercial</b>	715	724	724	724	724
5	<b>City</b>	86	86	86	86	86
6	<b>Subtotal Ultimate Customers</b>	4,547	4,561	4,561	4,561	4,561
7	<b>Resale</b>	1	0	0	0	0
8	<b>TOTAL NUMBER OF CUSTOMERS</b>	4,548	4,561	4,561	4,561	4,561
<b><u>Energy Sales (MWh)</u></b>						
9	<b>Residential</b>	54,035	52,264	52,264	52,264	52,264
<b>Commercial</b>						
10	General Service Non-Demand	8,540	8,756	8,756	8,756	8,756
11	General Service Demand	40,245	42,593	42,593	42,593	42,593
12	<b>Subtotal Commercial</b>	48,785	51,349	51,349	51,349	51,349
13	<b>City</b>	3,731	4,168	4,168	4,168	4,168
14	<b>Subtotal Sales to Ultimate Customers</b>	106,551	107,781	107,781	107,781	107,781
15	<b>Resale</b>	3,306	0	0	0	0
16	<b>TOTAL ENERGY SALES (MWh)</b>	109,857	107,781	107,781	107,781	107,781

[1] Based on the FMPA 2025 Forecast and assumed no growth.

**CITY OF GREEN COVE SPRINGS, FLORIDA**  
**Electric Rate Study Update**

Summary of Existing and Proposed Rates and Charges

Ln. No.	Rate Description (a)	Unit (b)	FY 2024 (c)	FY 2025 (d)
<b><u>Residential Service</u></b>				
1	Monthly Customer Charge	\$/Mo.	\$15.00	\$16.50
<b><u>Energy Charges</u></b>				
2	First 1,000 kWh	\$/kWh	\$0.10790	\$0.11869
3	Additional kWh	\$/kWh	\$0.11222	\$0.12344
<b><u>General Service Non-Demand</u></b>				
4	Monthly Customer Charge	\$/Mo.	\$15.00	\$16.50
5	Energy Charge	\$/kWh	\$0.11470	\$0.12617
<b><u>General Service Demand</u></b>				
6	Monthly Customer Charge	\$/Mo.	\$60.00	\$66.00
7	Demand Charge	\$/kW	\$9.01	\$9.91
8	Energy Charge	\$/kWh	\$0.08432	\$0.09275
<b><u>General Service Large Demand</u></b>				
9	Monthly Customer Charge	\$/Mo.	\$250.00	\$275.00
10	Demand Charge	\$/kW	\$10.07	\$11.08
11	Energy Charge	\$/kWh	\$0.07402	\$0.08142
<b><u>Bulk Power Cost Adjustment (BPCA)</u></b>				
12	Effective October 1	\$/kWh	\$0.00000	TBD

**CITY OF GREEN COVE SPRINGS, FLORIDA**  
**Electric Rate Study Update**

Calculation of Bulk Power Cost Adjustment  
*Fiscal Year Ending September 30*

Ln. No.	Description	2024	2025	2026	2027	2028	2029	2030	2031	2032
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)
	<b><u>Bulk Power Costs (BPC) [1]</u></b>									
1	Purchase of Energy	\$8,039,667	\$9,550,000	\$9,574,996	\$9,862,246	\$10,158,113	\$10,462,857	\$10,776,742	\$11,100,045	\$11,433,046
2	St. Lucie Participation	\$592,131	\$650,000	\$669,500	\$689,585	\$710,273	\$731,581	\$753,528	\$776,134	\$799,418
3	<b>Total Power Costs</b>	<u>\$8,631,798</u>	<u>\$10,200,000</u>	<u>\$10,244,496</u>	<u>\$10,551,831</u>	<u>\$10,868,386</u>	<u>\$11,194,437</u>	<u>\$11,530,270</u>	<u>\$11,876,179</u>	<u>\$12,232,464</u>
4	<b>Bulk Power Cost True-up (BPCT)</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
5	<b>Rate Stabilization Fund Adjustment (RSFA)</b>	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
6	<b>Adjusted Total Power Costs</b>	<u>\$8,631,798</u>	<u>\$10,200,000</u>	<u>\$10,244,496</u>	<u>\$10,551,831</u>	<u>\$10,868,386</u>	<u>\$11,194,437</u>	<u>\$11,530,270</u>	<u>\$11,876,179</u>	<u>\$12,232,464</u>
7	<b>Total Energy Purchased (kWh)</b>	115,547,000	115,547,000	115,547,000	115,547,000	115,547,000	115,547,000	115,547,000	115,547,000	115,547,000
8	Total Cost Per kWh Purchased	<u>\$0.0747</u>	<u>\$0.0883</u>	<u>\$0.0887</u>	<u>\$0.0913</u>	<u>\$0.0941</u>	<u>\$0.0969</u>	<u>\$0.0998</u>	<u>\$0.1028</u>	<u>\$0.1059</u>
9	<b>System Loss Factor</b>	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07
10	<b>Total Energy Sales (kWh)</b>	107,781,000	107,781,000	107,781,000	107,781,000	107,781,000	107,781,000	107,781,000	107,781,000	107,781,000
11	Total Cost Per kWh Sold	<u>\$0.0801</u>	<u>\$0.0946</u>	<u>\$0.0950</u>	<u>\$0.0979</u>	<u>\$0.1008</u>	<u>\$0.1039</u>	<u>\$0.1070</u>	<u>\$0.1102</u>	<u>\$0.1135</u>
12	<b>Power Cost Base (PCB)</b>	0.06015	0.08015	0.08015	0.08015	0.08015	0.08015	0.08015	0.08015	0.08015
13	<b>Bulk Power Cost Adjustment (BPCA)</b>	<u>0.01994</u>	<u>0.01449</u>	<u>0.01490</u>	<u>0.01775</u>	<u>0.02069</u>	<u>0.02371</u>	<u>0.02683</u>	<u>0.03004</u>	<u>0.03334</u>

[1] Based on information provided by the City and FMPA.

**CITY OF GREEN COVE SPRINGS, FLORIDA**  
Electric Rate Study Update

**Projected Revenues at  
EXISTING RATES**  
**Fiscal Year Ending September 30, 2025**

Ln. No.	Customer Class Description (a)	Existing Rate (b)	Billing Determinants (c)	Base Rate Revenue (d)	BPCA Revenue (e)	Total Revenue (f)
<b>Residential</b>						
1	Customer Charge	\$16.50	45,012	\$ 742,698	\$ -	\$ 742,698
2	Energy Charge < 1,000 kWh	\$ 0.11869	38,675,360	4,590,378	-	4,590,378
3	Energy Charge > 1,000 kWh	\$ 0.12344	13,588,640	1,677,382	-	1,677,382
4	Bulk Power Cost Adjustment	\$ 0.01449	52,264,000	-	757,305	757,305
5	<b>Total Residential</b>			\$ 7,010,458	\$ 757,305	\$ 7,767,764
<b>Commercial</b>						
<b>General Service Non-Demand</b>						
6	Customer Charge	\$16.50	6,768	\$ 111,672	\$ -	\$ 111,672
7	Energy Charge	\$ 0.12617	8,756,000	1,104,745	-	1,104,745
8	Bulk Power Cost Adjustment	\$ 0.01449	8,756,000	-	126,874	126,874
9	<i>Subtotal GSND</i>			\$ 1,216,417	\$ 126,874	\$ 1,343,291
<b>General Service Demand</b>						
10	Customer Charge	\$66.00	1,920	\$ 126,720	\$ -	\$ 126,720
11	Demand Charge	\$9.91	139,193	1,379,401	-	1,379,401
12	Energy Charge	\$ 0.09275	42,593,000	3,950,501	-	3,950,501
13	Bulk Power Cost Adjustment	\$ 0.01449	42,593,000	-	617,173	617,173
14	<i>Subtotal General Service Demand</i>			\$ 5,456,622	\$ 617,173	\$ 6,073,794
15	<b>Total Commercial</b>			\$ 6,673,038	\$ 744,047	\$ 7,417,085
16	<b>City</b>		4,168,000	\$ 345,501	\$ 60,394	\$ 405,895
17	<b>Subtotal Ultimate Customers</b>			\$ 14,028,997	\$ 1,561,747	\$ 15,590,744
18	<b>Resale (Included in Residential)</b>		-	\$ -	\$ -	\$ -
19	<b>TOTAL SYSTEM 2025 REVENUES</b>			\$ 14,028,997	\$ 1,561,747	\$ 15,590,744

**CITY OF GREEN COVE SPRINGS, FLORIDA**  
**Electric Rate Study Update**

**Projected Revenues at**  
**EXISTING RATES**  
**Fiscal Year Ending September 30, 2026**

Ln. No.	Customer Class Description (a)	Existing Rate (b)	Billing Determinants (c)	Base Rate Revenue (d)	BPCA Revenue (e)	Total Revenue (f)
<b>Residential</b>						
1	Customer Charge	\$16.50	45,012	\$ 742,698	\$ -	\$ 742,698
2	Energy Charge < 1,000 kWh	\$ 0.11869	38,675,360	4,590,378	-	4,590,378
3	Energy Charge > 1,000 kWh	\$ 0.12344	13,588,640	1,677,382	-	1,677,382
4	Bulk Power Cost Adjustment	\$ 0.01490	52,264,000	-	778,734	778,734
5	<b>Total Residential</b>			\$ 7,010,458	\$ 778,734	\$ 7,789,192
<b>Commercial</b>						
<b>General Service Non-Demand</b>						
6	Customer Charge	\$16.50	6,768	\$ 111,672	\$ -	\$ 111,672
7	Energy Charge	\$ 0.12617	8,756,000	1,104,745	-	1,104,745
8	Bulk Power Cost Adjustment	\$ 0.01490	8,756,000	-	130,464	130,464
9	<i>Subtotal GSND</i>			\$ 1,216,417	\$ 130,464	\$ 1,346,881
<b>General Service Demand</b>						
10	Customer Charge	\$66.00	1,920	\$ 126,720	\$ -	\$ 126,720
11	Demand Charge	\$9.91	139,193	1,379,401	-	1,379,401
12	Energy Charge	\$ 0.09275	42,593,000	3,950,501	-	3,950,501
13	Bulk Power Cost Adjustment	\$ 0.01490	42,593,000	-	634,636	634,636
14	<i>Subtotal General Service Demand</i>			\$ 5,456,622	\$ 634,636	\$ 6,091,257
15	<b>Total Commercial</b>			\$ 6,673,038	\$ 765,100	\$ 7,438,138
16	<b>City</b>		4,168,000	\$ 345,501	\$ 62,103	\$ 407,604
17	<b>Subtotal Ultimate Customers</b>			\$ 14,028,997	\$ 1,605,937	\$ 15,634,934
18	<b>Resale (Included in Residential)</b>		-	\$ -	\$ -	\$ -
19	<b>TOTAL SYSTEM 2026 REVENUES</b>			\$ 14,028,997	\$ 1,605,937	\$ 15,634,934

**CITY OF GREEN COVE SPRINGS, FLORIDA**  
Electric Rate Study Update

**Projected Revenues at  
EXISTING RATES**  
Fiscal Year Ending September 30, 2027

Ln. No.	Customer Class Description (a)	Existing Rate (b)	Billing Determinants (c)	Base Rate Revenue (d)	BPCA Revenue (e)	Total Revenue (f)
<b>Residential</b>						
1	Customer Charge	\$16.50	45,012	\$ 742,698	\$ -	\$ 742,698
2	Energy Charge < 1,000 kWh	\$ 0.11869	38,675,360	4,590,378	-	4,590,378
3	Energy Charge > 1,000 kWh	\$ 0.12344	13,588,640	1,677,382	-	1,677,382
4	Bulk Power Cost Adjustment	\$ 0.01775	52,264,000	-	927,686	927,686
5	<b>Total Residential</b>			\$ 7,010,458	\$ 927,686	\$ 7,938,144
<b>Commercial</b>						
<b>General Service Non-Demand</b>						
6	Customer Charge	\$16.50	6,768	\$ 111,672	\$ -	\$ 111,672
7	Energy Charge	\$ 0.12617	8,756,000	1,104,745	-	1,104,745
8	Bulk Power Cost Adjustment	\$ 0.01775	8,756,000	-	155,419	155,419
9	<i>Subtotal GSND</i>			\$ 1,216,417	\$ 155,419	\$ 1,371,836
<b>General Service Demand</b>						
10	Customer Charge	\$66.00	1,920	\$ 126,720	\$ -	\$ 126,720
11	Demand Charge	\$9.91	139,193	1,379,401	-	1,379,401
12	Energy Charge	\$ 0.09275	42,593,000	3,950,501	-	3,950,501
13	Bulk Power Cost Adjustment	\$ 0.01775	42,593,000	-	756,026	756,026
14	<i>Subtotal General Service Demand</i>			\$ 5,456,622	\$ 756,026	\$ 6,212,647
15	<b>Total Commercial</b>			\$ 6,673,038	\$ 911,445	\$ 7,584,483
16	<b>City</b>		4,168,000	\$ 345,501	\$ 73,982	\$ 419,483
17	<b>Subtotal Ultimate Customers</b>			\$ 14,028,997	\$ 1,913,113	\$ 15,942,110
18	<b>Resale (Included in Residential)</b>		-	\$ -	\$ -	\$ -
19	<b>TOTAL SYSTEM 2027 REVENUES</b>			\$ 14,028,997	\$ 1,913,113	\$ 15,942,110

**CITY OF GREEN COVE SPRINGS, FLORIDA**  
**Electric Rate Study Update**

Summary of Capital Improvement Projects and Funding Sources

Line No.	Projects	2024	2025	2026	2027	2028	2029	2030	2031	2032	Estimated Total
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)
<b><u>Proposed Long Range Plan Expenditures [1]</u></b>											
1	Distribution Line Project 1	-	\$2,800,000	-	-	-	-	-	-	-	\$2,800,000
2	Substation Project - Chapman T1	-	-	-	-	\$2,200,438	-	-	-	-	\$2,200,438
3	Distribution Line Project 2	-	-	\$1,880,000	-	-	-	-	-	-	\$1,880,000
4	Voltage Conversion Project 101	-	-	-	\$1,387,000	-	-	-	-	-	\$1,387,000
5	Voltage Conversion Project 102	-	-	-	-	\$1,532,000	-	-	-	-	\$1,532,000
6	Voltage Conversion Project 103	-	-	-	-	-	-	\$1,593,000	-	-	\$1,593,000
7	Substation Project - New Substation	-	-	-	-	\$6,349,840	-	-	-	-	\$6,349,840
8	Distribution Line Project 3	-	-	-	-	-	-	\$250,000	-	-	\$250,000
9	Distribution Line Project 4	-	-	-	-	-	-	-	-	\$368,000	\$368,000
10	<b>Total Proposed Expenditures</b>	<b>\$0</b>	<b>\$2,800,000</b>	<b>\$1,880,000</b>	<b>\$1,387,000</b>	<b>\$10,082,278</b>	<b>\$0</b>	<b>\$1,843,000</b>	<b>\$0</b>	<b>\$368,000</b>	<b>\$18,360,278</b>
<b><u>Proposed Expenditures Including Inflation [2]</u></b>											
11	Distribution Line Project 1	-	\$3,028,480	-	-	-	-	-	-	-	\$3,028,480
12	Substation Project - Chapman T1	-	-	-	-	\$2,677,169	-	-	-	-	\$2,677,169
13	Distribution Line Project 2	-	-	2,114,744	-	-	-	-	-	-	\$2,114,744
14	Voltage Conversion Project 101	-	-	-	1,622,594	-	-	-	-	-	\$1,622,594
15	Voltage Conversion Project 102	-	-	-	-	1,863,912	-	-	-	-	\$1,863,912
16	Voltage Conversion Project 103	-	-	-	-	-	-	2,096,279	-	-	\$2,096,279
17	Substation Project - New Substation	-	-	-	-	7,725,551	-	-	-	-	\$7,725,551
18	Distribution Line Project 3	-	-	-	-	-	-	328,983	-	-	\$328,983
19	Distribution Line Project 4	-	-	-	-	-	-	-	-	523,779	\$523,779
20	<b>Total Long Range Plan Expenditures</b>	<b>\$0</b>	<b>\$3,028,480</b>	<b>\$2,114,744</b>	<b>\$1,622,594</b>	<b>\$12,266,633</b>	<b>\$0</b>	<b>\$2,425,262</b>	<b>\$0</b>	<b>\$523,779</b>	<b>\$21,981,492</b>
21	<b>New Electric Department Complex</b>		<b>\$5,000,000</b>	-	-	-	-	-	-	-	<b>\$5,000,000</b>
22	<b>Other Capital Expenses</b>	<b>\$600,500</b>	<b>\$624,520</b>	<b>\$649,501</b>	<b>\$675,481</b>	<b>\$702,500</b>	<b>\$730,600</b>	<b>\$759,824</b>	<b>\$790,217</b>	<b>\$821,826</b>	<b>\$6,354,969</b>
23	<b>Total Capital Expenses</b>	<b>\$600,500</b>	<b>\$8,653,000</b>	<b>\$2,764,245</b>	<b>\$2,298,075</b>	<b>\$12,969,133</b>	<b>\$730,600</b>	<b>\$3,185,086</b>	<b>\$790,217</b>	<b>\$1,345,604</b>	<b>\$33,336,461</b>
<b><u>Funding Source</u></b>											
24	Existing Loans	-	-	-	-	-	-	-	-	-	-
25	Capital Improvement Trust	-	1,412,325	-	-	1,500,000	-	-	-	-	2,912,325
26	Future Loans or Bonds	-	5,500,000	2,000,000	1,500,000	10,000,000	-	2,000,000	-	-	21,000,000
27	Lot Fees	-	200,000	200,000	200,000	200,000	-	200,000	-	200,000	1,200,000
28	Electric System Revenues	600,500	1,540,675	564,245	598,075	1,269,133	730,600	985,086	790,217	1,145,604	8,224,136
29	Transfers from Reserves	-	-	-	-	-	-	-	-	-	-
30	<b>Total Funding Sources</b>	<b>\$600,500</b>	<b>\$8,653,000</b>	<b>\$2,764,245</b>	<b>\$2,298,075</b>	<b>\$12,969,133</b>	<b>\$730,600</b>	<b>\$3,185,086</b>	<b>\$790,217</b>	<b>\$1,345,604</b>	<b>\$33,336,461</b>

[1] Amounts shown are based on the 2022 Long Range Plan. Costs do not include inflation, cost of money or losses.

[2] Costs include inflation assumed at 4.0% per year.

**CITY OF GREEN COVE SPRINGS, FLORIDA**  
**Electric Rate Study Update**  
[Debt Service Detail \[1\]](#)  
**Fiscal Year Ending September 30**

Ln. No.	Description (a)	Projected									
		2023 (b)	2024 (c)	2025 (d)	2026 (e)	2027 (f)	2028 (g)	2029 (h)	2030 (i)	2031 (j)	2032 (k)
<b><u>Electric Revenue Bonds</u></b>											
<b><u>Refunding Note Series 2021</u></b>											
1	Principal	\$ 708,000	\$ 720,000	\$ 733,000	\$ 746,000	\$ 758,000	\$ 771,000	\$ 784,000	\$ 797,000	\$ 812,000	\$ 825,000
2	Interest	<u>145,400</u>	<u>133,279</u>	<u>120,953</u>	<u>108,404</u>	<u>95,632</u>	<u>82,655</u>	<u>69,456</u>	<u>56,034</u>	<u>42,389</u>	<u>28,488</u>
3	Total Series 2021	\$ 853,400	\$ 853,279	\$ 853,953	\$ 854,404	\$ 853,632	\$ 853,655	\$ 853,456	\$ 853,034	\$ 854,389	\$ 853,488
4	Total Existing Debt Service	\$ 853,400	\$ 853,279	\$ 853,953	\$ 854,404	\$ 853,632	\$ 853,655	\$ 853,456	\$ 853,034	\$ 854,389	\$ 853,488
<b><u>Future Debt Service [2]</u></b>											
5	<b><u>Future Series 2025 [3]</u></b>	\$ -	\$ -	\$ -	\$ 357,783	\$ 357,783	\$ 357,783	\$ 357,783	\$ 357,783	\$ 357,783	\$ 357,783
6	<b><u>Future Series 2026 [4]</u></b>	\$ -	\$ -	\$ -	\$ 227,680	\$ 227,680	\$ 227,680	\$ 227,680	\$ 227,680	\$ 227,680	\$ 227,680
7	<b><u>Future Series 2028 [5]</u></b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 650,514	\$ 650,514	\$ 650,514	\$ 650,514	\$ 650,514
8	<b><u>Future Series 2030 [6]</u></b>	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 726,489	\$ 726,489	\$ 726,489
9	Total Future Debt Service	\$ -	\$ -	\$ -	\$ 585,463	\$ 585,463	\$ 1,235,977	\$ 1,235,977	\$ 1,962,466	\$ 1,962,466	\$ 1,962,466
10	<b>TOTAL DEBT SERVICE</b>	<b>\$ 853,400</b>	<b>\$ 853,279</b>	<b>\$ 853,953</b>	<b>\$ 1,439,867</b>	<b>\$ 1,439,095</b>	<b>\$ 2,089,632</b>	<b>\$ 2,089,433</b>	<b>\$ 2,815,500</b>	<b>\$ 2,816,855</b>	<b>\$ 2,815,954</b>

[1] Amounts shown reflect the allocable share of accrued payments of principal and interest and exclude interest expense funded from bond proceeds.  
 [2] Estimated based on the projected capital expenditure based on the Long Term Plan.  
 [3] Assumes level debt service on \$5,500,000 for 30 years at 5%.  
 [4] Assumes level debt service on \$3,500,000 for 30 years at 5%.  
 [5] Assumes level debt service on \$10,000,000 for 30 years at 5%.  
 [6] Assumes level debt service on \$2,000,000 for 30 years at 5%.

**CITY OF GREEN COVE SPRINGS, FLORIDA**  
**Electric Rate Study Update**

**Summary of Other Electric Revenues**

*Fiscal Year Ending September 30*

Ln. No.	Description (a)	Budget 2024 (b)	Adjustments to Budget (c)	Adjusted Test Year Revenues (d)	2025 (e)	2026 (f)	2027 (g)
<b><u>Other Electric Revenues</u></b>							
1	Night Lights	\$68,500	\$8,639	\$77,139	\$70,000	\$72,100	\$74,263
2	Electric Connection	10,000	(5,625)	4,375	5,000	5,150	5,305
3	Electric Department Services	0	20,494	20,494	13,000	13,390	13,792
4	Tempory Service Connection Fee	3,500	(100)	3,400	3,500	3,605	3,713
5	Pole Rental	51,600	(579)	51,021	51,600	53,148	54,742
6	Developers Agreement	0	0	0	0	0	0
7	Interest FSBA	100,000	115,206	215,206	107,049	110,260	113,568
8	Sale of Surplus	15,000	(8,470)	6,530	5,000	5,150	5,305
9	Bad Debts Collected	6,000	(3,929)	2,071	3,000	3,090	3,183
10	Miscellaneous Income	20,000	10,173	30,173	30,202	31,108	32,041
11	Miscellaneous / Late Fees	75,000	8,298	83,298	75,000	77,250	79,568
12	DSM Revenue	5,000	(2,012)	2,988	0	0	0
13	<b>Total Other Electric Revenues</b>	<b>\$354,600</b>	<b>\$142,095</b>	<b>\$496,695</b>	<b>\$363,351</b>	<b>\$374,252</b>	<b>\$385,479</b>

\*Based on the 2024 Electric Budget provided by the City.

**CITY OF GREEN COVE SPRINGS, FLORIDA**  
**Electric Rate Study Update**

Summary of Projected Revenue Requirements and Existing Rate Revenues - Base Case  
*Fiscal Year Ending September 30*

Ln. No.	Description	Budget	Adjustments	2024	Budget	Adjustments	2025	2026	2027	2028	2029	2030	2031	2032
		2024 [1]	to Budget 2024	Revenue Requirements	2025 [1]	to Budget 2025	Revenue Requirements							
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)	(n)
1	Personal Services	\$1,592,722	\$64,110	\$1,656,832	\$1,702,527	\$0	\$1,702,527	\$1,753,603	\$1,806,211	\$1,860,397	\$1,916,209	\$1,973,695	\$2,032,906	\$2,093,893
	Operating Expenses													
2	Purchase of Energy	11,000,000	(2,915,855)	8,084,145	9,550,000	0	9,550,000	9,574,996	9,862,246	10,158,113	10,462,857	10,776,742	11,100,045	11,433,046
3	St. Lucie Participation	643,824	(51,693)	592,131	650,000	0	650,000	669,500	689,585	710,273	731,581	753,528	776,134	799,418
4	Materials and Supplies	425,000	(166,212)	258,788	425,000	0	425,000	437,750	450,883	464,409	478,341	492,691	507,472	522,696
5	Tree Trimming	225,000	(3,006)	221,994	275,000	0	275,000	283,250	291,748	300,500	309,515	318,800	328,364	338,215
6	Cost Recovery and Allocation	425,491	0	425,491	425,491	0	425,491	438,256	451,403	464,946	478,894	493,261	508,059	523,300
7	Customer Service Allocation	262,842	0	262,842	388,783	0	388,783	400,446	412,460	424,834	437,579	450,706	464,227	478,154
8	Other Operating Expenses	491,734	4,379	496,113	525,234	0	525,234	540,991	557,221	573,937	591,155	608,890	627,157	645,972
9	Total Operating Expenses	13,473,891	(3,132,387)	10,341,504	12,239,508	0	12,239,508	12,345,189	12,715,545	13,097,011	13,489,922	13,894,619	14,311,458	14,740,801
10	Capital Outlay	4,816,000	(4,534,423)	281,577	8,152,000	0	8,152,000	2,764,245	2,298,075	12,969,133	730,600	3,185,086	790,217	1,345,604
	Non Operating Expenses													
11	Transfer to General Fund	986,000	0	986,000	870,000	974,039	1,844,039	2,079,097	2,203,843	2,247,920	2,427,754	2,427,754	2,549,141	2,549,141
12	Existing Debt Service	853,300	(21)	853,279	853,953	0	853,953	854,404	853,632	853,655	853,456	853,034	854,389	853,488
13	Future Debt Service	0	0	0	0	0	0	585,463	585,463	1,235,977	1,235,977	1,962,466	1,962,466	1,962,466
14	R&R Fund	0	0	0	0	0	0	479,792	508,579	518,751	560,251	560,251	588,263	588,263
15	Total Non Operating Expenses	1,839,300	(21)	1,839,279	1,723,953	974,039	2,697,992	3,998,756	4,151,517	4,856,303	5,077,438	5,803,505	5,954,260	5,953,359
16	<b>TOTAL REVENUE REQUIREMENTS</b>	21,721,913	(7,602,721)	14,119,192	23,817,988	974,039	24,792,027	20,861,793	20,971,348	32,782,844	21,214,168	24,856,906	23,088,841	24,133,658
	<b>Projected Revenue</b>													
17	Power Cost Base Rate Revenues			6,483,027			8,638,647	8,638,647	8,638,647	8,638,647	8,638,647	8,638,647	8,638,647	8,638,647
18	Other Existing Base Rate Revenues			7,701,891			5,390,350	5,390,350	5,390,350	5,390,350	5,390,350	5,390,350	5,390,350	5,390,350
19	Total Existing Base Rate Revenues	17,250,000	(3,065,082)	14,184,918	16,489,000	(2,460,003)	14,028,997	14,028,997	14,028,997	14,028,997	14,028,997	14,028,997	14,028,997	14,028,997
20	Base Rate Increases [2]	0	0	0	0	0	1,964,060	2,923,643	3,262,696	4,646,031	4,646,031	5,579,783	5,579,783	6,168,046
21	Bulk Power Cost Adjustment Revenues	0	(1,500,000)	(1,500,000)	(34,363)	1,596,110	1,561,747	1,605,937	1,913,113	2,229,739	2,555,790	2,891,623	3,237,531	3,593,817
22	Rate Stabilization Fund	0	0	0	0	0	0	0	0	0	0	0	0	0
23	Fund Balance	1,117,313	(1,117,313)	0	0	0	0	0	0	0	0	0	0	0
24	Capital Improvement Trust	0	855,919	855,919	2,000,000	(587,675)	1,412,325	0	0	1,500,000	0	0	0	0
25	Loan Proceeds	3,000,000	(3,000,000)	0	5,000,000	500,000	5,500,000	2,000,000	1,500,000	10,000,000	0	2,000,000	0	0
26	Grants	0	250,000	250,000	0	0	0	0	0	0	0	0	0	0
27	Other Revenue	354,600	142,095	496,695	363,351	0	363,351	374,252	385,479	397,043	408,955	421,223	433,860	446,876
28	<b>TOTAL REVENUES</b>	21,721,913	(7,434,381)	14,287,532	23,817,988	(951,568)	24,830,479	20,932,828	21,090,284	32,801,810	21,639,773	24,921,626	23,280,171	24,237,735
29	Revenue Surplus or (Deficiency)	\$0		\$168,340	\$0		\$38,452	\$71,035	\$118,937	\$18,966	\$425,604	\$64,720	\$191,330	\$104,077
	<b>Surplus or (Deficiency) as a % of:</b>													
30	Existing Base Rate Revenues	0.0%		1.2%	0.0%		0.3%	0.5%	0.8%	0.1%	3.0%	0.5%	1.4%	0.7%
31	Existing Base Rate and BPCA Revenues	0.0%		1.3%	0.0%		0.2%	0.5%	0.7%	0.1%	2.6%	0.4%	1.1%	0.6%
32	<b>Operating Ratio (Line 9)/(Lines 17+18+19)</b>						69.7%	66.5%	66.2%	62.7%	63.5%	61.8%	62.6%	62.0%

[1] Based on the 2024 and 2025 Budgets provided by the City.

[2] Base rate increases of 14% in 2025, 6% in 2026, 2% in 2027, 8% in 2028, 5% in 2030 and 3% in 2032.