

Memorandum

To: Mr. Randy Criswell
From: NewGen Strategies and Solutions, LLC
Date: June 27, 2023
Re: Wolfforth Impact Fee Determination

Maximum Assessable Impact Fee Determination

The impact fee determination method employed by NewGen Strategies and Solutions, LLC is developed through a financial based model, which fully recognizes the requirements of Chapter 395 of the Texas Local Government Code, including the recognition of cash and/or debt financing, interest earnings, fund balances, and applicable credits. In developing the components of the financial model, several assumptions must be made, including the following:

- Financing
 - Method of financing (i.e. cash or debt financing)
 - The level of financing (e.g. 100% debt funding)
 - Cost of financing
 - Debt repayment structure
- Timing and Level of Expenditures and Revenues
- Interest Earnings
- Annual Service Unit Growth

The assumptions employed in the maximum assessable impact fee determination provide a reasonable basis for forecasting; however, it must be emphasized that these assumptions may not necessarily reflect actual future conditions. To address this, Chapter 395 requires the monitoring of impact fees through the Impact Fee Advisory Committee and allows for the option to update or revise impact fees to reflect the actual implementation of the impact fee program.

The Water Impact Fee Capital Improvement Plan (CIP) projects were developed by OJD Engineering (OJD). OJD also included the percentage of the projects that were related to growth over the 10-year period of the impact fees. Table 1, below, lists the projects included in the CIP, including the percentage utilized by growth in the next 10-years. To incorporate the 50% credit method, the eligible project costs were divided in half.

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Table 1
Capital Improvement Plan Projects

Project Name	Project Cost	10-Year Utilization	Eligible Cost	Recoverable Cost
Elevated Storage Tank	\$ 6,500,000	80%	\$ 5,200,000	\$ 2,600,000
Water Distribution Improvements for Elevated Storage Tank	1,500,000	90%	1,200,000	600,000
EDR Plant #2	15,000,000	100%	15,000,000	7,500,000
Lubbock North Connection and Ground Storage	2,000,000	75%	1,500,000	750,000
Loop 88 East Connection and Ground Storage	1,000,000	75%	750,000	375,000
Loop 88 North Connection and Ground Storage	3,000,000	75%	2,250,000	1,125,000
Harvest Wells	500,000	100%	500,000	250,000
Overlook Wells	1,000,000	100%	1,000,000	500,000
Total	\$ 30,500,000		\$ 27,400,000	\$ 13,700,000

Total growth over the 10-year forecast is projected to be 4,059 units. The timing and annual level of service unit growth over the 10-year program period is indeterminate at the present time. As such, it is assumed that service unit growth will be consistent over the 10-year forecast.

Table 2
Service Unit Growth

Fiscal Year	Growth in Service Units	Total Service Units
2023	406	2,753
2024	406	3,159
2025	406	3,565
2026	406	3,971
2027	406	4,377
2028	406	4,782
2029	406	5,188
2030	406	5,594
2031	406	6,000
2032	406	6,406

Once the cost of capacity added that is attributable to growth is determined, it must then be decided how the cost will be financed: cash and/or debt. For debt financing, the cost of financing is based on an assumed 30-year debt term with interest rates each year based on Table 2 below. Debt was assumed to be issued in years 2023 through 2027. Debt service payments for each future debt issue are assumed to be a level annual payment over the issue's term.

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Table 2
Interest Rate Per Year of Issuance

Fiscal Year	Interest Rate
2023	4.32%
2024	5.00%
2025	5.50%
2026	5.50%
2027	6.00%
2028	6.00%
2029	6.00%
2030	6.00%
2031	6.00%
2032	6.00%

Currently, the exact timing and annual level of cash capital expenditures over the forecast period is based on the City's proposed timing. It is assumed that for debt-financed capital projects, the City will expend debt proceeds over a 3-year timeframe. For the calculation of the maximum assessable impact fee, debt is assumed to be issued based on the timing provided by the City.

Because debt is issued assuming a 30-year term and impact fees developed herein are to be charged over a 10-year period, sufficient fund balance must be generated to meet the future debt service obligations.

Chapter 395 states that interest earnings are funds of the impact fee account and are to be held to the same restrictions as impact fee revenues. Therefore, in order to recognize that interest earnings are used to fund only these specific CIP projects, interest earnings are credited against the costs recoverable through impact fees. It should be noted that Chapter 395 does not require the upfront recognition of interest earnings in the impact fee determination; however, in an effort to acknowledge the time value of the impact fee payers' monies, interest earnings have been credited. Interest is assumed to be earned at an annual rate of 3.98% based on the TexStar average rate in 4th quarter of 2022.

Chapter 395 requires a plan for awarding either a credit for the portion of ad valorem tax and/or utility service revenues generated by new service units during the program period that are used for payment of improvements that are included in the Water Impact Fee CIP. As an alternative, a credit equal to 50% of the total cost of implementing the Water Impact Fee CIP may be used. The City has elected to calculate a credit based on the 50% method. The resulting maximum fee per service unit is summarized in Table3 below. Further detail on the calculations can be found in Exhibit A.

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Table 3
Maximum Fee Per Service Unit

Service Area	Water
Recoverable Impact Fee CIP Costs	\$ 13,700,000
Add: Financing Costs	13,708,963
Less: Interest Earnings	(10,286,861)
Maximum Recoverable Cost for Impact Fee	\$ 17,122,102
Divide: Additional Service Units Added During Planning Period	4,059
Maximum Assessable Fee	\$ 4,218

City of Wolfforth - 2023 Water Impact Fee Study
 Capital Improvement Plan for Impact Fees
 Impact Fee Summary Table
 Water Service Area

0	Existing Fund Balance	\$ -
1	Existing Number of Service Units	2,347
2	Total Number of Services Units for Planning Period	6,406
3	Additional Service Units Added During Planning Period (Line 2 - Line 1)	4,059
4	Total Cost of the Water Impact Fee CIP	\$ 30,500,000
5	Recoverable Cost for Impact Fee Planning Period	\$ 13,700,000
6	Percent Recoverable for Water Impact Fee Planning Period (Line 5 / Line 4)	44.92%
7	Financing Costs (From Financial Analysis)	\$ 13,708,963
8	Interest Earnings (From Financial Analysis)	\$ (10,286,861)
9	Recoverable Cost of Water Impact Fee and Financing Costs (Line 5 + Line 7 + Line 8 - Line 0)	\$ 17,122,102
10	Maximum Assessable Fee (Line 9 / Line 3)	\$ 4,218

SUMMARY OF WATER IMPACT FEE DETERMINATION

Water Service Area

Recoverable Impact Fee CIP Costs	\$ 13,700,000	Per OJD Engineering
Financing Cost	13,708,963	See Detail Below
Existing Fund Balance	-	Water Appendices - page 3
Interest Earnings	(10,286,861)	Water Appendices - page 5
Recoverable Cost for Impact Fee	\$ 17,122,102	Sum of Above
Equivalent Connections	4,059	Water Appendices - page 8
Maximum Recoverable Cost for Impact Fee	\$ 4,218	

Recoverable Impact Fee CIP Costs:

Represents the portion of capital improvement costs that are eligible for funding through impact fees. Reference is the OJD Engineering.

Financing Costs:

Represents the interest costs associated with debt financing the new impact fee project costs. Interest costs are derived from existing debt issues and forecasted debt issues.

New Annual Debt Service	\$ 27,408,963	Water Appendices - page 4
Existing Annual Debt Service	-	Water Appendices - page 4
Principal Component (New and Existing Debt)	(13,700,000)	Water Appendices - page 3
Financing Costs	\$ 13,708,963	

Existing Fund Balance:

Represents impact fee revenue collected but not yet expended. Assuming all existing fund balance is already encumbered for projects from prior impact fee studies. Reference is page 3 of Water Appendices.

Interest Earnings:

Represents the interest earned on cash flows and assumes a 3.98% annual interest rate. The Impact Fee Statute states that interest earnings are funds of the impact fee account and are held to the same restrictions as impact fee revenues. Therefore in order to recognize that interest earnings are used to fund capital improvements, interest earnings are credited against the recoverable costs. Reference is the sum of Accumulated Interest on page 5 of Water Appendices.

Pre Credit Recoverable Cost for Impact Fee:

Represents Recoverable Impact Fee CIP Costs plus Financing Costs less Existing Fund Balance and Interest Earnings.

Credit for Utility Revenues:

In 2001, the Local Government Code Chapter 395 was amended to include a credit for ad valorem and/or utility revenues generated by new service units during the ten-year timeframe that are used to fund impact fee eligible projects for which the new service units were charged an impact fee. The intent of this amendment is to avoid double-charging the new service units for impact fee capital improvements. The credit recognizes utility revenues used to fund impact fee eligible projects. Reference is page 8 of Water Appendices.

Maximum Recoverable Cost for Impact Fee:

Represents Pre Credit Recoverable Cost for Impact Fee less Credit for Utility Revenues. This is the maximum cost that can be recovered through impact fees.

City of Wolfforth - 2023 Water Impact Fee Study
Capital Improvement Plan for Impact Fees
Impact Fee Calculation Assumptions
Water Service Area

I. General Assumptions

Annual Interest Rate on Deposits ⁽¹⁾	3.98%
Annual Service Unit Growth ⁽²⁾	406
Existing Fund Balance ⁽³⁾	-
Portion of Projects Funded by Existing Debt ⁽⁴⁾	\$ -
Non-debt Funded Project Cost ⁽⁵⁾	-
New Project Cost Funded Through New Debt ⁽⁶⁾	13,700,000
Total Recoverable Project Cost ⁽⁷⁾	\$ 13,700,000

II. New Debt Issues Assumptions

<u>Year</u>	<u>Principal ⁽⁸⁾</u>	<u>Interest ⁽⁹⁾</u>	<u>Term</u>
1	\$ 3,450,000	4.32%	30
2	875,000	5.00%	30
3	7,500,000	5.50%	30
4	750,000	5.50%	30
5	1,125,000	6.00%	30
6	-	6.00%	30
7	-	6.00%	30
8	-	6.00%	30
9	-	6.00%	30
10	-	6.00%	30
Total	\$ 13,700,000		

III. Capital Expenditure Assumptions

<u>Year</u>	<u>Annual Capital Expenditures ⁽¹⁰⁾</u>
1	\$ -
2	1,150,000
3	1,441,667
4	3,941,667
5	3,041,667
6	3,125,000
7	625,000
8	375,000
9	-
10	-
11	-
12	-
13	-
Total	13,700,000

- (1) Per discussions with City Staff
- (2) Per discussions with City Staff
- (3) New Impact Fee, so there is no existing fund balance
- (4) Per discussions with City Staff
- (5) This assumes 0% of new project costs funded through sources other than debt, unless specified otherwise
- (6) This assumes 100% of new project costs funded through new debt issues, unless specified otherwise
- (7) Per OJD Engineers
- (8) Assumes new debt issued based on schedule from Engineers
- (9) Per discussions with City Staff
- (10) Assumes new debt proceeds expended over a 3-year timeframe
 Non-debt funded capital expenditures allocated per discussions with City Staff

City of Wolfforth - 2023 Water Impact Fee Study
 Capital Improvement Plan for Impact Fees
 Debt Service and Expense Summary
 Water Service Area

I. New Debt Service Detail

Year	Series 1	Series 2	Series 3	Series 4	Series 5	Series 6	Series 7	Series 8	Series 9	Series 10	Total Annual New Debt Service
1	\$ 207,338	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 207,338
2	207,338	56,920	-	-	-	-	-	-	-	-	264,258
3	207,338	56,920	516,040	-	-	-	-	-	-	-	780,298
4	207,338	56,920	516,040	51,604	-	-	-	-	-	-	831,902
5	207,338	56,920	516,040	51,604	81,730	-	-	-	-	-	913,632
6	207,338	56,920	516,040	51,604	81,730	-	-	-	-	-	913,632
7	207,338	56,920	516,040	51,604	81,730	-	-	-	-	-	913,632
8	207,338	56,920	516,040	51,604	81,730	-	-	-	-	-	913,632
9	207,338	56,920	516,040	51,604	81,730	-	-	-	-	-	913,632
10	207,338	56,920	516,040	51,604	81,730	-	-	-	-	-	913,632
11	207,338	56,920	516,040	51,604	81,730	-	-	-	-	-	913,632
12	207,338	56,920	516,040	51,604	81,730	-	-	-	-	-	913,632
13	207,338	56,920	516,040	51,604	81,730	-	-	-	-	-	913,632
14	207,338	56,920	516,040	51,604	81,730	-	-	-	-	-	913,632
15	207,338	56,920	516,040	51,604	81,730	-	-	-	-	-	913,632
16	207,338	56,920	516,040	51,604	81,730	-	-	-	-	-	913,632
17	207,338	56,920	516,040	51,604	81,730	-	-	-	-	-	913,632
18	207,338	56,920	516,040	51,604	81,730	-	-	-	-	-	913,632
19	207,338	56,920	516,040	51,604	81,730	-	-	-	-	-	913,632
20	207,338	56,920	516,040	51,604	81,730	-	-	-	-	-	913,632
21	207,338	56,920	516,040	51,604	81,730	-	-	-	-	-	913,632
22	207,338	56,920	516,040	51,604	81,730	-	-	-	-	-	913,632
23	207,338	56,920	516,040	51,604	81,730	-	-	-	-	-	913,632
24	207,338	56,920	516,040	51,604	81,730	-	-	-	-	-	913,632
25	207,338	56,920	516,040	51,604	81,730	-	-	-	-	-	913,632
26	207,338	56,920	516,040	51,604	81,730	-	-	-	-	-	913,632
27	207,338	56,920	516,040	51,604	81,730	-	-	-	-	-	913,632
28	207,338	56,920	516,040	51,604	81,730	-	-	-	-	-	913,632
29	207,338	56,920	516,040	51,604	81,730	-	-	-	-	-	913,632
30	207,338	56,920	516,040	51,604	81,730	-	-	-	-	-	913,632
31	-	56,920	516,040	51,604	81,730	-	-	-	-	-	706,294
32	-	-	516,040	51,604	81,730	-	-	-	-	-	649,374
33	-	-	-	51,604	81,730	-	-	-	-	-	133,334
34	-	-	-	-	81,730	-	-	-	-	-	81,730
35	-	-	-	-	-	-	-	-	-	-	-
36	-	-	-	-	-	-	-	-	-	-	-
37	-	-	-	-	-	-	-	-	-	-	-
38	-	-	-	-	-	-	-	-	-	-	-
39	-	-	-	-	-	-	-	-	-	-	-
	\$ 6,220,128	\$ 1,707,600	\$ 15,481,213	\$ 1,548,121	\$ 2,451,901	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 27,408,963

II. Summary of Annual Expenses

Year	New Annual Debt Service ⁽¹⁾	Annual Capital Expenditures ⁽²⁾	Annual Bond Proceeds ⁽²⁾	Existing Annual Debt Service ⁽³⁾	Total Expense
1	\$ 207,338	\$ -	\$ (3,450,000)	\$ -	\$ (3,242,662)
2	264,258	1,150,000	(875,000)	-	539,258
3	780,298	1,441,667	(7,500,000)	-	(5,278,035)
4	831,902	3,941,667	(750,000)	-	4,023,569
5	913,632	3,041,667	(1,125,000)	-	2,830,299
6	913,632	3,125,000	-	-	4,038,632
7	913,632	625,000	-	-	1,538,632
8	913,632	375,000	-	-	1,288,632
9	913,632	-	-	-	913,632
10	913,632	-	-	-	913,632
11	913,632	-	-	-	913,632
12	913,632	-	-	-	913,632
13	913,632	-	-	-	913,632
14	913,632	-	-	-	913,632
15	913,632	-	-	-	913,632
16	913,632	-	-	-	913,632
17	913,632	-	-	-	913,632
18	913,632	-	-	-	913,632
19	913,632	-	-	-	913,632
20	913,632	-	-	-	913,632
21	913,632	-	-	-	913,632
22	913,632	-	-	-	913,632
23	913,632	-	-	-	913,632
24	913,632	-	-	-	913,632
25	913,632	-	-	-	913,632
26	913,632	-	-	-	913,632
27	913,632	-	-	-	913,632
28	913,632	-	-	-	913,632
29	913,632	-	-	-	913,632
30	913,632	-	-	-	913,632
31	706,294	-	-	-	706,294
32	649,374	-	-	-	649,374
33	133,334	-	-	-	133,334
34	81,730	-	-	-	81,730
35	-	-	-	-	-
36	-	-	-	-	-
37	-	-	-	-	-
38	-	-	-	-	-
39	-	-	-	-	-
	\$ 27,408,963	\$ 13,700,000	\$ (13,700,000)	\$ -	\$ 27,408,963

(1) Water Appendices - page 4 Section I
 (2) Water Appendices - page 3
 (3) This is no existing debt funding at this time

City of Wolfforth - 2023 Water Impact Fee Study
Capital Improvement Plan for Impact Fees
Revenue Test
Water Service Area

<u>Year</u>	<u>Impact Fee</u>	<u>Service Units</u>	<u>Impact Fee Revenue</u>	<u>Annual Expenses</u>	<u>Sub-Total</u>	<u>Accumulated Interest</u>	<u>Estimated Fund Balance</u>
Initial							\$ -
1	\$ 4,218	406	\$ 1,712,210	\$ (3,242,662)	\$ 4,954,873	\$ 98,599	5,053,472
2	4,218	406	1,712,210	539,258	1,172,953	224,464	6,450,889
3	4,218	406	1,712,210	(5,278,035)	6,990,245	395,841	13,836,976
4	4,218	406	1,712,210	4,023,569	(2,311,359)	504,703	12,030,320
5	4,218	406	1,712,210	2,830,299	(1,118,089)	456,545	11,368,777
6	4,218	406	1,712,210	4,038,632	(2,326,422)	406,171	9,448,526
7	4,218	406	1,712,210	1,538,632	173,578	379,496	10,001,600
8	4,218	406	1,712,210	1,288,632	423,578	406,483	10,831,661
9	4,218	406	1,712,210	913,632	798,578	446,981	12,077,220
10	4,218	406	1,712,210	913,632	798,578	496,553	13,372,351
11	-	-	-	913,632	(913,632)	514,025	12,972,744
12	-	-	-	913,632	(913,632)	498,121	12,557,233
13	-	-	-	913,632	(913,632)	481,584	12,125,185
14	-	-	-	913,632	(913,632)	464,389	11,675,943
15	-	-	-	913,632	(913,632)	446,510	11,208,821
16	-	-	-	913,632	(913,632)	427,919	10,723,108
17	-	-	-	913,632	(913,632)	408,588	10,218,064
18	-	-	-	913,632	(913,632)	388,488	9,692,919
19	-	-	-	913,632	(913,632)	367,588	9,146,875
20	-	-	-	913,632	(913,632)	345,856	8,579,099
21	-	-	-	913,632	(913,632)	323,259	7,988,725
22	-	-	-	913,632	(913,632)	299,762	7,374,856
23	-	-	-	913,632	(913,632)	275,331	6,736,555
24	-	-	-	913,632	(913,632)	249,927	6,072,850
25	-	-	-	913,632	(913,632)	223,513	5,382,730
26	-	-	-	913,632	(913,632)	196,046	4,665,145
27	-	-	-	913,632	(913,632)	167,487	3,919,000
28	-	-	-	913,632	(913,632)	137,791	3,143,159
29	-	-	-	913,632	(913,632)	106,914	2,336,441
30	-	-	-	913,632	(913,632)	74,807	1,497,616
31	-	-	-	706,294	(706,294)	45,549	836,870
32	-	-	-	649,374	(649,374)	20,384	207,880
33	-	-	-	133,334	(133,334)	5,620	80,166
34	-	-	-	81,730	(81,730)	1,564	0
35	-	-	-	-	-	0	0
36	-	-	-	-	-	0	0
37	-	-	-	-	-	0	0
38	-	-	-	-	-	0	0
39	-	-	-	-	-	0	0
			\$ 17,122,102	\$ 27,408,963		\$ 10,286,861	

City of Wolfforth - 2023 Water Impact Fee Study
 Capital Improvement Plan for Impact Fees
 Impact Fee Calculation
 Water Service Area

<u>Year</u>	<u>Number of Years to End of Period</u>	<u>Future Value Escalation</u>		<u>Annual Service Units</u>		<u>Annual Expense</u>	
		<u>Interest Rate Factor</u>	<u>Recovery Fee Factor</u>	<u>Actual</u>	<u>Escalated</u>	<u>Actual</u>	<u>Escalated</u>
1	39	4.4063	1.0000	406	1,789	\$ (3,242,662)	\$ (14,288,241)
2	38	4.2377	1.0000	406	1,720	539,258	2,285,198
3	37	4.0755	1.0000	406	1,654	(5,278,035)	(21,510,501)
4	36	3.9195	1.0000	406	1,591	4,023,569	15,770,311
5	35	3.7695	1.0000	406	1,530	2,830,299	10,668,706
6	34	3.6252	1.0000	406	1,471	4,038,632	14,640,784
7	33	3.4864	1.0000	406	1,415	1,538,632	5,364,329
8	32	3.3530	1.0000	406	1,361	1,288,632	4,320,761
9	31	3.2246	1.0000	406	1,309	913,632	2,946,139
10	30	3.1012	1.0000	406	1,259	913,632	2,833,373
11	29	2.9825	1.0000	-	-	913,632	2,724,924
12	28	2.8684	1.0000	-	-	913,632	2,620,626
13	27	2.7586	1.0000	-	-	913,632	2,520,320
14	26	2.6530	1.0000	-	-	913,632	2,423,853
15	25	2.5514	1.0000	-	-	913,632	2,331,078
16	24	2.4538	1.0000	-	-	913,632	2,241,855
17	23	2.3599	1.0000	-	-	913,632	2,156,046
18	22	2.2695	1.0000	-	-	913,632	2,073,522
19	21	2.1827	1.0000	-	-	913,632	1,994,157
20	20	2.0991	1.0000	-	-	913,632	1,917,829
21	19	2.0188	1.0000	-	-	913,632	1,844,423
22	18	1.9415	1.0000	-	-	913,632	1,773,826
23	17	1.8672	1.0000	-	-	913,632	1,705,932
24	16	1.7957	1.0000	-	-	913,632	1,640,636
25	15	1.7270	1.0000	-	-	913,632	1,577,840
26	14	1.6609	1.0000	-	-	913,632	1,517,447
27	13	1.5973	1.0000	-	-	913,632	1,459,366
28	12	1.5362	1.0000	-	-	913,632	1,403,507
29	11	1.4774	1.0000	-	-	913,632	1,349,787
30	10	1.4208	1.0000	-	-	913,632	1,298,123
31	9	1.3665	1.0000	-	-	706,294	965,119
32	8	1.3142	1.0000	-	-	649,374	853,377
33	7	1.2639	1.0000	-	-	133,334	168,515
34	6	1.2155	1.0000	-	-	81,730	99,341
35	5	1.1690	1.0000	-	-	-	-
36	4	1.1242	1.0000	-	-	-	-
37	3	1.0812	1.0000	-	-	-	-
38	2	1.0398	1.0000	-	-	-	-
39	1	1.0000	1.0000	-	-	-	-
					15,099		\$ 63,692,308

Annual Interest Rate: 3.98%

Total Escalated Expense for Entire Period \$ 63,692,308

Total Escalated Service Units 15,099

Maximum Assessable Impact Fee for Water Service Area \$ 4,218

City of Wolfforth - 2023 Water Impact Fee Study
 Capital Improvement Plan for Impact Fees
 Impact Fee Project Funding
 Water Service Area

<u>Impact Fee Project Name⁽¹⁾</u>	<u>Cost In Service Area⁽¹⁾</u>	<u>Impact Fee Eligible Cost⁽¹⁾</u>	<u>Impact Fee 50% Recoverable Cost⁽¹⁾</u>	<u>Debt Funded⁽²⁾</u>		<u>Non-Debt Funded⁽²⁾</u>
				<u>Existing</u>	<u>Proposed</u>	
Elevated Storage Tank - Alcove	\$ 6,500,000	\$ 5,200,000	\$ 2,600,000	\$ -	\$ 2,600,000	\$ -
Water Distribution Improvements for Elevated Tank	1,500,000	1,200,000	600,000	-	600,000	-
EDR Plant #2	15,000,000	15,000,000	7,500,000	-	7,500,000	-
Lubbock North Connection and Ground Storage	2,000,000	1,500,000	750,000	-	750,000	-
Loop 88 East Connection and Ground Storage	1,000,000	750,000	375,000	-	375,000	-
Loop 88 North Connection and Ground Storage	3,000,000	2,250,000	1,125,000	-	1,125,000	-
Harvest Wells	500,000	500,000	250,000	-	250,000	-
Overlook Wells	1,000,000	1,000,000	500,000	-	500,000	-
Water Impact Fee Update		-	-	-	-	-
Total	\$ 30,500,000	\$ 27,400,000	\$ 13,700,000	\$ -	\$ 13,700,000	\$ -

(1) Per OJD Engineers

(2) Per discussions with City staff and City files

City of Wolfforth - 2023 Water Impact Fee Study
 Capital Improvement Plan for Impact Fees
 Credit Determination
 Water Service Area

<u>Year</u>	<u>Eligible Revenue Funded Cost ⁽¹⁾</u>	<u>Annual Service Units</u>	<u>Eligible Debt Service per Service Unit</u>	<u>Annual Growth in Service Units (Cumulative)</u>	<u>Credit for Annual Utility Rate Revenues</u>
1	\$ 207,338	2,753	\$ 75.32	406	\$ -
2	264,258	3,159	83.66	812	-
3	780,298	3,565	218.90	1,218	-
4	831,902	3,971	209.52	1,624	-
5	913,632	4,377	208.76	2,030	-
6	913,632	4,782	191.04	2,435	-
7	913,632	5,188	176.09	2,841	-
8	913,632	5,594	163.32	3,247	-
9	913,632	6,000	152.27	3,653	-
10	913,632	6,406	142.62	4,059	-
11	913,632	6,406	142.62	4,059	-
12	913,632	6,406	142.62	4,059	-
13	913,632	6,406	142.62	4,059	-
14	913,632	6,406	142.62	4,059	-
15	913,632	6,406	142.62	4,059	-
16	913,632	6,406	142.62	4,059	-
17	913,632	6,406	142.62	4,059	-
18	913,632	6,406	142.62	4,059	-
19	913,632	6,406	142.62	4,059	-
20	913,632	6,406	142.62	4,059	-
21	913,632	6,406	142.62	4,059	-
22	913,632	6,406	142.62	4,059	-
23	913,632	6,406	142.62	4,059	-
24	913,632	6,406	142.62	4,059	-
25	913,632	6,406	142.62	4,059	-
26	913,632	6,406	142.62	4,059	-
27	913,632	6,406	142.62	4,059	-
28	913,632	6,406	142.62	4,059	-
29	913,632	6,406	142.62	4,059	-
30	913,632	6,406	142.62	4,059	-
31	706,294	6,406	110.26	4,059	-
32	649,374	6,406	101.37	4,059	-
33	133,334	6,406	20.81	4,059	-
34	81,730	6,406	12.76	4,059	-
35	-	6,406	-	4,059	-
36	-	6,406	-	4,059	-
37	-	6,406	-	4,059	-
38	-	6,406	-	4,059	-
39	-	6,406	-	4,059	-
Total	\$ 27,408,963				\$ -

2022 Service Units ⁽²⁾	2,347
Ten Year Growth in Service Units ⁽²⁾	4,059
	10 years
Annual Growth in Service Units	406
Credit Amount	\$ -

(1) Water Appendices - page 4 Section II
 (2) Per discussions with City Staff