

QUESTION: Shall the City increase water rates by ___% to replace aging water lines?

*Presentational Materials used at
the October 9, 2012 UAB meeting*

Measure 3-364

Ballot Title

AUTHORIZING WATER SYSTEM INVESTMENT AND CONSERVATION-BASED RATE SYSTEM

QUESTION: Shall the City base water pricing on water consumption to fund water system maintenance, safety upgrades, and to promote conservation?

SUMMARY: West Linn requests voter approval of a water rate structure that would provide investment in critical water system maintenance and promote water conservation. The Water Master Plan includes \$21 million in required infrastructure projects that include waterline replacements, emergency supply connection improvements, and renovations to 97 year old Bolton Reservoir. Investment in these projects would maintain and increase the safety of West Linn's water distribution system. Maintaining the City's drinking water system in accordance with the Water Master Plan may prevent costly system failures in the future. The proposed water rate structure would base pricing on water consumption by lowering the base rate, charging for each additional unit of water used. This change in rate structure would be phased in over three years. Implementation of a conservation based rate system may increase water rates by more than five percent for higher volume water users in one or more of the three years of phase-in. West Linn ratepayers can visit <http://westlinnoregon.gov/water-rates> to see how conservation pricing affects their utility bill.

Explanatory Statement

This measure would provide for a new water pricing system that would allow the City of West Linn to invest in water infrastructure projects and to base the monthly water bill on water consumption. This pricing structure is referred to as "conservation pricing." Customers using less water would be charged less; while customers using more water would be charged more, based on the number of units of water consumed.

Currently, the City charges a base rate to all users that includes seven units of water. A switch to conservation pricing would lower the base rate, and would charge customers for each unit of water used. It is estimated the implementation of conservation pricing may increase water rates by more than five percent for higher volume water users in one or more years of the three year phase in of conservation pricing. The West Linn Charter requires voter approval for water rate increases greater than five percent. Approval of this measure would not change this Charter provision and any future rate changes greater than five percent annually would also be subject to voter approval.

The adopted Water Master Plan includes \$21 million in required infrastructure projects that directly affect availability of clean drinking water and the emergency water supply. West Linn owns and operates its drinking water distribution system that distributes water to all homes and businesses in West Linn through a system of six reservoirs, five pump stations and 118 miles of transmission lines. The Master Plan projects include line replacements, emergency supply connection improvements, and renovations to the 97-year-old Bolton Reservoir. \$21 million in projects on the Master Plan list are within the existing city boundaries and these projects would not serve areas outside of West Linn.

According to the Water Master Plan, much of the current water system is decades old and if left unmaintained, could threaten the safety of drinking water and livability. A recent community survey

showed that West Linn residents value safe, clean drinking water and sustainable practices including water conservation. This proposed change in the water pricing structure could provide funding for these water infrastructure projects identified in the Master Plan that could ensure a safe, properly-maintained water system and may prevent costly system failures that could result from a lack of routine maintenance and necessary capital upkeep. Providing safe, clean water is a fundamental public health and safety service offered by the City.

The exact impact of conservation pricing on any individual customer is dependent upon water use. The City developed an online calculator at <http://westlinnoregon.gov/water-rates> to determine how conservation pricing would affect a monthly utility bill.

If approved, this measure would:

- Change water billing to a conservation rate
- Commence a three year phase in of conservation pricing on January 1, 2011 to fund Water Master Plan projects
- Begin work on the \$21 million in water system infrastructure projects

Voters can learn more about this ballot measure online at <http://westlinnoregon.gov/water-rates>.

(This information furnished by Chris Jordan, City of West Linn.)

City of West Linn Measure 3-364

Argument in Opposition

PLEASE VOTE NO ON MEASURE 3-364

Don't be fooled. This measure is not just about maintenance or conservation. It's about bringing our water to the Stafford Area for development of thousands of new homes that will flood our market and further deflate our home values. According to a city poll, 74% of West Linn's citizens don't want Stafford to be developed.

The 2008 Water Master Plan, upon which these increased costs are based, was unnecessary because the 2004 Master Plan Update was more than adequately designed to serve for complete build out of West Linn. With only 18% of land within the city limits remaining undeveloped, the 2008 Plan capacity is oversized and too expensive.

We have already had our rates raised 7 times since 2005. That is a cumulative total of 41% in increases we have been forced to pay. Yet only two short lengths of deteriorating pipe were replaced in those same six years. Why have the pipes not been properly maintained with this increase in revenues? The Bolton emergency would not have happened if our increased water rates had been used proactively to replace pipes as they aged.

City Engineers weren't made available for any of the five meetings leading up to the decision on rate hikes. Why did the City Manager not have them attend any of these meetings even after a City Councilor repeatedly requested that they answer questions in public? **We deserve to know what we are being asked to pay for and that transparency has been sorely lacking.**

The City Charter of West Linn caps increases on water rates to 5% a year. This Charter protection works in the best interests of the people who pay the rates. Proactively monitoring the pipes and repairing or replacing them when there is a need is what is required.

Don't get fooled. This huge increase in water rates is not needed.

PLEASE VOTE NO ON MEASURE 3-364.

Edward Schwarz, Engineer

(This information furnished by Edward Schwarz.)

**NO ARGUMENTS IN FAVOR
OF THIS MEASURE WERE FILED.**

The printing of this argument does not constitute an endorsement by the County of Clackamas, nor does the county warrant the accuracy or truth of any statement made in the argument.

Official Clackamas County 2010 General Election Voters' Pamphlet

City of West Linn Measure 3-368

Ballot Title

SHALL PART OF WILLAMETTE PARK BE USED FOR STREET WIDENING?

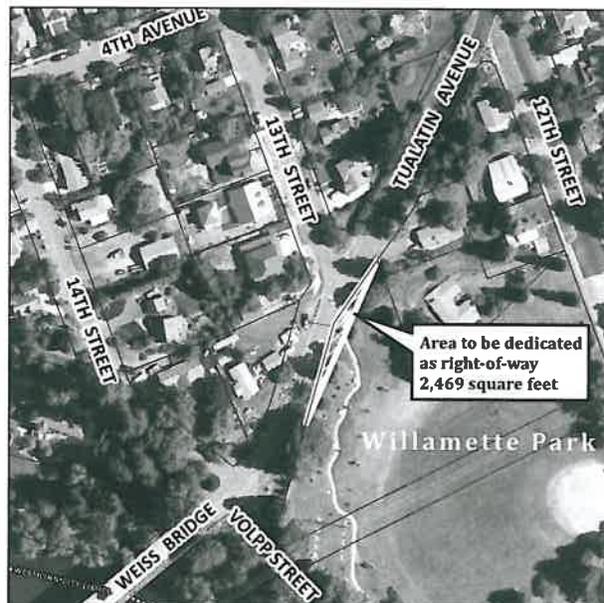
QUESTION: Shall the City allow 2,469 square feet of Willamette Park for widening the road and constructing a pedestrian median?

SUMMARY: This measure, if approved, would allow the use of a portion of Willamette Park along the east side of Tualatin Avenue immediately to the south of 13th Street to widen the right of way and construct a median for pedestrian use to and from the park and connectivity with existing sidewalks. The portion of the park to be used is shown on Exhibit A and consists of 2,469 square feet in the shape of a triangle. The maximum intrusion into the Park would be approximately 17 feet.

Explanatory Statement

This measure, if approved, would allow the use of a portion of Willamette Park along the east side of Tualatin Avenue immediately to the south of 13th Street to widen the right of way and construct a median for pedestrian use to and from and park and connectivity with existing sidewalks. The portion of the park to be used is shown on Exhibit A and consists of 2,469 square feet in the shape of a triangle. The maximum intrusion into the park would be approximately 17 feet. The City of West Linn is required by its Charter to ask for voter approval for modifications to park property.

(This information furnished by Chris Jordan, City of West Linn.)



**NO ARGUMENTS
IN FAVOR OR IN OPPOSITION
TO THIS MEASURE WERE FILED.**

We currently spend X per year \$ 210,000

We need Y more money per year \$ 540,000

So we can spend Z per year \$ 750,000

DRAFT

The citizens of West Linn face a tough challenge. The City's water pipes and its primary storage reservoir, the Bolton Reservoir, are in dire need of repair or replacement. The City Council is considering a citizen vote next spring to increase water rates for additional revenue to maintain water lines within the City limits.

Many of the water lines are corroded and failing at an astonishing rate. The City has repaired over ___ line breaks this year. Jim Whynot, the Manager of the Water Department, says that the failures are not only becoming more frequent, but more expensive. Large, primary water lines are failing, which causes more damage, more costs, and longer service interruptions. We should expect a higher frequency of failures, and more expensive breaks in the future, if the City does not increase its line maintenance efforts.

The recent Tidings article discusses the problems with the Bolton Reservoir, which is over 100 years old and in extremely poor condition. The Council has set aside any decisions concerning the Bolton reservoir while the City staff and the Utility Advisory Board review new information on the geological stability of the reservoir.

The Council wants to focus on the water lines. West Linn water lines have deteriorated, in large part, due to insufficient funds. The City's Water Mater plans since the 1990's require the annual expenditure of approximately \$750,000 for line improvements and replacements. Since 1990, however, the City has expended about \$8,000,000 on water capital improvements, or less than \$350,000 annually. This includes approximately \$2,750,000 from the 1987 and 2000 water revenue bonds. In short, the necessary operating costs for our water system outstrip revenues from water sales by roughly \$500,000 annually. We avoid an annual shortfall by not paying for required line maintenance.

The City's primary operating cost is the purchase of water from South Fork Water Board, which is about \$1,000,000 per year. That cost is currently about one-third of City's annual water revenue. The SFWB has increased annual water costs by three to seven percent on average since 1994. Although the City has annually increased its water rates by five percent since 2005, those increases have not kept pace with increases in SFWB rates and other operating costs.

While operating costs have climbed, water revenues have slipped. The City's customers slashed water use in 2008 due to the recession. Water revenues fell, then leveled off lower than 2007 revenues. Although water consumption and water revenues have slightly risen in 2012, the economic outlook is too uncertain to conclude that water revenues will stabilize or increase with current rates.

The City Council may consider a rate increase of approximately 18 percent for water line expenditures working out to about a \$3 per month increase on average. That would improve water revenues by about \$500,000 annually, if water consumption stays at current levels.

We face a tough choice - the hardships from a rate increase or the risks of letting our water system decay. The UAB would like hear your thoughts, comments or questions on these issues.


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Everybody Needs Water

Everybody Needs Water

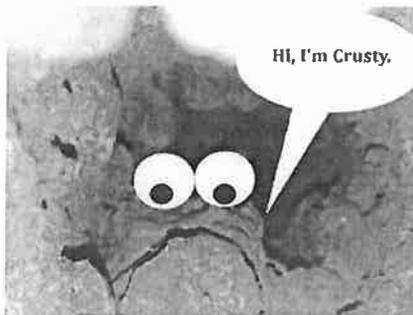
Our water pipes are breaking and failing. We currently rely on century-old and asbestos pipes to provide water needed to fight fires and to serve our homes. These pipes need to be replaced to ensure a safe and reliable supply of water for everybody. A \$3 water rate increase is necessary to replace this failing system.

Providing safe, clean water is a fundamental public health and safety service offered by the City of West Linn. West Linn owns and operates its drinking water distribution system that distributes water to all homes and businesses in West Linn through a system of six reservoirs, five pump stations and 120 miles of transmission lines. The current fee structure for water rates does not cover the cost of routine maintenance and improvements. A \$3 water bill increase is critical to replace breaking and failing pipes.

We encourage you to read through this material, look at the pictures of our pipes, and educate yourself on this critical topic.

These are the most recent water main breaks.

- [Video from July 2012 Water Main Break at Old River Rd. and Apollo Rd.](#)
- [Photos from August 2012 Water Main Break at Cherokee Ct.](#)
- [Photos from September 2012 Water Main Break on Marylhurst Dr.](#)
- [Photos from September 2012 Water Main Break at Upper Midhill Dr.](#)



More resources:

Supporting Documents

[Why Should You Invest in Water?](#)

Web Links

[Water Master Plan](#)

[History of Water in West Linn](#)

[Utility Rate Information](#)

[Liquid Assets - Informational Documentary](#)

[Turn On the Tap - WL Tidings Editorial](#)

Reasons to Invest in West Linn's Water System:

- Providing safe, clean water is a fundamental West Linn public health and safety service.
- The City's main reservoir – the Bolton Reservoir – is 99 years old and was built when West Linn was home to less than 2,000 people.
- The current water system is decades old and if left as is, could threaten the safety of drinking water.
- The adopted Water Master Plan directly affects the availability of clean drinking water and emergency water supply: line replacements, emergency supply connection improvements, and renovations to the 99-year-old Bolton Reservoir.
- Water infrastructure contributes to the economic vitality of a city and encourages economic growth and prosperity.

Watch an informational documentary on "Liquid Assets" at <http://www.liquidassets.psu.edu/index.html>

Water Break - May 2010 on Broadway Street



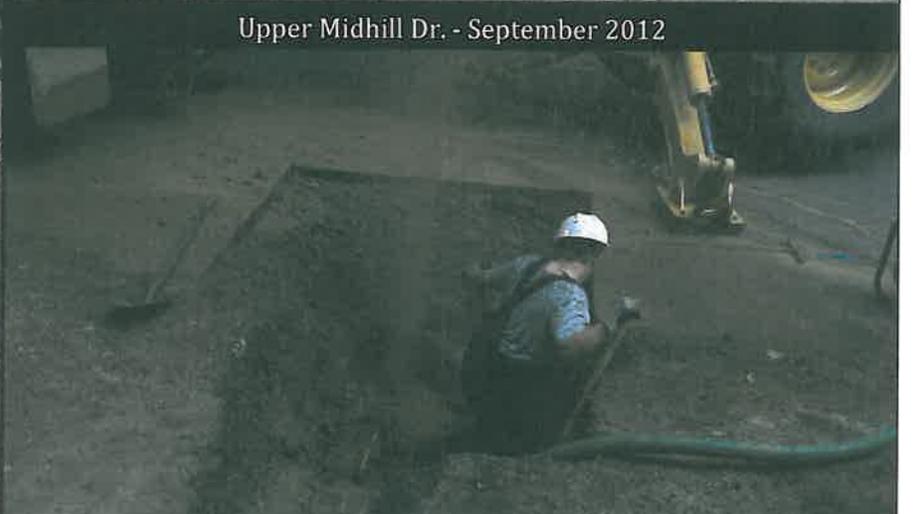
Holes and corrosion in water pipes



Upper Midhill Dr. - September 2012



Bolton Reservoir - 100 years old in 2013



Cherokee Court - August 2012

Annual Revenues from Water Bills ~ \$ 3,000,000

Rate increase of ... 1% = an additional ... ~ \$ 30,000

Rate increase of ... 5% = an additional ... ~ \$ 150,000

Rate increase of ... 10% = an additional ... ~ \$ 300,000

Rate increase of ... 15% = an additional ... ~ \$ 450,000

Rate increase of ... 18% = an additional ... ~ \$ 540,000

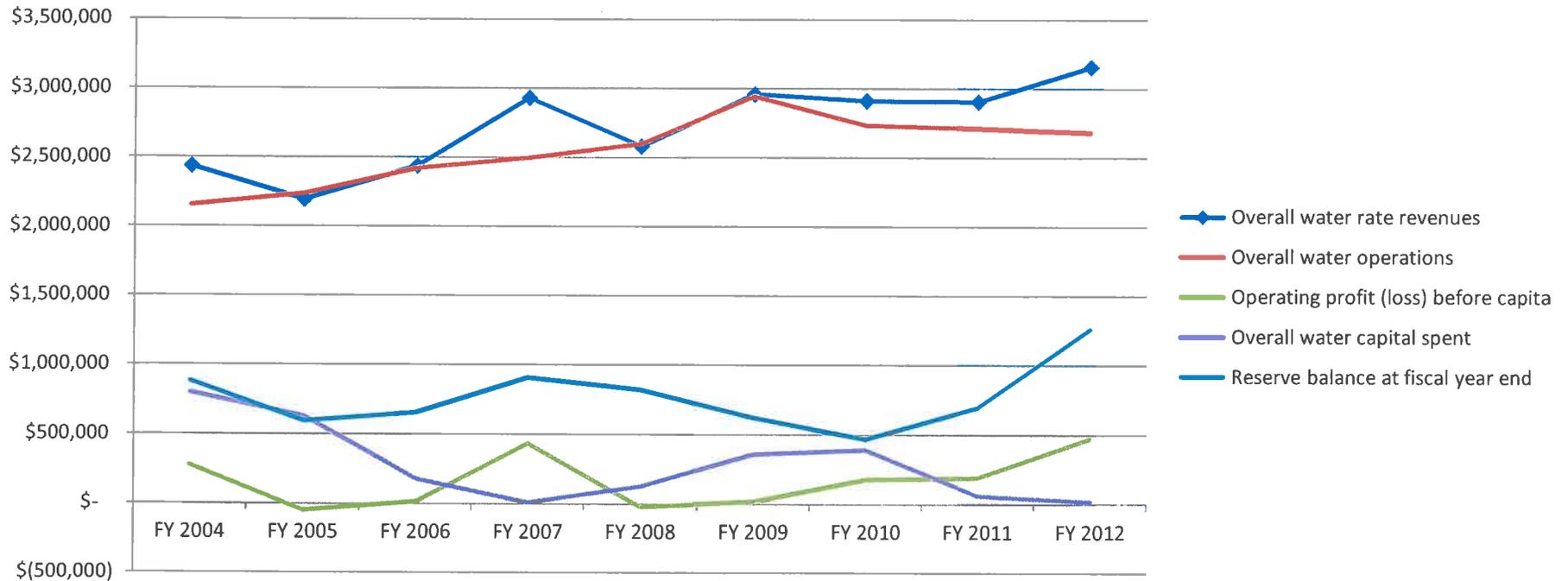
Rate increase of ... 20% = an additional ... ~ \$ 600,000

City of West Linn
History of Utility Rate Increases and Average Utility Bill

							Five Year Utility Rate Forecast				
	FY 2007 effective July 1, 2006	FY 2008 effective July 1, 2007	FY 2009 effective July 1, 2008	FY 2010 effective July 1, 2009	FY 2011 effective July 1, 2010	FY 2012 effective July 1, 2011	FY 2013 effective July 1, 2012	FY 2014 effective July 1, 2013	FY 2015 effective July 1, 2014	FY 2016 effective July 1, 2015	FY 2017 effective July 1, 2016
PERCENTAGES											
Water	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	18.00%	5.00%	5.00%	5.00%
Sanitary Sewer - West Linn	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%		5.00%	5.00%	5.00%
Sanitary Sewer - TriCity	3.00%	3.00%	3.00%	3.00%	2.95%	8.10%	5.00%	5.00%	5.00%	5.00%	5.00%
Surface Water Management	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%		5.00%	5.00%	5.00%
Parks Maintenance	5.00%	5.00%	5.00%	10.20%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Street Maintenance	5.00%	5.00%	5.00%	15.40%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
Overall weighted increase		4.45%	36.27%	6.22%	4.61%	5.65%	5.00%	7.07%	5.00%	4.99%	4.99%
MONTHLY RATES											
Water - base fee per month	\$ 12.56	\$ 13.19	\$ 13.85	\$ 14.54	\$ 15.27	\$ 16.03	\$ 16.83	\$ 19.86	\$ 20.85	\$ 21.89	\$ 22.98
Water - per CCF used	\$ 1.44	\$ 1.51	\$ 1.59	\$ 1.67	\$ 1.75	\$ 1.84	\$ 1.93	\$ 2.28	\$ 2.39	\$ 2.51	\$ 2.64
Sanitary Sewer - West Linn	\$ 11.00	\$ 11.55	\$ 12.13	\$ 12.74	\$ 13.38	\$ 14.05	\$ 14.75	\$ 14.75	\$ 15.49	\$ 16.26	\$ 17.07
Sanitary Sewer - TriCity	\$ 10.98	\$ 11.31	\$ 11.65	\$ 12.00	\$ 12.35	\$ 13.35	\$ 14.02	\$ 14.72	\$ 15.46	\$ 16.23	\$ 17.04
Surface Water Management	\$ 3.76	\$ 3.94	\$ 4.14	\$ 4.35	\$ 4.57	\$ 4.82	\$ 5.06	\$ 5.06	\$ 5.31	\$ 5.58	\$ 5.86
Parks Maintenance			\$ 8.80	\$ 9.70	\$ 10.19	\$ 10.70	\$ 11.24	\$ 11.80	\$ 12.39	\$ 13.01	\$ 13.66
Street Maintenance			\$ 4.40	\$ 5.08	\$ 5.34	\$ 5.61	\$ 5.89	\$ 6.18	\$ 6.49	\$ 6.81	\$ 7.15
AVERAGE UTILITY BILL (8 ccfs)											
Water - base fee per month	\$ 12.56	\$ 13.19	\$ 13.85	\$ 14.54	\$ 15.27	\$ 16.03	\$ 16.83	\$ 19.86	\$ 20.85	\$ 21.89	\$ 22.98
Water - per CCF used	1.44	1.51	1.59	1.67	1.75	1.84	1.93	2.28	2.39	2.51	2.64
Sub-total - water	14.00	14.70	15.44	16.21	17.02	17.87	18.76	22.14	23.24	24.40	25.62
Sanitary Sewer - West Linn	11.00	11.55	12.13	12.74	13.38	14.05	14.75	14.75	15.49	16.26	17.07
Sanitary Sewer - TriCity	10.98	11.31	11.65	12.00	12.35	13.35	14.02	14.72	15.46	16.23	17.04
Sub-total - sanitary sewer	21.98	22.86	23.78	24.74	25.73	27.40	28.77	29.47	30.95	32.49	34.11
Surface Water Management	3.76	3.94	4.14	4.35	4.57	4.82	5.06	5.06	5.31	5.58	5.86
Parks Maintenance			8.80	9.70	10.19	10.70	11.24	11.80	12.39	13.01	13.66
Street Maintenance			4.40	5.08	5.34	5.61	5.89	6.18	6.49	6.81	7.15
Total monthly Utility Bill (avg)	\$ 39.74	\$ 41.51	\$ 56.56	\$ 60.08	\$ 62.85	\$ 66.40	\$ 69.72	\$ 74.65	\$ 78.38	\$ 82.29	\$ 86.40
Overall increase		4.45%	36.27%	6.22%	4.61%	5.65%	5.00%	7.07%	5.00%	4.99%	4.99%

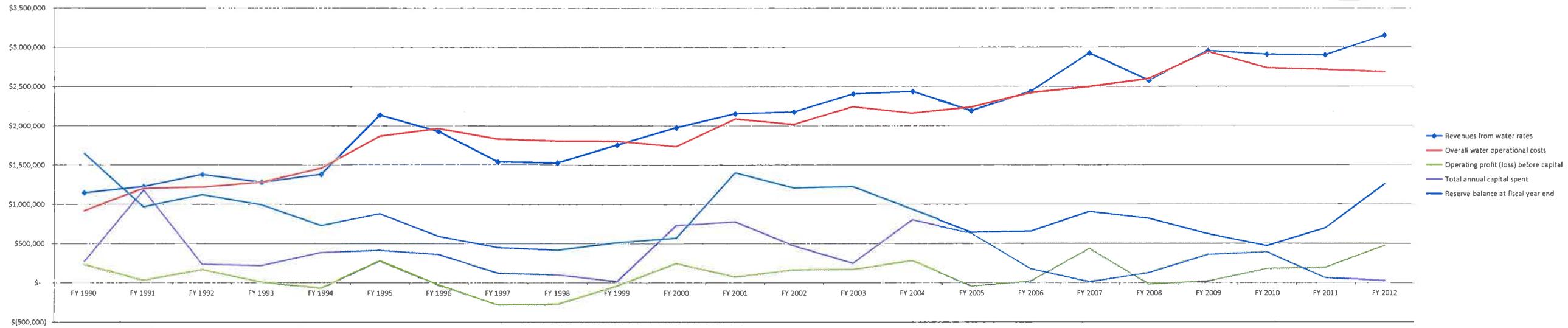
Summary of Water Fund Financial Results

Fiscal Year ended ...	FY 2004	FY 2005	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012
Overall water rate revenues	\$2,433,000	\$2,192,000	\$2,436,000	\$2,926,000	\$2,578,000	\$2,955,000	\$2,908,000	\$2,902,000	\$3,152,123
Overall % change		-9.91%	11.13%	20.11%	-11.89%	14.62%	-1.59%	-0.21%	8.62%
Overall water operations	(2,157,000)	(2,238,000)	(2,420,000)	(2,497,000)	(2,598,000)	(2,939,000)	(2,732,000)	(2,712,000)	(2,685,000)
Overall % change		3.76%	8.13%	3.18%	4.04%	13.13%	-7.04%	-0.73%	-1.00%
Operating profit (loss) before capital	276,000	(46,000)	16,000	429,000	(20,000)	16,000	176,000	190,000	467,123
Overall water capital spent	(798,000)	(628,000)	(178,000)	(9,000)	(126,000)	(358,000)	(390,000)	(62,000)	(20,000)
Reserve balance at fiscal year end	880,000	592,000	655,000	906,000	820,000	620,000	468,000	695,000	1,256,000



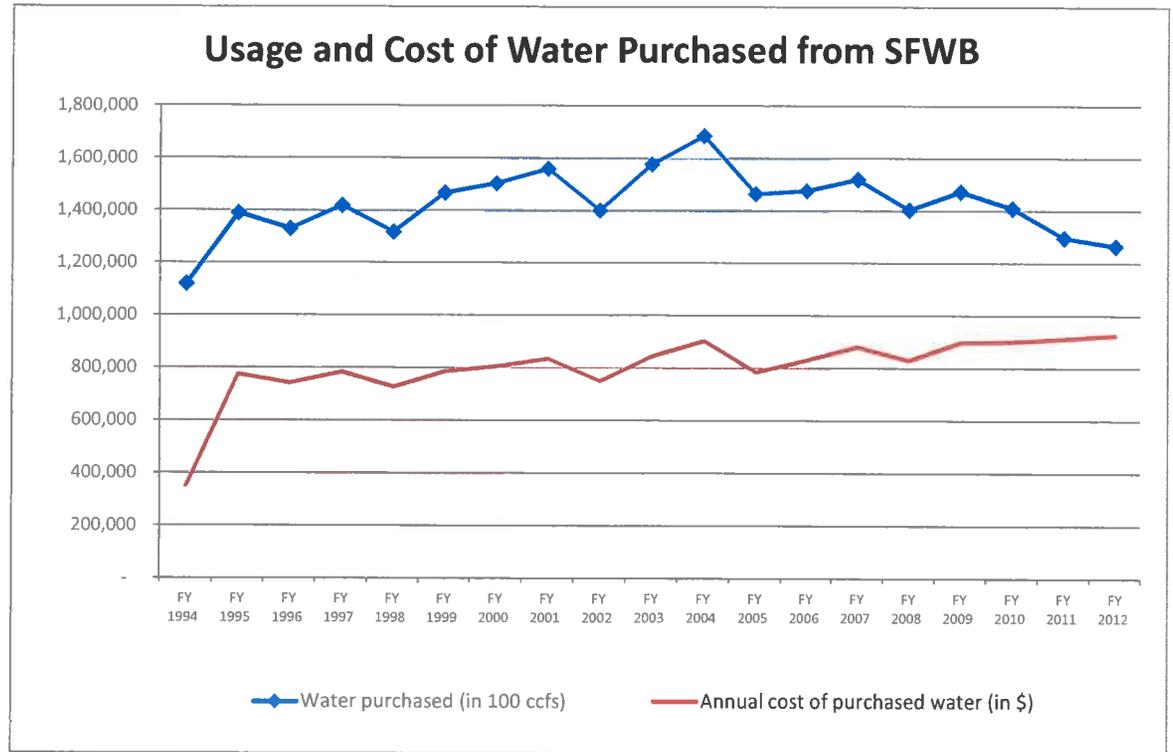
Summary of Water Fund Financial Results

Fiscal Year ended ...	FY 1990	FY 1991	FY 1992	FY 1993	FY 1994	FY 1995	FY 1996	FY 1997	FY 1998	FY 1999	FY 2000	FY 2001	FY 2002	FY 2003	FY 2004	FY 2005	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012
Revenues from water rates	\$ 1,144,000	\$ 1,222,000	\$ 1,377,000	\$ 1,278,000	\$ 1,379,000	\$ 2,136,000	\$ 1,927,000	\$ 1,543,000	\$ 1,528,000	\$ 1,754,000	\$ 1,975,000	\$ 2,153,000	\$ 2,175,000	\$ 2,403,000	\$ 2,433,000	\$ 2,192,000	\$ 2,436,000	\$ 2,926,000	\$ 2,578,000	\$ 2,955,000	\$ 2,908,000	\$ 2,902,000	\$ 3,152,123
Overall % change		6.82%	12.68%	-7.19%	7.90%	54.89%	-9.78%	-19.93%	-0.97%	14.79%	12.60%	9.01%	1.02%	10.48%	1.25%	-9.91%	11.13%	20.11%	-11.89%	14.62%	-1.59%	-0.21%	8.62%
Overall water operational costs	(915,000)	(1,199,000)	(1,216,000)	(1,277,000)	(1,455,613)	(1,866,000)	(1,963,000)	(1,831,000)	(1,808,000)	(1,802,000)	(1,734,000)	(2,085,000)	(2,016,000)	(2,240,000)	(2,157,000)	(2,238,000)	(2,420,000)	(2,497,000)	(2,598,000)	(2,939,000)	(2,732,000)	(2,712,000)	(2,685,000)
Overall % change		31.04%	1.42%	5.02%	13.99%	28.19%	5.20%	-6.72%	-1.26%	-0.33%	-3.77%	20.24%	-3.31%	11.11%	-3.71%	3.76%	8.13%	3.18%	4.04%	13.13%	-7.04%	-0.73%	-1.00%
Operating profit (loss) before capital	229,000	23,000	161,000	1,000	(76,613)	270,000	(36,000)	(288,000)	(280,000)	(48,000)	241,000	68,000	159,000	163,000	276,000	(46,000)	16,000	429,000	(20,000)	16,000	176,000	190,000	467,123
Water capital spent from rates	(215,000)	(186,000)	(230,000)	(212,000)	(379,000)	(406,000)	(354,000)	(117,000)	(96,000)	(9,000)	(188,000)	(39,000)	(60,000)	(234,000)	(798,000)	(628,000)	(127,000)	(9,000)	(126,000)	(358,000)	(390,000)	(62,000)	(20,000)
Water capital spent from 1987 Bonds	(47,000)	(991,000)	-	-	-	-	-	-	-	-	(536,000)	(734,000)	(406,000)	(8,000)	-	-	(51,000)	-	-	-	-	-	-
Water capital spent from 2000 Bonds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total annual capital spent	(262,000)	(1,177,000)	(230,000)	(212,000)	(379,000)	(406,000)	(354,000)	(117,000)	(96,000)	(9,000)	(724,000)	(773,000)	(466,000)	(242,000)	(798,000)	(628,000)	(178,000)	(9,000)	(126,000)	(358,000)	(390,000)	(62,000)	(20,000)
Reserve balance at fiscal year end	1,645,000	964,000	1,117,000	989,000	726,000	874,000	587,000	443,000	413,000	506,000	564,000	1,400,000	1,206,000	1,223,000	931,000	643,000	655,000	906,000	820,000	620,000	468,000	695,000	1,256,000



History of South Fork Water Board (SFWB) Rate Increases, Usage, and Cost of Water Purchased

	Rate per 100ccf	% change	Amt of water purchased (ccf)	Cost of water purchased
FY 1994	0.3130		112,339,297	\$ 351,622
FY 1995	0.5570	77.96%	139,179,145	\$ 775,228
FY 1996	0.5570		133,160,428	\$ 741,704
FY 1997	0.5510	-1.08%	142,044,117	\$ 782,663
FY 1998	0.5510		131,922,460	\$ 726,893
FY 1999	0.5350	-2.90%	146,922,459	\$ 786,035
FY 2000	0.5350		150,459,892	\$ 804,960
FY 2001	0.5350		156,054,814	\$ 834,893
FY 2002	0.5350		140,208,598	\$ 750,116
FY 2003	0.5350		157,842,300	\$ 844,456
FY 2004	0.5350		168,672,500	\$ 902,398
FY 2005	0.5350		146,566,900	\$ 784,133
FY 2006	0.5620	5.05%	147,850,200	\$ 830,918
FY 2007	0.5790	3.02%	152,242,000	\$ 881,481
FY 2008	0.5910	2.07%	140,586,800	\$ 830,868
FY 2009	0.6090	3.05%	147,576,700	\$ 898,742
FY 2010	0.6395	5.01%	141,185,800	\$ 902,883
FY 2011	0.7030	9.93%	130,038,800	\$ 914,173
FY 2012	0.7311	4.00%	126,779,500	\$ 926,885
FY 2013	0.7561	3.42%		



Water System Improvement Task Force Data Request
Top Water Users in West Linn & the Effects of Percentage Increases on Those Users

Customer	Address	Usage (CCFs)	Annual Billing	Average Monthly Billing	Estimated Annual Impact of Water Rate Increase					Estimated Monthly Impact of Water Rate Increase				
					1% of	5% of	10% of	20% of	25% of	1% of	5% of	10% of	20% of	25% of
					Total Billing	Total Billing	Total Billing	Total Billing	Total Billing	Monthly Billing	Monthly Billing	Monthly Billing	Monthly Billing	Monthly Billing
CITY OF WEST LINN	19900 WILLAMETTE DR	24,410	\$45,752	\$ 3,813	\$ 458	\$ 2,288	\$ 4,575	\$ 9,150	\$ 11,438	\$ 38	\$ 191	\$ 381	\$ 763	\$ 953
CASCADE SUMMIT APARTMENTS ¹	BLAND CIRCLE RD-NORTH SID	19,724	\$67,065	\$ 5,589	\$ 671	\$ 3,353	\$ 6,707	\$ 13,413	\$ 16,766	\$ 56	\$ 279	\$ 559	\$ 1,118	\$ 1,397
WEST LINN PAPER COMPANY	4380 WILLAMETTE FALLS DR	14,110	\$26,981	\$ 2,248	\$ 270	\$ 1,349	\$ 2,698	\$ 5,396	\$ 6,745	\$ 22	\$ 112	\$ 225	\$ 450	\$ 562
MADISON HEIGHTS ¹	4701 SUMMERLINN WY	9,143	\$26,775	\$ 2,231	\$ 268	\$ 1,339	\$ 2,677	\$ 5,355	\$ 6,694	\$ 22	\$ 112	\$ 223	\$ 446	\$ 558
WEST LINN SCHOOL DISTRICT #3J	5464 WEST A ST	7,081	\$16,314	\$ 1,359	\$ 163	\$ 816	\$ 1,631	\$ 3,263	\$ 4,078	\$ 14	\$ 68	\$ 136	\$ 272	\$ 340
SUMMERLINN VILLA CONDOS LLC ¹	2101 SNOWBERRY RIDGE CT	6,962	\$22,864	\$ 1,905	\$ 229	\$ 1,143	\$ 2,286	\$ 4,573	\$ 5,716	\$ 19	\$ 95	\$ 191	\$ 381	\$ 476
HIDDEN VILLAGE APARTMENTS ¹	4001 ROBIN PL	6,737	\$20,093	\$ 1,674	\$ 201	\$ 1,005	\$ 2,009	\$ 4,019	\$ 5,023	\$ 17	\$ 84	\$ 167	\$ 335	\$ 419
SUMMERLINN APARTMENTS LLC ¹	400 SUMMERLINN DR	5,701	\$18,725	\$ 1,560	\$ 187	\$ 936	\$ 1,872	\$ 3,745	\$ 4,681	\$ 16	\$ 78	\$ 156	\$ 312	\$ 390
LINNWOOD HEIGHTS APTS ¹	20105 LARKSPUR LN	5,494	\$19,888	\$ 1,657	\$ 199	\$ 994	\$ 1,989	\$ 3,978	\$ 4,972	\$ 17	\$ 83	\$ 166	\$ 331	\$ 414
TANNER SPRING ASSISTED LIVING	23000 HORIZON DR	5,050	\$ 9,644	\$ 804	\$ 96	\$ 482	\$ 964	\$ 1,929	\$ 2,411	\$ 8	\$ 40	\$ 80	\$ 161	\$ 201
SUMMERLINN ESTATES ¹	3101 SUMMERLINN DR	5,041	\$16,557	\$ 1,380	\$ 166	\$ 828	\$ 1,656	\$ 3,311	\$ 4,139	\$ 14	\$ 69	\$ 138	\$ 276	\$ 345
BLACKHAWK LLC	1800 -D BLANKENSHIP RD	4,660	\$ 9,509	\$ 792	\$ 95	\$ 475	\$ 951	\$ 1,902	\$ 2,377	\$ 8	\$ 40	\$ 79	\$ 158	\$ 198
WILLAMETTE TERRACE APTS ¹	1709 BLANKENSHIP RD	4,158	\$14,872	\$ 1,239	\$ 149	\$ 744	\$ 1,487	\$ 2,974	\$ 3,718	\$ 12	\$ 62	\$ 124	\$ 248	\$ 310
ROSE LINN CARE CENTER	2330 DEBOK RD	4,132	\$ 7,730	\$ 644	\$ 77	\$ 387	\$ 773	\$ 1,546	\$ 1,933	\$ 6	\$ 32	\$ 64	\$ 129	\$ 161
WEST LINN SHOPPING CENTER ASSO	5656 HOOD ST	3,837	\$ 8,117	\$ 676	\$ 81	\$ 406	\$ 812	\$ 1,623	\$ 2,029	\$ 7	\$ 34	\$ 68	\$ 135	\$ 169
THE MANSIONS AT SUMMERLINN ¹	4000 SUMMERLINN DR	3,810	\$11,156	\$ 930	\$ 112	\$ 558	\$ 1,116	\$ 2,231	\$ 2,789	\$ 9	\$ 46	\$ 93	\$ 186	\$ 232
ROIC CASCADE SUMMIT LLC	21500 SALAMO RD	3,695	\$ 7,958	\$ 663	\$ 80	\$ 398	\$ 796	\$ 1,592	\$ 1,989	\$ 7	\$ 33	\$ 66	\$ 133	\$ 166
WYSE INVESTMENT SERVICES	19353 WILLAMETTE DR	3,076	\$ 6,091	\$ 508	\$ 61	\$ 305	\$ 609	\$ 1,218	\$ 1,523	\$ 5	\$ 25	\$ 51	\$ 102	\$ 127
HIDDEN SPRINGS HOMEOWNER ASSOC ¹	2781 -M BAY MEADOWS DR	2,945	\$ 6,111	\$ 509	\$ 61	\$ 306	\$ 611	\$ 1,222	\$ 1,528	\$ 5	\$ 25	\$ 51	\$ 102	\$ 127
KAADY CAR WASH	19303 WILLAMETTE DR	2,797	\$ 5,310	\$ 443	\$ 53	\$ 266	\$ 531	\$ 1,062	\$ 1,328	\$ 4	\$ 22	\$ 44	\$ 89	\$ 111
SAFeway INC	21000 SALAMO RD	2,786	\$ 5,367	\$ 447	\$ 54	\$ 268	\$ 537	\$ 1,073	\$ 1,342	\$ 4	\$ 22	\$ 45	\$ 89	\$ 112
WILLAMETTE CAR WASH	2155 8TH CT	2,469	\$ 4,696	\$ 391	\$ 47	\$ 235	\$ 470	\$ 939	\$ 1,174	\$ 4	\$ 20	\$ 39	\$ 78	\$ 98

¹ Apartment complexes, which likely pass through billings to multiple renters.

Estimated Debt Service for Double-barrel Revenue Bonds/Full Faith & Credit Obligations

Estimated amount: \$ 7,000,000

Interest rate: 3.50%

Term (years): 20

Year	Fiscal year	Beginning balance	Principal	Interest	Total payment	Ending balance
1	2014	\$ 7,000,000	\$ 247,528	\$ 245,000	\$ 492,528	\$ 6,752,472
2	2015	6,752,472	256,191	236,337	492,528	6,496,281
3	2016	6,496,281	265,158	227,370	492,528	6,231,124
4	2017	6,231,124	274,438	218,089	492,528	5,956,686
5	2018	5,956,686	284,044	208,484	492,528	5,672,642
6	2019	5,672,642	293,985	198,542	492,528	5,378,657
7	2020	5,378,657	304,275	188,253	492,528	5,074,382
8	2021	5,074,382	314,924	177,603	492,528	4,759,458
9	2022	4,759,458	325,946	166,581	492,528	4,433,512
10	2023	4,433,512	337,355	155,173	492,528	4,096,157
11	2024	4,096,157	349,162	143,365	492,528	3,746,995
12	2025	3,746,995	361,383	131,145	492,528	3,385,612
13	2026	3,385,612	374,031	118,496	492,528	3,011,581
14	2027	3,011,581	387,122	105,405	492,528	2,624,459
15	2028	2,624,459	400,671	91,856	492,528	2,223,788
16	2029	2,223,788	414,695	77,833	492,528	1,809,093
17	2030	1,809,093	429,209	63,318	492,528	1,379,883
18	2031	1,379,883	444,232	48,296	492,528	935,652
19	2032	935,652	459,780	32,748	492,528	475,872
20	2033	475,872	475,872	16,656	492,528	(0)
			\$ 7,000,000	\$ 2,850,551	\$ 9,850,551	

City of West Linn
Water Fund
(amounts in thousands)

Water Fund
(amounts in thousands)

	ACTUALS						PROJECTED																					
	FY07	FY08	FY09	FY10	FY11	FY12	FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32		
Resources																												
Beginning fund balance	\$655	\$906	\$820	\$620	\$468	\$695	\$1,256	\$1,373	\$1,452	\$1,503	\$1,529	\$1,528	\$1,497	\$1,744	\$1,971	\$2,327	\$2,658	\$2,959	\$3,229	\$3,464	\$3,662	\$3,820	\$3,933	\$3,997	\$4,009	\$3,962		
Water charges - base	2,780	2,449	2,807	2,763	2,773	3,007	3,102	3,207	3,734	3,861	3,992	4,128	4,268	4,414	4,564	4,719	4,879	5,045	5,217	5,394	5,577	5,766	5,962	6,165	6,375	6,591	0.02%	
Funds from rate increases	146	129	148	145	129	145	158	587	190	196	203	210	217	224	232	240	248	256	265	274	283	293	303	313	324	335	5.00%	
Interest	20	25	85	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.00%	
Miscellaneous	(269)	35	57	61	99	114	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	2.00%	
Licenses and permits	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Debt proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Transfers from other funds	80	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total revenues	2,757	2,638	3,097	2,970	3,001	3,266	3,310	3,845	3,976	4,110	4,249	4,394	4,543	4,698	4,858	5,023	5,193	5,369	5,552	5,740	5,934	6,135	6,343	6,558	6,781	7,010		
Total Resources	\$3,412	\$3,544	\$3,917	\$3,590	\$3,469	\$3,961	\$4,566	\$5,218	\$5,428	\$5,613	\$5,778	\$5,922	\$6,040	\$6,442	\$6,828	\$7,350	\$7,851	\$8,329	\$8,780	\$9,204	\$9,597	\$9,955	\$10,276	\$10,556	\$10,789	\$10,973		
Requirements																												
Personal services	\$580	\$596	\$510	\$580	\$522	\$523	\$542	\$564	\$587	\$610	\$634	\$659	\$685	\$712	\$740	\$770	\$801	\$833	\$866	\$901	\$937	\$974	\$1,013	\$1,054	\$1,096	\$1,140	4.00%	
Materials & services	1,206	1,234	1,249	1,313	1,298	1,356	1,417	1,481	1,548	1,618	1,691	1,767	1,847	1,930	2,017	2,108	2,203	2,302	2,406	2,514	2,627	2,745	2,869	2,998	3,133	3,274	4.50%	
Debt service - existing	150	151	153	153	149	150	150	150	154	153	152	152	152	152	paid off	paid off	paid off	paid off	Scheduled									
Debt service - new issues	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Scheduled	
Transfers to other funds	561	617	1,027	686	743	657	684	705	726	748	770	793	817	842	867	893	920	948	976	1,005	1,035	1,066	1,098	1,131	1,165	1,200	3.00%	
Capital outlay																												
Routine & emergencies	9	126	358	390	62	19	200	250	263	276	290	305	320	336	353	371	390	410	431	453	476	500	525	551	579	608	5.00%	
Future water line replacements	-	-	-	-	-	-	200	616	647	679	713	749	475	499	524	550	578	607	637	669	702	737	774	813	854	897	5.00%	
Storage & pumping facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.00%
Total expenditures	2,506	2,724	3,297	3,122	2,774	2,705	3,193	3,766	3,925	4,084	4,250	4,425	4,296	4,471	4,501	4,692	4,892	5,100	5,316	5,542	5,777	6,022	6,279	6,547	6,827	7,119		
Ending Fund Balance																												
Policy requirement (15%)	268	275	264	284	273	282	294	307	320	334	349	364	380	396	414	432	451	470	491	512	535	558	582	608	634	662		
Reserve for debt service (inc.)	151	151	151	151	151	151	150	150	154	153	152	152	152	152	-	-	-	-	-	-	-	-	-	-	-	-	-	
Over (under) Policy	487	394	205	33	271	823	929	995	1,029	1,042	1,027	981	1,212	1,423	1,913	2,226	2,508	2,759	2,973	3,150	3,285	3,375	3,415	3,401	3,328	3,192		
Total ending fund balance	906	820	620	468	695	1,256	1,373	1,452	1,503	1,529	1,528	1,497	1,744	1,971	2,327	2,658	2,959	3,229	3,464	3,662	3,820	3,933	3,997	4,009	3,962			
Total Requirements	\$3,412	\$3,544	\$3,917	\$3,590	\$3,469	\$3,961	\$4,566	\$5,218	\$5,428	\$5,613	\$5,778	\$5,922	\$6,040	\$6,442	\$6,828	\$7,350	\$7,851	\$8,329	\$8,780	\$9,204	\$9,597	\$9,955	\$10,276	\$10,556	\$10,789	\$10,973		

Utility Rate Information:																											
% water rate increases	5%	5%	5%	5%	5%	5%	5%	5%	18%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%
Projected usage variance								-1.6%	-1.6%	-1.6%	-1.6%	-1.6%	-1.6%	-1.6%	-1.6%	-1.6%	-1.6%	-1.6%	-1.6%	-1.6%	-1.6%	-1.6%	-1.6%	-1.6%	-1.6%	-1.6%	-1.6%
Water portion of average bill	\$ 14	\$ 15	\$ 15	\$ 16	\$ 17	\$ 18	\$ 19	\$ 22	\$ 23	\$ 24	\$ 26	\$ 27	\$ 28	\$ 30	\$ 31	\$ 33	\$ 34	\$ 36	\$ 38	\$ 40	\$ 42	\$ 44	\$ 46	\$ 48	\$ 51	\$ 53	
Total average utility bill	\$ 40	\$ 42	\$ 57	\$ 60	\$ 63	\$ 66	\$ 69	\$ 82	\$ 86	\$ 90	\$ 95	\$ 100	\$ 105	\$ 110	\$ 115	\$ 121	\$ 127	\$ 134	\$ 140	\$ 147	\$ 155	\$ 162	\$ 170	\$ 179	\$ 188	\$ 197	
Bond Covenant Information:																											
Coverage Ratio (130% min)	417%	160%	202%	256%	285%	487%	411%	696%	690%	706%	724%	736%	748%	759%													
Reserves (Max Annual DS)	\$ 151	\$ 151	\$ 151	\$ 151	\$ 151	\$ 151	\$ 150	\$ 150	\$ 154	\$ 153	\$ 152	\$ 152	\$ 152	\$ 152													

Water Fund Projection - Pay as you go, 18% increase, replace pipes, 5% annually thereafter to cover inflating operating costs

City of West Linn
Water Fund
(amounts in thousands)

Water Fund
(amounts in thousands)

	ACTUALS						PROJECTED																				
	FY07	FY08	FY09	FY10	FY11	FY12	FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32	
Resources																											
Beginning fund balance	\$655	\$906	\$820	\$620	\$468	\$695	\$1,256	\$1,373	\$1,256	\$1,104	\$920	\$972	\$995	\$1,298	\$1,583	\$2,000	\$2,393	\$2,758	\$3,095	\$3,400	\$3,670	\$3,902	\$4,093	\$4,238	\$4,332	\$4,372	
Water charges - base	2,780	2,449	2,807	2,763	2,773	3,007	3,102	3,207	3,541	3,661	3,786	4,180	4,322	4,469	4,621	4,778	4,941	5,109	5,283	5,462	5,648	5,840	6,039	6,244	6,456	6,676	0.02%
Funds from rate increases	146	129	148	145	129	145	158	391	180	186	462	212	220	227	235	243	251	260	268	278	287	297	307	317	328	339	5.00%
Interest	20	25	85	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.00%
Miscellaneous	(269)	35	57	61	99	114	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	2.00%
Licenses and permits	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Debt proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Transfers from other funds	80	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total revenues	2,757	2,638	3,097	2,970	3,001	3,266	3,310	3,649	3,773	3,900	4,302	4,448	4,600	4,756	4,918	5,085	5,258	5,437	5,621	5,812	6,009	6,213	6,424	6,641	6,866	7,099	
Total Resources	\$3,412	\$3,544	\$3,917	\$3,590	\$3,469	\$3,961	\$4,566	\$5,022	\$5,029	\$5,004	\$5,222	\$5,420	\$5,594	\$6,054	\$6,501	\$7,085	\$7,650	\$8,195	\$8,716	\$9,212	\$9,679	\$10,115	\$10,517	\$10,879	\$11,199	\$11,470	
Requirements																											
Personal services	\$580	\$596	\$510	\$580	\$522	\$523	\$542	\$564	\$587	\$610	\$634	\$659	\$685	\$712	\$740	\$770	\$801	\$833	\$866	\$901	\$937	\$974	\$1,013	\$1,054	\$1,096	\$1,140	4.00%
Materials & services	1,206	1,234	1,249	1,313	1,298	1,356	1,417	1,481	1,548	1,618	1,691	1,767	1,847	1,930	2,017	2,108	2,203	2,302	2,406	2,514	2,627	2,745	2,869	2,998	3,133	3,274	4.50%
Debt service - existing	150	151	153	153	149	150	150	150	154	153	152	152	152	152	paid off	paid off	paid off	paid off	paid off	Scheduled							
Debt service - new issues	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Scheduled
Transfers to other funds	561	617	1,027	686	743	657	684	705	726	748	770	793	817	842	867	893	920	948	976	1,005	1,035	1,066	1,098	1,131	1,165	1,200	3.00%
Capital outlay																											
Routine & emergencies	9	126	358	390	62	19	200	250	263	276	290	305	320	336	353	371	390	410	431	453	476	500	525	551	579	608	5.00%
Future water line replacements	-	-	-	-	-	-	200	616	647	679	713	749	475	499	524	550	578	607	637	669	702	737	774	813	854	897	5.00%
Storage & pumping facilities	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5.00%
Total expenditures	2,506	2,724	3,297	3,122	2,774	2,705	3,193	3,766	3,925	4,084	4,250	4,425	4,296	4,471	4,501	4,692	4,892	5,100	5,316	5,542	5,777	6,022	6,279	6,547	6,827	7,119	
Ending Fund Balance																											
Policy requirement (15%)	268	275	264	284	273	282	294	307	320	334	349	364	380	396	414	432	451	470	491	512	535	558	582	608	634	662	
Reserve for debt service (inc.	151	151	151	151	151	151	150	150	154	153	152	152	152	152	-	-	-	-	-	-	-	-	-	-	-	-	
Over (under) Policy	487	394	205	33	271	823	929	799	630	433	471	479	766	1,035	1,586	1,961	2,307	2,625	2,909	3,158	3,367	3,535	3,656	3,724	3,738	3,689	
Total ending fund balance	906	820	620	468	695	1,256	1,373	1,256	1,104	920	972	995	1,298	1,583	2,000	2,393	2,758	3,095	3,400	3,670	3,902	4,093	4,238	4,332	4,372	4,351	
Total Requirements	\$3,412	\$3,544	\$3,917	\$3,590	\$3,469	\$3,961	\$4,566	\$5,022	\$5,029	\$5,004	\$5,222	\$5,420	\$5,594	\$6,054	\$6,501	\$7,085	\$7,650	\$8,195	\$8,716	\$9,212	\$9,679	\$10,115	\$10,517	\$10,879	\$11,199	\$11,470	
Utility Rate Information:																											
% water rate increases	5%	5%	5%	5%	5%	5%	5%	12%	5%	5%	12%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	
Projected usage variance							-1.6%	-1.6%	-1.6%	-1.6%	-1.6%	-1.6%	-1.6%	-1.6%	-1.6%	-1.6%	-1.6%	-1.6%	-1.6%	-1.6%	-1.6%	-1.6%	-1.6%	-1.6%	-1.6%	-1.6%	
Water portion of average bill	\$ 14	\$ 15	\$ 15	\$ 16	\$ 17	\$ 18	\$ 19	\$ 21	\$ 22	\$ 23	\$ 26	\$ 27	\$ 29	\$ 30	\$ 32	\$ 33	\$ 35	\$ 36	\$ 38	\$ 40	\$ 42	\$ 44	\$ 47	\$ 49	\$ 51	\$ 54	
Total average utility bill	\$ 40	\$ 42	\$ 57	\$ 60	\$ 63	\$ 66	\$ 69	\$ 78	\$ 82	\$ 86	\$ 96	\$ 101	\$ 106	\$ 111	\$ 117	\$ 123	\$ 129	\$ 135	\$ 142	\$ 149	\$ 156	\$ 164	\$ 173	\$ 181	\$ 190	\$ 200	
Bond Covenant Information:																											
Coverage Ratio (130% min)	417%	160%	202%	256%	285%	487%	411%	566%	558%	569%	758%	772%	785%	797%													
Reserves (Max Annual DS)	\$ 151	\$ 151	\$ 151	\$ 151	\$ 151	\$ 151	\$ 150	\$ 150	\$ 154	\$ 153	\$ 152	\$ 152	\$ 152	\$ 152													

Water Fund Projection - Two 12% rate increases and 5% thereafter to cover inflating operating costs

City of West Linn
Water Fund
(amounts in thousands)

Water Fund
(amounts in thousands)

	ACTUALS						PROJECTED																				
	FY07	FY08	FY09	FY10	FY11	FY12	FY13	FY14	FY15	FY16	FY17	FY18	FY19	FY20	FY21	FY22	FY23	FY24	FY25	FY26	FY27	FY28	FY29	FY30	FY31	FY32	
Resources																											
Beginning fund balance	\$655	\$906	\$820	\$620	\$468	\$695	\$1,256	\$1,373	\$1,452	\$1,503	\$1,318	\$1,106	\$864	\$900	\$916	\$780	\$619	\$428	\$206	(\$51)	(\$345)	(\$679)	(\$1,058)	(\$1,486)	(\$1,966)	(\$2,505)	
Water charges - base	2,780	2,449	2,807	2,763	2,773	3,007	3,102	3,207	3,734	3,861	3,992	4,128	4,268	4,414	4,564	4,719	4,879	5,045	5,217	5,394	5,577	5,766	5,962	6,165	6,375	6,591	0.02%
Funds from rate increases	146	129	148	145	129	145	158	587	190	196	203	210	217	224	232	240	248	256	265	274	283	293	303	313	324	335	5.00%
Interest	20	25	85	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3.00%
Miscellaneous	(269)	35	57	61	99	114	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	2.00%
Licenses and permits	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Debt proceeds	-	-	-	-	-	-	-	-	3,500	-	-	-	-	3,500	-	-	-	-	-	-	-	-	-	-	-	-	
Transfers from other funds	80	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total revenues	2,757	2,638	3,097	2,970	3,001	3,266	3,310	3,845	7,476	4,110	4,249	4,394	4,543	8,198	4,858	5,023	5,193	5,369	5,552	5,740	5,934	6,135	6,343	6,558	6,781	7,010	
Total Resources	\$3,412	\$3,544	\$3,917	\$3,590	\$3,469	\$3,961	\$4,566	\$5,218	\$8,928	\$5,613	\$5,567	\$5,500	\$5,407	\$9,098	\$5,773	\$5,803	\$5,812	\$5,798	\$5,757	\$5,689	\$5,590	\$5,456	\$5,285	\$5,073	\$4,814	\$4,506	
Requirements																											
Personal services	\$580	\$596	\$510	\$580	\$522	\$523	\$542	\$564	\$587	\$610	\$634	\$659	\$685	\$712	\$740	\$770	\$801	\$833	\$866	\$901	\$937	\$974	\$1,013	\$1,054	\$1,096	\$1,140	4.00%
Materials & services	1,206	1,234	1,249	1,313	1,298	1,356	1,417	1,481	1,548	1,618	1,691	1,767	1,847	1,930	2,017	2,108	2,203	2,302	2,406	2,514	2,627	2,745	2,869	2,998	3,133	3,274	4.50%
Debt service - existing	150	151	153	153	149	150	150	150	154	153	152	152	152	152	paid off	Scheduled											
Debt service - new issues	-	-	-	-	-	-	-	-	-	211	211	211	211	211	492	492	492	492	492	492	492	492	492	492	492	492	Scheduled
Transfers to other funds	561	617	1,027	686	743	657	684	705	726	748	770	793	817	842	867	893	920	948	976	1,005	1,035	1,066	1,098	1,131	1,165	1,200	3.00%
Capital outlay																											
Routine & emergencies	9	126	358	390	62	19	200	250	263	276	290	305	320	336	353	371	390	410	431	453	476	500	525	551	579	608	5.00%
Future water line replacements	-	-	-	-	-	-	200	616	647	679	713	749	475	499	524	550	578	607	637	669	702	737	774	813	854	897	5.00%
Storage & pumping facilities	-	-	-	-	-	-	-	-	3,500	-	-	-	-	3,500	-	-	-	-	-	-	-	-	-	-	-	-	5.00%
Total expenditures	2,506	2,724	3,297	3,122	2,774	2,705	3,193	3,766	7,425	4,295	4,461	4,636	4,507	8,182	4,993	5,184	5,384	5,592	5,808	6,034	6,269	6,514	6,771	7,039	7,319	7,611	
Ending Fund Balance																											
Policy requirement (15%)	268	275	264	284	273	282	294	307	320	334	349	364	380	396	414	432	451	470	491	512	535	558	582	608	634	662	
Reserve for debt service (inc.)	151	151	151	151	151	151	150	150	154	364	363	363	363	363	492	492	492	492	492	492	492	492	492	492	492	492	
Over (under) Policy	487	394	205	33	271	823	929	995	1,029	620	394	137	157	157	(126)	(305)	(515)	(756)	(1,034)	(1,349)	(1,706)	(2,108)	(2,560)	(3,066)	(3,631)	(4,259)	
Total ending fund balance	906	820	620	468	695	1,256	1,373	1,452	1,503	1,318	1,106	864	900	916	780	619	428	206	(51)	(345)	(679)	(1,058)	(1,486)	(1,966)	(2,505)	(3,105)	
Total Requirements	\$3,412	\$3,544	\$3,917	\$3,590	\$3,469	\$3,961	\$4,566	\$5,218	\$8,928	\$5,613	\$5,567	\$5,500	\$5,407	\$9,098	\$5,773	\$5,803	\$5,812	\$5,798	\$5,757	\$5,689	\$5,590	\$5,456	\$5,285	\$5,073	\$4,814	\$4,506	
Utility Rate Information:																											
% water rate increases	5%	5%	5%	5%	5%	5%	5%	18%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	
Projected usage variance							-1.6%	-1.6%	-1.6%	-1.6%	-1.6%	-1.6%	-1.6%	-1.6%	-1.6%	-1.6%	-1.6%	-1.6%	-1.6%	-1.6%	-1.6%	-1.6%	-1.6%	-1.6%	-1.6%	-1.6%	
Water portion of average bill	\$ 14	\$ 15	\$ 15	\$ 16	\$ 17	\$ 18	\$ 19	\$ 22	\$ 23	\$ 24	\$ 26	\$ 27	\$ 28	\$ 30	\$ 31	\$ 33	\$ 34	\$ 36	\$ 38	\$ 40	\$ 42	\$ 44	\$ 46	\$ 48	\$ 51	\$ 53	
Total average utility bill	\$ 40	\$ 42	\$ 57	\$ 60	\$ 63	\$ 66	\$ 69	\$ 82	\$ 86	\$ 90	\$ 95	\$ 100	\$ 105	\$ 110	\$ 115	\$ 121	\$ 127	\$ 134	\$ 140	\$ 147	\$ 155	\$ 162	\$ 170	\$ 179	\$ 188	\$ 197	
Bond Covenant Information:																											
Coverage Ratio (130% min)	417%	160%	202%	256%	285%	487%	411%	696%	690%	297%	303%	308%	313%	318%	238%	241%	245%	248%	251%	254%	256%	259%	261%	263%	265%	267%	
Reserves (Max Annual DS)	\$ 151	\$ 151	\$ 151	\$ 151	\$ 151	\$ 151	\$ 150	\$ 150	\$ 154	\$ 364	\$ 363	\$ 363	\$ 363	\$ 363	\$ 492	\$ 492	\$ 492	\$ 492	\$ 492	\$ 492	\$ 492	\$ 492	\$ 492	\$ 492	\$ 492	\$ 492	

Water Fund Projection - 18% and 5% thereafter, possible Bond issues in future depending upon future consumption usage and revenues