

The Valley at Winter Park Water District

Capital Improvements Workpaper 01.22.26

Future Capital Improvements

Arsenic Treatment - Design	\$ 50,000
Arsenic Treatment - Equipment	\$ 170,000
Arsenic Treatment - Installation	\$ 25,000
Arsenic Treatment Replacement Media	\$ 40,000
Meter Replacement	\$ 15,000
Upgrade to Access Road	\$ 27,500
T6 - Pump Design & Selection	\$ 35,000
Tank - Maintenance & Upgrades	\$ 25,000
Total Projected Capital Improvements	\$ 387,500

Current Financial Resources

Projected District Funds at 03.1.2026	\$ 125,000
Recommended Reserve for Operations	\$ (80,000)
Funds Available for Capital Projects	\$ 45,000
Funding Required	\$ 342,500
Contingency 10%	\$ 38,750
Total Funding Requirements	\$ 381,250
Share per Lot	\$ 7,943

Funding Options

	Rate Increase Options		Annual Fee Per Lot	Quarterly Fee Per Lot	Projected Revenue*	Operating Expenses-Est.	Reserve Increase / (Decrease)*
Option #1	2025		\$ 3,000	\$ 750	\$ 144,000		
Funding through	Option 1 - 2026	50%	\$ 4,500	\$ 1,125	\$ 216,000	\$ 169,708	\$ 46,292
Quarterly fees	2027	20%	\$ 5,400	\$ 1,350	\$ 259,200	\$ 178,193	\$ 81,007
Only (5 Year	2028	5%	\$ 5,670	\$ 1,418	\$ 272,160	\$ 187,103	\$ 85,057
Timeline)	2029	5%	\$ 5,954	\$ 1,488	\$ 285,768	\$ 196,458	\$ 89,310
	2030	5%	\$ 6,251	\$ 1,563	\$ 300,056	\$ 206,281	\$ 93,775
							\$ 395,441

Option #2	2025		\$ 3,000	\$ 750	\$ 144,000		
Funding through	2026	20%	\$ 3,600	\$ 900	\$ 172,800	\$ 169,708	\$ 3,092
Qtrly fees & Staggered	2026 Spec. Assess		\$ 4,500				\$ 216,000
Assessments (3	2027	20%	\$ 4,320	\$ 1,080	\$ 207,360	\$ 178,193	\$ 29,167
Year Timeline)	2027 Spec. Assess		\$ 2,000				\$ 96,000
	2028	15%	\$ 4,968	\$ 1,242	\$ 238,464	\$ 187,103	\$ 51,361
							\$ 395,620

Option #3	2025		\$ 3,000	\$ 750	\$ 144,000		
Funding through	2026	20%	\$ 3,600	\$ 900	\$ 172,800	\$ 169,708	\$ 3,092
a Single	2026 Spec. Assess		\$ 8,000				\$ 384,000
Assessment (3	2027	5%	\$ 3,780	\$ 945	\$ 181,440	\$ 178,193	\$ 3,247
Year Timeline)	2028	5%	\$ 3,969	\$ 992	\$ 190,512	\$ 187,103	\$ 3,409
							\$ 384,000

* Based on Fee Revenue only.