

CITY OF ORLANDO

Stormwater Management Program

Financial Plan and Rate Study

FINAL REPORT / January 2024



January 29, 2024

Mr. Corey Knight, P.E.
Public Works Director
City of Orlando
400 South Orange Avenue
Orlando, FL 32801

Subject: **Stormwater Management Program – Financial Plan and Rate Study**

Dear Mr. Knight:

Raftelis Financial Consultants, Inc. (“Raftelis”) has prepared a Stormwater Financial Plan and Rate Study (the “Rate Study”) for the city of Orlando, Florida (the “City”). The Rate Study includes a review of the City’s current stormwater management operating costs, capital improvement plans and funding sources, and rate methods. The Rate Study has been developed in conjunction with City staff and this report summarizes the results of our analyses considerations, assumptions, and recommendations, which are submitted for your consideration.

To prepare the proposed Stormwater Rate Study, we have relied upon certain information and data provided by the City including the Fiscal Year 2024 Operating Budget, information about the Stormwater Management Program gathered through interviews with City staff, stormwater billing statistics provided by the City from the City’s property tax records and stormwater billing system and the current capital improvements expenditure plan. To the extent our analyses use certain data and information obtained from the City in the preparation of this report, we have relied upon such information to be accurate and, consequently, we make no representations regarding its accuracy.

The Rate Study presented herein is intended to meet certain goals and objectives. The three key objectives of the Rate Study were to: i) provide a financial review of the City’s Stormwater Management Program; ii) identify the proposed funding strategy for providing stormwater services including enhancements to future staffing levels to ensure regulatory compliance and sustainability of the Stormwater System; and iii) develop proposed rates sufficient to fund the operating and capital expenditure requirements of the Stormwater System (the “System”) that are fair and equitable based on industry standards, available data and ratemaking methods that best meet the current and future needs of the City. Underlying these objectives, the primary goal of the Rate Study is to propose rates to maintain and improve the stormwater management services provided by the City.

This report summarizes the results of our investigations and analyses and outlines our recommendations and conclusions for the City’s consideration.

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We appreciate the opportunity to be of service to the City and would like to thank the City staff for the valuable assistance and cooperation that we received during the preparation of this study.

Respectfully submitted,

RAFTELIS FINANCIAL CONSULTANTS, INC.



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Attachments

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STORMWATER MANAGEMENT PROGRAM

BACKGROUND

The City of Orlando (the “City”) is in the approximate center of the State of Florida in Orange County and had an estimated 2023 population of approximately 324,000. Pursuant to Federal and State regulatory requirements, the City's Stormwater Management Program is responsible for regulating, maintaining, and managing stormwater run-off within the City. As such, the City's Stormwater Management Program was established to: i) reduce undesirable stormwater impacts through reduction of stormwater runoff and pollution prevention strategies; ii) maintain the integrity of the City's stormwater infrastructure; iii) minimize flooding; iv) plan for and implement future Stormwater System improvements; and v) ensure compliance with federal, state, and local stormwater management rules and regulations. These regulatory requirements include federally mandated National Pollution Discharge Elimination System (“NPDES”) permit requirements. The City's NPDES permit regulates what can be discharged into freshwater areas and delegates compliance enforcement to the City and requires that the City control and reduce pollutants entering the Stormwater System from residential and commercial properties. NPDES permitting requirements also establish the required level and frequency of ongoing inspection and maintenance activities associated with the Stormwater System.

Through the City’s Stormwater Management Program, the Streets & Stormwater Services Division of the Public Works Department performs the maintenance, rehabilitation, and construction of the local stormwater conveyance and storage systems to provide public safety, asset preservation, and regulatory compliance. The work performed by the Streets & Stormwater Services Division directly benefits residents and contributes to improved water quality in freshwater wetlands, ponds, and lakes. Maintenance activities and ongoing improvements to the Stormwater System (the “System”) provide a direct benefit to residents of the City, ensuring the proper functioning of the stormwater drainage system to help mitigate the frequency of flooding.

Stormwater Fees were established to provide a dedicated revenue source to fund the costs of the Stormwater Management Program. Based on our review, the City's current Stormwater Fee is not sufficient to provide revenues to fully fund anticipated stormwater management costs. The current Stormwater Fee is billed as a Non-ad Valorem Special Assessment levied on the annual property tax bill and is used to fund the Stormwater Management Program.

STORMWATER MANAGEMENT PROGRAM GOALS AND OBJECTIVES

The Stormwater Rate and Financial Plan identifies the total cost of Stormwater System activities, develops projections of such costs for Fiscal Years 2025 through 2028 and proposed rates to recover such costs. The proposed stormwater rates, if adopted, are estimated to result in a Stormwater Management Program funding source that will provide a dedicated revenue stream adequate to meet the program’s financial needs related to facility inspections, planning, operations and maintenance, capital facility renewals and replacements, capital improvements to mitigate flooding and improve water.

In addition to estimating revenue requirements needed to fully fund the Stormwater Management Program, and enhancements to the maintenance activities and staffing levels, another significant objective of this study

involves analyzing and recommending a rate method that is fair and equitable based upon current property characteristics and industry practices.

The City's current rate structure for stormwater service is generally based on the impervious area per equivalent residential unit ("ERU") approach for developed properties and the total area for undeveloped properties. Under the City's existing rate structure an ERU is defined as the average impervious area of a single-family residential home or 2,000 square feet. Impervious area, which is measured for all developed properties, includes structures such as buildings, rooftops, driveways, parking lots, and other hard surfaces that prevent stormwater runoff from being absorbed into the ground. Also, under the City's current stormwater rate method, fees for multi-family residential and commercial properties include different fee levels for properties developed prior to 1989 and those developed after 1989 based on compliance with development regulations promulgated by the Florida Department of Environmental Protection ("FDEP") as summarized in the Orlando Urban Area Stormwater Management Manual ("OUSWMM"). In addition to these mitigation credits that are a function of the year the property was developed, certain single-family residential, multi-family residential, and commercial properties receive mitigation credits based on the implementation of on-site stormwater facilities, practices and activities that reduce stormwater run-off or enhance water quality. These credits have been implemented on a case-by-case basis to reflect the customer provided benefits to the Stormwater System.

SCOPE OF SERVICES, PROJECT GOALS, AND OBJECTIVES

The purpose of the Stormwater System Financial Plan and Rate Study is to support the City's Stormwater Management Program's goals and objectives related to: i) funding staffing, maintenance activities, and future capital needs; ii) preparation of a rate analysis based on revenue requirements identified for the fiscal years ending September 30, 2024 through September 30, 2028; and iii) development of a less complex stormwater rate alternative based directly on impervious area measurements available for each property. The results of the study are described in the sections of this report that follow.

The primary goal of the Stormwater System Financial Plan and Rate Study is to estimate the cost of Stormwater Program activities and recommend a fair and equitable rate structure to financially support the City's current and future Stormwater Management Program. This goal included the following supporting objectives:

1. Determine the current and future revenue requirements for the Stormwater Management Program;
2. Determine a less complex rate and fee structure that is fair and equitable to uniformly collect revenues based on industry standards and practices and methods to best meet the City's objectives while considering data availability and administrative burdens; and
3. Provide the Stormwater Management Program with sufficient revenue to fund the capital improvement program, field operations and maintenance, and support services needs to ensure regulatory compliance and maintain and enhance the stormwater services provided by the City.

To satisfy the intent of the Scope of Services and project goals and objectives, the Raftelis project team performed the following activities, which are summarized in this report:

- Met with City staff to refine the project scope to clearly align with the City's goals and objectives;

- Reviewed City adopted reports and documents that define and summarize the City's Stormwater Management Program. These documents include, but are not limited to:
 - Fiscal Years 2024-2028 Capital Improvement Program; and
 - Fiscal Year 2024 Proposed Streets & Stormwater Division's Operating Budget.
- Review of the City's current stormwater rate structure;
- Review of the impervious area property characteristics based on detailed billing records provided by the City;
- Prepare a five- (5) year financial forecast to estimate current and future revenue requirements; and,
- Development of a proposed rate alternative based on a uniform rate per square foot of impervious area for all developed properties.

STORMWATER MANAGEMENT PROGRAM FUNDING SOURCES

The Stormwater Management Program relies on three (3) primary sources of funding:

- Stormwater Fees billed as Non-ad Valorem Special Assessments, utilized to fund stormwater operations and maintenance, debt service obligations and internally funded capital requirements;
- Available grants; and
- Loans, as appropriate.

Of the revenue sources that are utilized by the City, the Stormwater Fee is the only recurring, specifically dedicated funding source. To meet the Stormwater Management Program's goals and objectives, we recommend the City consider increasing the stormwater fee levels as set forth in this report to create a viable and sustainable revenue source sufficient to fund the expenditure requirements of the essential Stormwater Management Program functions. As previously stated, these functions include stormwater operation and maintenance activities, capital project implementation, regulatory compliance, in addition to administrative, management, and support activities.

CAPITAL IMPROVEMENT PROGRAM

As part of the Stormwater Financial Plan and Rate Study, the Raftelis project team reviewed the Fiscal Year 2024 through Fiscal Year 2028 Capital Improvement Program ("CIP") provided by City staff, as adjusted to conform to the targeted rate increases as recommended herein, which is summarized on Table 3 at the end of this report. The CIP includes flood mitigation projects, water quality projects, and renewals and replacements and totals approximately \$110 million in expenditure needs for the Fiscal Year 2024 through Fiscal Year 2028 period. The following illustrations summarize the capital funding plan by year and by funding source.

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Figure 1 illustrates the level of capital expenditures on an annual basis from Fiscal Year 2024 through 2028.

Figure 1: Capital Improvement Funding Plan

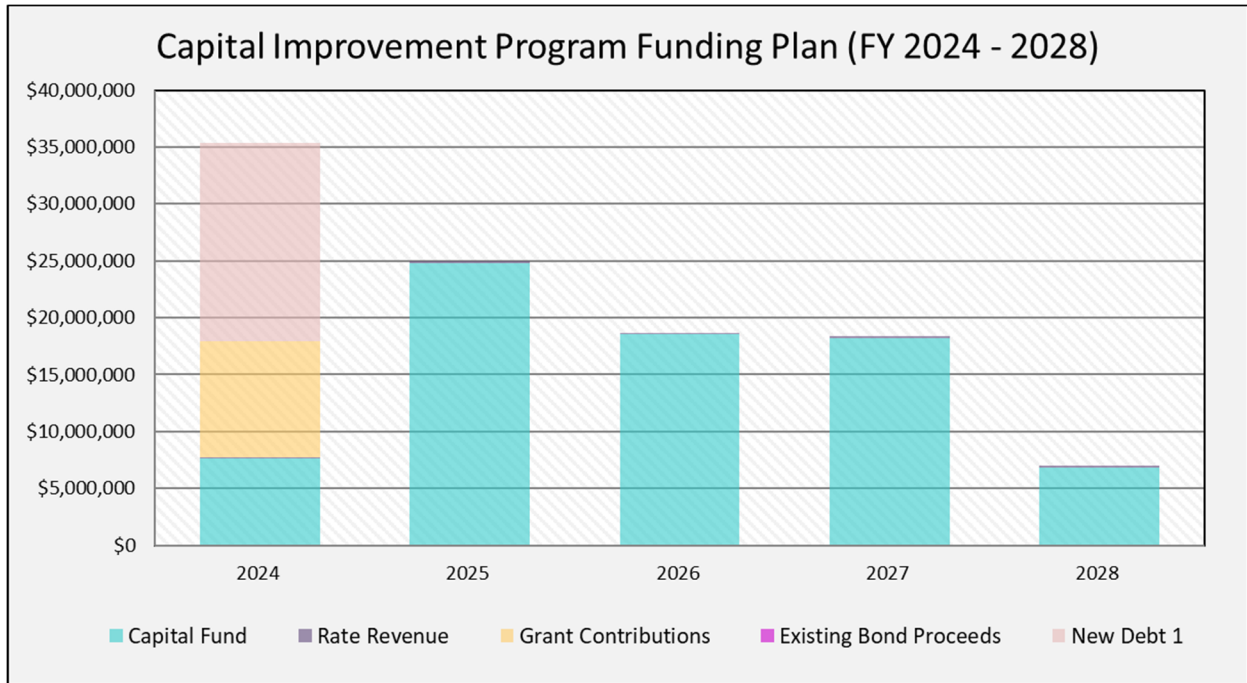
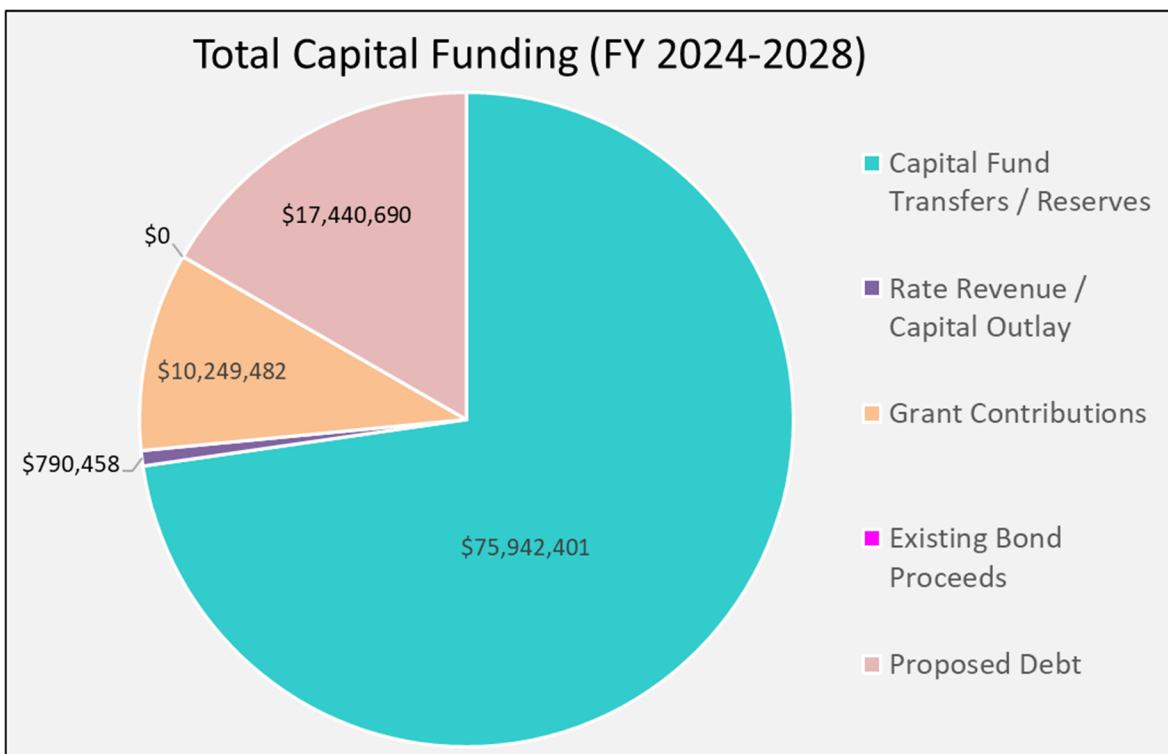


Figure 2 summarizes the capital expenditures plan by funding source.

Figure 2: Total Capital Funding Plan by Funding Source



CURRENT UTILITY RATE STRUCTURE AND FEES

The City's current stormwater rates were last updated fifteen (15) years ago. The City's Stormwater Utility Assessment Rate Structure has four general customer classifications:

- Single-family Residential: Includes all single-family residential parcels with structures;
- Multi-family Residential: Includes apartments, townhomes, condominiums, duplexes, and triplexes;
- Non-Residential: Any developed parcel that does not fall into the previous categories, such as commercial businesses, office condominiums, and institutionally owned properties; and
- Vacant parcels.

The existing rates for single-family residential and multi-family residential developed properties include a charge per ERU with a minimum and maximum threshold while non-residential or commercial properties include a charge per ERU with only a minimum threshold.

The existing fees for each rate classification are shown below:

Existing Stormwater Fees

Rate Classification	Annual Rate
Single-family	\$48.00 + (Measurement Impervious Area/2,000 sq.ft.) × \$71.88; with a Minimum Bill of \$83.94 and a Maximum Bill of \$137.88
Multi-family (Pre-1989 Development)	\$119.88 × (Measurement Impervious Area/2,000 sq.ft.) with a Maximum Bill of \$137.86 per Unit
Multi-family (Post-1989 Development)	\$69.56 × (Measurement Impervious Area per Unit/2,000 sq.ft.) with a Maximum Bill of \$80.04 per Unit
Non-Residential/Commercial (Pre-1989 Development)	\$119.88 × (Measurement Impervious Area/2,000 sq.ft.) with a Minimum Fee of \$119.88 per Year
Non-Residential/Commercial (Post-1989 Development)	\$69.56 × (Measurement Impervious Area/2,000 sq.ft.) with a Minimum Fee of \$69.56 per Year
Office/Condominium (Pre-1989 Development)	\$119.88 × (Measurement Impervious Area per Unit/2,000 sq.ft.) with a Minimum Annual Fee of \$119.88 per Unit
Office/Condominium (Post-1989 Development)	\$69.56 × (Measurement Impervious Area per Unit/2,000 sq.ft.) with a Minimum Annual Fee of \$69.56 per Unit
Vacant Land	\$62.38 × Number of Acres with a Minimum Fee of \$62.38 per Property
Agriculture	\$119.88 + \$7.188 per Acre

For the stormwater rate structure evaluation, the equivalent residential billing units ("ERUs") and the total square feet of impervious area have been provided by the City for each property and by rate category to evaluate revenues under the current rate structure.

ALTERNATIVE BILLING METHODS

Stormwater utilities in Florida typically bill for services through the application of either a stormwater user fee as part of the utility bill or, in the case of the City, through a Non-ad Valorem Special Assessment. Generally, based on Florida Statutes, to fall within the legal requirements of a special assessment billing approach, the amount of the assessment must be commensurate with a special benefit to the assessed property. To satisfy such requirements Stormwater services billed through either special assessments or monthly user fees are typically based only on rate methods that link the user or property benefit to the estimated run-off burden caused by the property. The "run-off burden" caused by the property is typically estimated using methods that equate the amount of stormwater run-off generated by a property based on the amount of impervious area of such property.

The tabulation below provides a comparison of the advantages and disadvantages of the Non-ad Valorem Special Assessment bill collection method versus the utility bill collection method.

Billing Methodology Pros and Cons

	Non-ad Valorem Assessment Method	Utility Bill Method
Pros	<ul style="list-style-type: none"> • Highest collection rate (95% - 98%) • One bill with all charges • Use tax roll data from Property Appraiser Revenue received within 6 months of start of fiscal year 	<ul style="list-style-type: none"> • Deadlines set by local government • Timeframe set by local government • Easier to charge exempt property May be able to use for government property
Cons	<ul style="list-style-type: none"> • Strict statutory requirements regarding public notice • Strict statutory timeframes • Cannot use for government property May not allow for City-wide rates related to specific capital projects 	<ul style="list-style-type: none"> • Difficult to correlate utility accounts to property uses (methodology issues) • Collection issues regarding non-payment • Utility bill gets crowded • May miss properties without utility service Revenue received on monthly basis

Shown below is a summary of stormwater billing methods used by a sample of Florida cities and counties. As shown in the summary, counties typically bill Stormwater Fees based on the Non-ad Valorem Special Assessment method while cities bill Stormwater Fees as either an assessment or as part of a monthly utility bill.

Stormwater Billing Methods Used in Other Communities

Florida Cities	Stormwater Billing Method	Florida Counties	Stormwater Billing Method
City of Apopka	Assessment	Orange County	Assessment
City of Bradenton	Utility Bill	Alachua County	Assessment
City of Bradenton Beach	Assessment	Brevard County	Assessment
City of Fort Myers	Utility Bill	Hillsborough County	Assessment
City of Maitland	Utility Bill	Leon County	Assessment
City of Miami	Utility Bill	Marion County	Assessment
City of Miami Beach	Utility Bill	Miami-Dade County	Utility Bill

City of Miramar	Assessment	Pasco County	Utility Bill
City of Ocala	Utility Bill	Pinellas County	Assessment
City of Oldsmar	Utility Bill	Polk County	Assessment
City of Palm Bay	Assessment	Sarasota County	Assessment
City of Palm Coast	Utility Bill	Volusia County	Assessment
City of St. Petersburg	Utility Bill		
City of St. Pete Beach	Assessment		
City of Tampa – O&M Only	Assessment		
City of Tampa – Capital	Assessment		
City of Venice	Utility Bill		
City of Winter Garden	Utility Bill		
City of Winter Park	Utility Bill		

CITY OF ORLANDO STORMWATER FUNDING NEEDS

The financial plan for the System includes capital improvement requirements and staffing necessary to support stormwater maintenance activities and projects to ensure regulatory compliance and System sustainability and resiliency.

STORMWATER MANAGEMENT COMPONENTS

Stormwater management activities for the City are organized into four major categories as described below:

- Stormwater Utility Administration** – This area of activity provides for the management and planning of the stormwater assets for the City. Included are program administration, planning, code enforcement and non-MS4 related monitoring.
- National Pollutant Discharge Elimination System (NPDES) Compliance Services** – This includes the cost of NPDES Municipal Separate Storm Sewer System (“MS4”) permit compliance that are not otherwise accounted for in the other categories.
- Management Services (Operation and Maintenance or O&M)** – These activities include the maintenance of the stormwater assets of the City including primary stormwater management system cleaning, litter control, and minor repair.
- Capital Improvement Projects (CIP)** – This includes major construction of new stormwater assets or rehabilitation and replacement of existing assets for the City. Projects are generally identified annually in the five- (5) year CIP program. The element includes allocations for stormwater conveyance system improvements, flood control, channel erosion, and newly required projects that may be needed to meet pollutant loading reductions.

STORMWATER LEVELS OF SERVICE

In an ideal world with unlimited funding, stormwater management activities would be completed at the highest level, routinely maintaining all systems, constructing facilities to best control every storm, planning for all basins to ultimate build out, and award winning NPDES compliance. Such funding is normally not available and thus, services must be provided at a reasonable level, desired by the public and efficiently achieved using the limited funding available. This level, known as the operational level of service (LOS), varies depending on regulatory requirements, the goals of the community and the critical issues that need to be addressed. The Stormwater System revenue requirements identified in this study are to be sufficient to achieve an adequate operational LOS.

PROGRAM MANAGEMENT LEVEL OF SERVICE

The level of service related to program management provides benefits to the community and environment through the following means:

- Comprehensive planning of stormwater management activities and practices increases the opportunity to implement recommendations prior to development or redevelopment occurring, thus decreasing the costs and improving the effectiveness of best management practices.
- A proper staffing level of City personnel to oversee and manage other program areas (i.e., operation and maintenance and capital improvements) improves the cost-effectiveness and efficiency of these program areas.
- A proper staffing level of City personnel to monitor and enforce City stormwater rules and regulations increases the level of compliance by the regulated community, better protecting the community and environment from unlawful activities.

To a large degree, the level of service of the program management function depends upon the corresponding level of service of the other City departments that provide ancillary stormwater management services. City staff members are required to oversee and manage these other program areas to ensure their cost-effectiveness and efficiency. These areas include enforcement of City development and environmental regulations (e.g., plan review and inspections for soil and erosion control and floodplain regulation). Other activities that would fall under the program management category include supporting functions such as information management, finance, and administration.

NPDES AND TMDL COMPLIANCE LEVEL OF SERVICE

Many Counties, Cities and Special Districts in Florida have either Phase 1 (for permittees with population above 100,000) or Phase 2 (for permittees with population below 100,000) municipal separate storm sewer system (“MS4”) permits issued by the FDEP. The MS4 is the primary stormwater conveyance systems owned and operated by the City that discharge into waters of the United States as defined by the federal government. Since the City population based on the 1990 Census was above 100,000 within the federally defined urban service area, it was required to obtain a Phase 1 permit (Permit No. FLS000014-004). Compliance with the permit requires the City to accomplish various stormwater management activities. The permit is also the vehicle to enforce water quality requirements under the Total Maximum Daily Load (“TMDL”) program and associated Basin Management Action Plan (“BMAP”) implementing activities to achieve the required TMDLs primarily associated with nitrogen levels. This program requires governments to reduce pollutant

loads to waterbodies verified to be impaired by FDEP or the USEPA. Compliance is measured by the state and documented by annual reports summarizing the permit-related activities accomplished during the permit year.

STORMWATER MANAGEMENT SYSTEM OPERATION AND MAINTENANCE LEVEL OF SERVICE

There are several elements of operations and maintenance (O&M) the City performs related to stormwater management. This includes mowing of rights-of-way, ditch and swale cleaning, culvert cleaning, storm sewer cleaning, street sweeping, pond maintenance, and catch basin clearing to name a few. For the System, operation and maintenance services include primary stormwater management system maintenance. An appropriate level of service related to stormwater O&M provides benefits to the community and environment through the following means:

- The useful life of the City's stormwater infrastructure is extended through proper operation and routine maintenance of these assets. This results in cost savings by delaying the need for major rehabilitation or replacement of these assets.
- Cleaning of culverts and stream channels maintains the hydraulic capacity of the Stormwater System, thus decreasing the frequency of flooding that may occur upstream of and near these areas.
- Regular removal of trash, debris, sediment, and excess vegetation from the stormwater system improves water quality of streams and downstream waterways as well as the aesthetic value of these areas to the community. Regular street sweeping and greenway maintenance also achieve such benefits.

CAPITAL IMPROVEMENTS LEVEL OF SERVICE

The appropriate level of service related to capital improvement projects provides benefits to the community and environment through the following means:

- Construction of stormwater system conveyance improvements reduces flooding in known problem areas, thus better protecting public and private property from flood damage.
- Protection and/or improvement of water quality for existing lakes, ponds, and wetlands, including supporting downstream water quality objectives by providing treatment of stormwater runoff entering these waters.
- Acquiring and preserving stream buffers and other environmentally sensitive areas provide water quality improvement, increased habitat opportunities, and improved aesthetic value of the surrounding environment.
- Restoration and/or stabilization of streams and lakes subject to erosion reduce sediment transport, thus decreasing the need for downstream maintenance and improving downstream habitat.

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CURRENT CITY STORMWATER PROGRAM LOS

Stormwater activities in the City are accomplished through the Public Works Department in the Streets and Stormwater Services Division. Within this Department, Stormwater Utility Administration (STW0001), Stormwater Management (STW0003), and Stormwater Compliance (STW0005) specifically provide stormwater activities (the business unit and cost center are shown in parenthesis) funded through the Stormwater Utility Fund (#4150). Additional support comes from the Public Works Directors Office, CIP Engineering and Design Services and City Surveyor.

STORMWATER UTILITY ADMINISTRATION

Stormwater utility administration consists of staff including the division manager and deputy, fiscal manager, public awareness specialists, stormwater utility coordinator, construction inspector and GIS specialist. Except for the Neighborhood Outreach Coordinator, administration staff typically provide 100% of their time to stormwater activities. Activities include management of the programs, public awareness programs, coordination of the stormwater utility, construction inspection and stormwater-specific GIS activities.

Including wages, overhead, contractual services, expenses, and departmental capital, the stormwater utility administration was budgeted at \$1,477,839 for Fiscal Year 2024 as shown on Table 2.

STORMWATER COMPLIANCE

Stormwater compliance consists of staff including manager, code inspectors and environmental specialists. This group is responsible for compliance with the NPDES MS4 permit activities required by the recently issued Cycle for MS4 permit. Activities include preparation of the annual report, public awareness and participation, illicit detection and elimination programs, industrial and high-risk runoff, construction site inspections, training and monitoring and assessment.

Including wages, overhead, contractual services, expenses and departmental capital, the stormwater compliance program was budgeted at \$2,727,943 for Fiscal Year 2024 as shown on Table 2.

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STORMWATER MANAGEMENT

Stormwater management consists of staff providing mostly maintenance activities under the surface water program manager. Programs include minor stormwater facility repair, TV inspection, contractual maintenance, lake cleaning and spraying, heavy equipment operations, street sweeping, inlet basket cleaning, and cave-ins. Also, according to recent MS4 Annual Reports, the following tabulation lists the City's stormwater assets.

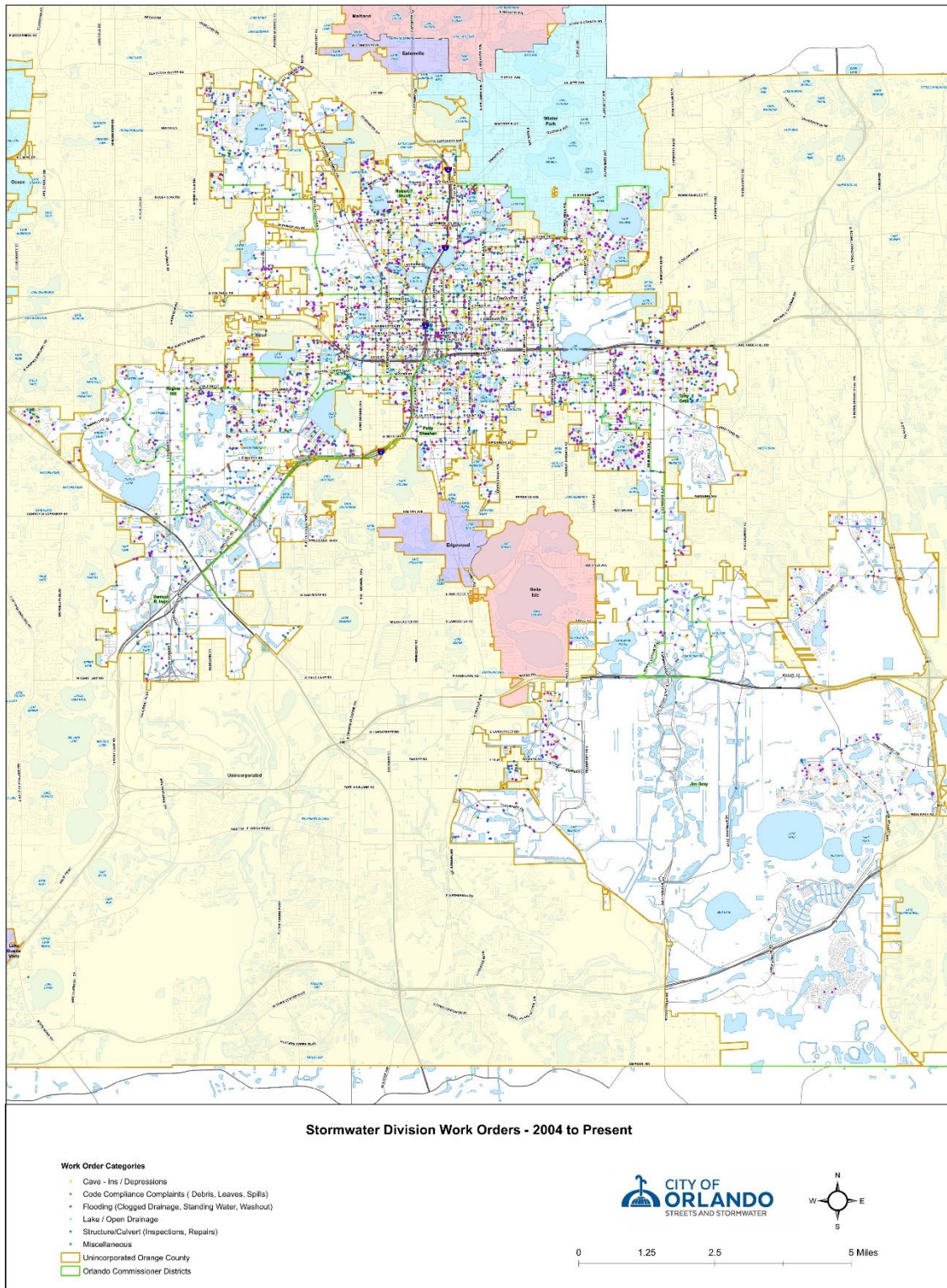
Stormwater Assets from MS4 Annual

Asset	Total Number of Structures
Dry Retention/Detention Systems	26
Exfiltration Trench/French Drains	46
Grass Treatment Swales	5
Wet Detention Systems	52
Underdrain Filter Systems	2
Alum Injection Systems	5
Pollution Control Boxes	548
Stormwater Pump Stations	12
Major Stormwater Outfalls	491
MS4 Pipes/Culverts (Miles)	916
Inlets/Catch Basins/Grates	55,029
Ditches/Conveyance Swales	96

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The Stormwater Management team responds to complaints and public comments throughout the City. **Figure 3** below illustrates the locations of historical calls for stormwater work orders, showing that team coverage generally encompasses most of the City.

Figure 3: Historical Stormwater Division Work Orders



Including wages, overhead, contractual services, expenses and departmental capital, the stormwater management program was budgeted at \$11,632,592 for Fiscal Year 2024. Additional Services Included in Stormwater system budget including Non-Departmental Transfers to General Fund:

- Engineering Services Division
- Keep Orlando Beautiful
- Material and Equipment Management
- Streets Administration
- Communications
- Survey Services
- Administrative Services Including Information Management, Finance, and Administration

CAPITAL IMPROVEMENT PROGRAM

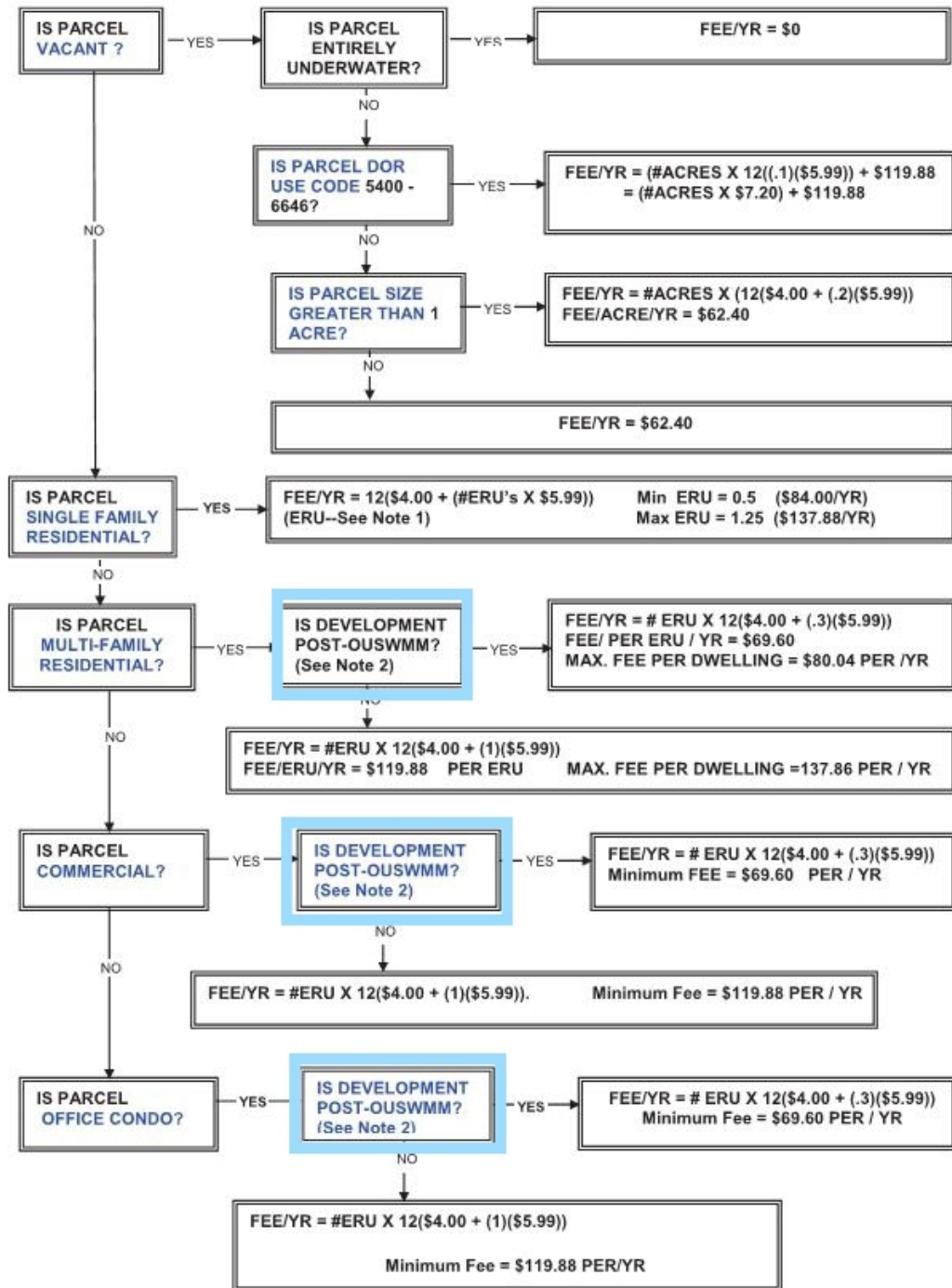
Capital improvement projects generally consist of large-scale, multi-year construction projects required to mitigate a major flooding problem or to alleviate a water quality impairment. Based on the most recent six-(5) year CIP needs list (Fiscal Year 2024 to Fiscal Year 2028), the City estimates that CIP expenditures are anticipated to be \$109,523,030, averaging about \$22 million per year.

CITY OF ORLANDO STORMWATER FUNDING – STORMWATER MITIGATION CREDITS

The City of Orlando administers a Stormwater Utility as codified in Chapter 31 (Stormwater Utility Code). The code authorizes the collection of a stormwater service charge for each parcel of land within the City to pay for the management of design, operation, maintenance, inspection, construction and use of stormwater systems in the City. The service charge depends on the type of parcel of land (e.g., single-family or commercial), parcel size, and whether built prior to or after implementation of standards set forth in the Orlando Urban Storm Water Management Manual (OUSWMM, 1989). The rate structure is illustrated in **Figure 4** showing each of the choices needed to define the service charge.

Highlighted in **Figure 4** are three (3) areas related to when the parcel was developed, and the question asked is “Is development post-OUSWMM?” If the answer is yes, then following the decision tree, the parcel receives a reduction in the Stormwater charge; this is referred to as a mitigation credit. A mitigation credit (referred to below as simply credit) is related to the reduction in fees due to special action taken by the fee payer to reduce the need for stormwater services such as the design, construction and maintenance of a stormwater pond that reduces both stormwater flows and pollutants associated with runoff. In Orlando's case, the existing program offers a credit for a parcel achieving compliance with OUSWMM.

Figure 4: Parcel Development



Note 1: ERU (Equivalent Residential Unit) is based on a typical Single Family Residential Parcel of 7760 sq.ft. with 2000 sq.ft. impervious area. #ERU's = Impervious area / 2000, measured in square feet.

Note 2: Parcels developed in the City after 1989 which are in compliance with OUSWMM (Orlando Urban Storm Water Management Manual). Parcels developed to county standards may receive partial OUSWMM credit.

The City of Orlando may want to review the current credit mitigation policies and consider other types of credit programs that have been offered by stormwater utilities to confirm that the stormwater program equitably and fairly recognizes the mitigating benefits provided by property owners and to encourage proper and supportive stormwater activities by proactive customers. Of particular interest is the encouragement of stormwater activities that support reductions of nutrients and improvement of water quality. It is important to note that while it is believed that some kind of credit program is warranted based on the results of various court cases in Florida, the exact nature of such programs is not proscribed. That is, the local community, in this case the City of Orlando, must define a program that is fair and equitable for the citizens of the City based on the current state (and potential future enhancement) of the stormwater benefits offered by the City.

FUNDAMENTALS FOR MITIGATION CREDITS

In general, a credit is offered to customers of a service charge for two (2) basic reasons:

- To allow customers to reduce their need for City service due to on-site reductions in stormwater discharge; and
- To provide incentives that encourage good stormwater management behavior (e.g., provide for the treatment of stormwater runoff).

In either case, the credit reduces the service charge applicable to the property. Four (4) fundamental tenets of credit policy should be considered during this analysis.

Program/Credit Consistency. The first is that the credit program can only be as robust as the stormwater management program offered by the community; that is, the stormwater management ordinance and associated design manual must be coordinated with the credits offered. For example, a credit program should not offer reductions for green infrastructure (best management practices that mimic more natural runoff patterns) if the available stormwater design manual does not address such practices.

Proof of Credit Eligibility. The second is related to the assurances that the credit activity is being completed on the parcel potentially receiving the credit. For example, if the credit is for a stormwater mitigation pond, then the pond must be properly designed, constructed and maintained to assure that the benefits of the pond are accomplished. If the pond is not designed properly, poorly constructed, or infrequently maintained, the pond will not provide stormwater improvements for which the credit is given. Therefore, whatever the credit is, proof must be demonstrated and documented by the applicant and confirmed by the stormwater that the property is eligible.

Balance of Credit and Administration. The credit program must be balanced with the costs required to administer the program. A complicated credit program that requires significant administrative efforts to receive the application, confirm the applicability, modify the bill and to inspect the property can be expensive. This expense must be balanced with the benefit offered by the credit to the customer and to the stormwater utility.

Maximum Credit. Finally, the maximum credit offered needs to be related to the service reduced by the credit recipient. That is, if the customer still receives stormwater service from the City but has reduced runoff from their site by some means, the maximum credit should not be 100 percent. Service is still being provided

in this instance. The decision on the maximum credit should therefore be based rationally on the reduction in service provided.

Financial Forecast to Support Stormwater Management Program

A major component of the Stormwater Management Program's financial plan and rate study is the development of a financial forecast to support the Stormwater Management Program's goals and objectives. The financial forecast task includes development of a five- (5) year financial forecast based on current stormwater operations and the adopted five-year capital improvements plan provided by the City. The five- (5) year financial forecast has been developed to estimate the total revenue requirements associated with the City's current Stormwater Management Program.

FIVE-YEAR FINANCIAL FORECAST

The City's Stormwater Management Program is currently funded from a Non-ad Valorem Special Assessment and certain grant sources. In preparing the five-year financial forecast, a major objective is to identify the total Stormwater Management Program costs to propose the stormwater fee levels that would be required to fully fund the Stormwater Management Program costs on a stand-alone basis, whereby the rates for service fully fund the operation, maintenance, repair, facilities construction, renewal and replacement of stormwater assets, and administration of the System.

The various expenditures associated with operating and maintaining a stormwater utility system, as well as the cost of financing the renewal and replacement of facilities and capital improvements for major upgrades to mitigate flooding in known problem areas, are generally referred to as the system revenue requirements to be funded from rates. The sum of these cost components less other operating revenues and income represents the net rate revenue requirements to be funded from rates. The revenue requirements for this financial forecast are predicated on an analysis of stormwater costs for the five- (5) fiscal year period ending September 30, 2028 (the "Forecast Period"). The projected revenue requirements included the various general cost components described below:

- **Operating Expenses:** These expenses include the cost of labor, materials, supplies, utilities, indirect cost allocations associated with services provided by other departments, and other items necessary for the operation and maintenance of the stormwater system.
- **Debt Service:** Debt service includes the principal and interest on current and future obligations payable from the net operating revenues of the stormwater system. The Stormwater System received an allocation of approximately \$17 million associated with the City's Capital Improvement Revenue Bonds, Series 2018B. This analysis also proposes an additional \$22.5 million of new debt service for capital funding which is a combination of an internal general fund loan and an SRF loan.
- **Other Revenue Requirements:** This component of cost includes, in general, any ongoing capital improvements (capital outlay) to be funded from revenues for ongoing stormwater system renewals and replacements and equipment needs.

ASSUMPTIONS AND CONSIDERATIONS

The projected revenue requirements for the Forecast Period are shown in Table 4 for the Stormwater System. The projected baseline revenue requirements reflect certain assumptions, considerations and analyses as follows:

1. The proposed Fiscal Year 2024 operating budget associated with Stormwater System activities serves as the starting point for the operating expenditure projections for the Forecast Period shown in detail on Table 2. Unless otherwise noted, the underlying assumptions and expenditure amounts included therein are assumed to be reasonable and reflect anticipated stormwater operating and maintenance costs.
2. The operations and maintenance expenses of the stormwater system proposed for Fiscal Year 2024 are projected for the four (4) years of the Forecast Period (i.e., through Fiscal Year 2028) as illustrated in Table 2. The following summarizes the general cost escalation factors used to project future expenses:
 - a. Labor-Related Increases = 4.6% Annually
 - b. Insurance = 3.6% Annually
 - c. Gas and Oil Costs = 6.3% Annually
 - d. Utilities Costs = 3.5% Annually
 - e. Repairs and Maintenance Expenses = 3.6% Annually through FY 2026, 4.0% thereafter
 - f. Professional Services = 3.6% Annually
 - g. All Other Costs Based on Projected Inflation of 2.15% per Year on Average
3. The capital expenditures for Stormwater System are based on estimated project costs included in the City's CIP. Table 3 provides a detailed listing of the planned stormwater capital projects for the four-(4) year Forecast Period. In general, the major expenditures in the CIP include the following type of projects:
 - a. Neighborhood Drainage Improvements
 - b. Water Quality Improvements
 - c. Watershed Drainage Improvements
 - d. Watershed Master Plan Updates
4. The projected ERUs and revenues under existing rates by customer classification are set forth on Table 1. The projected ERUs are based on an average growth over the forecast period of approximately 2.0% annually. The projected revenues on Table 1 show revenues that are anticipated based on the current annual Stormwater Fees.

SUMMARY OF PROJECTED REVENUE REQUIREMENTS

The estimated stormwater and maintenance expenses budgeted for Fiscal Year 2024 are the basis for the four-year projection of operating and maintenance expenses under the existing level of service as shown on Table 2. Table 3 summarizes the four- (4) year capital improvements program. Projected Stormwater System revenue requirements are summarized on Table 4 along with projected revenues based on the currently adopted and proposed annual Stormwater Fees.

The rate study assumes that beyond modest debt assumptions, the City will need to find alternative funding sources to cover project costs. Due to the timing of the proposed rate increases and projected capital needs the cash flows are deficient in the first three years of the rate plan however these deficiencies are recaptured in the final two years as shown in Figure 6. Proposed rates will allow the City to repay alternative funding sources and/or begin deferred projects during the study period and ultimately break even. This approach was desired by management because at the time study data was prepared, the capital improvements program did not yet incorporate Stormwater improvements necessary to address the City's current and future needs. Management anticipates a substantial increase in needs late in the capital program, and addendum Table 8 provides an additional potential scenario based on typical capital program size that indicates further rate increases may be needed in Fiscal Years 2028 and 2029 depending on the ultimate funding sources.

Using the projected ERUs and revenues under proposed rates, the adequacy of stormwater rates for the Fiscal Year 2025 through Fiscal Year 2028 period is shown on tabulation below.

Fiscal Year	Revenues under Proposed Rates	Projected Revenue Requirements	(Deficiency)/ Surplus	Percentage (Deficiency)/ Surplus
2024	\$25,587,662	\$25,655,784	(\$68,121)	(0.27%)
2025	\$35,353,253	\$35,353,253	\$0	0.00%
2026	\$45,208,126	\$45,208,126	\$0	0.00%
2027	\$55,482,179	\$55,482,179	\$0	0.00%
2028	\$59,585,692	\$59,585,692	\$0	0.00%

Figure 5 below shows the proposed annual percentage rate adjustments recommend for the stormwater rates.

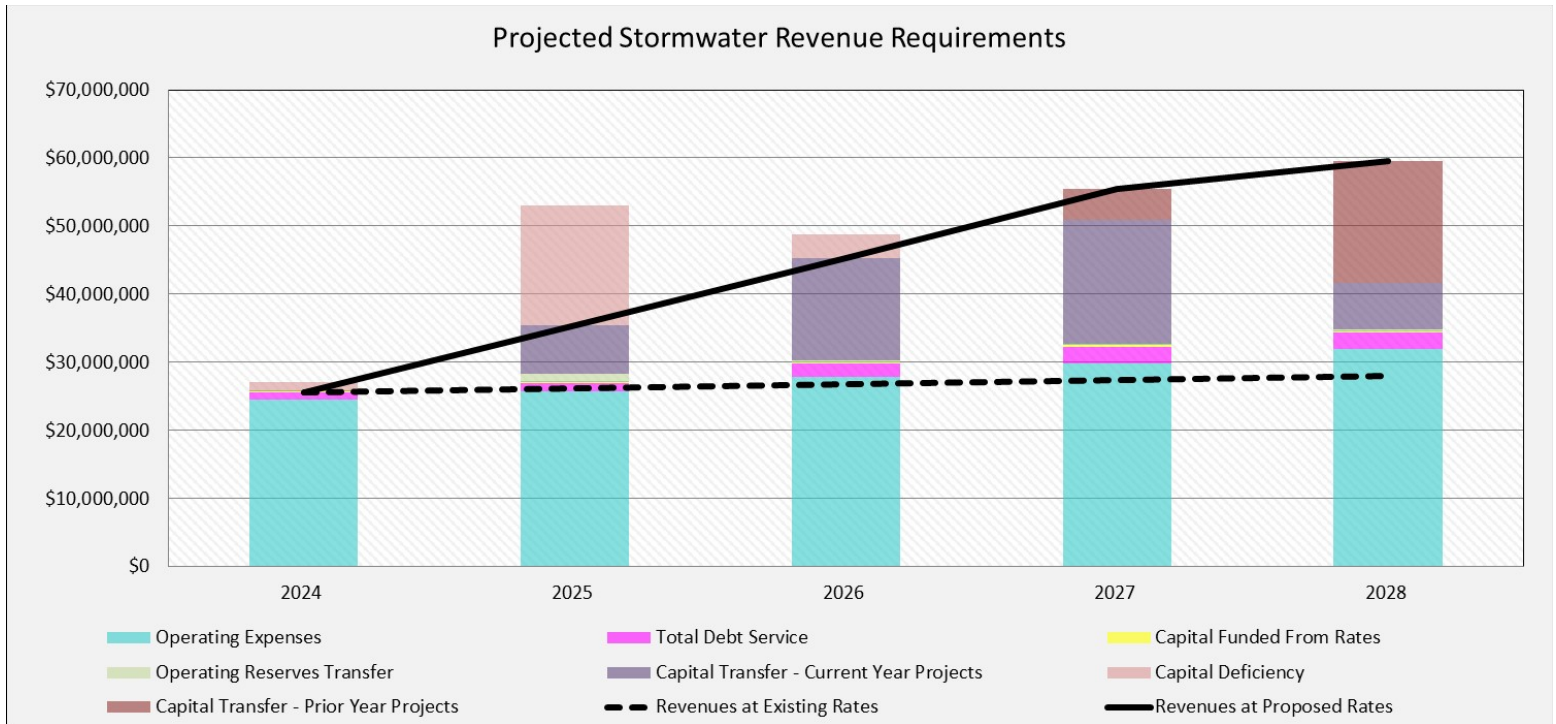
Figure 5: Proposed Annual Rate Adjustment

	Fiscal Year Ending September 30,			
	2025	2026	2027	2028
Annual Percentage Rate Increase	35.00%	25.00%	20.00%	5.00%

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Figure 6 illustrates the sufficiency of System revenues under existing and proposed rates.

Figure 6: Projected Stormwater Revenue Requirements



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Stormwater Rate Structure Analysis

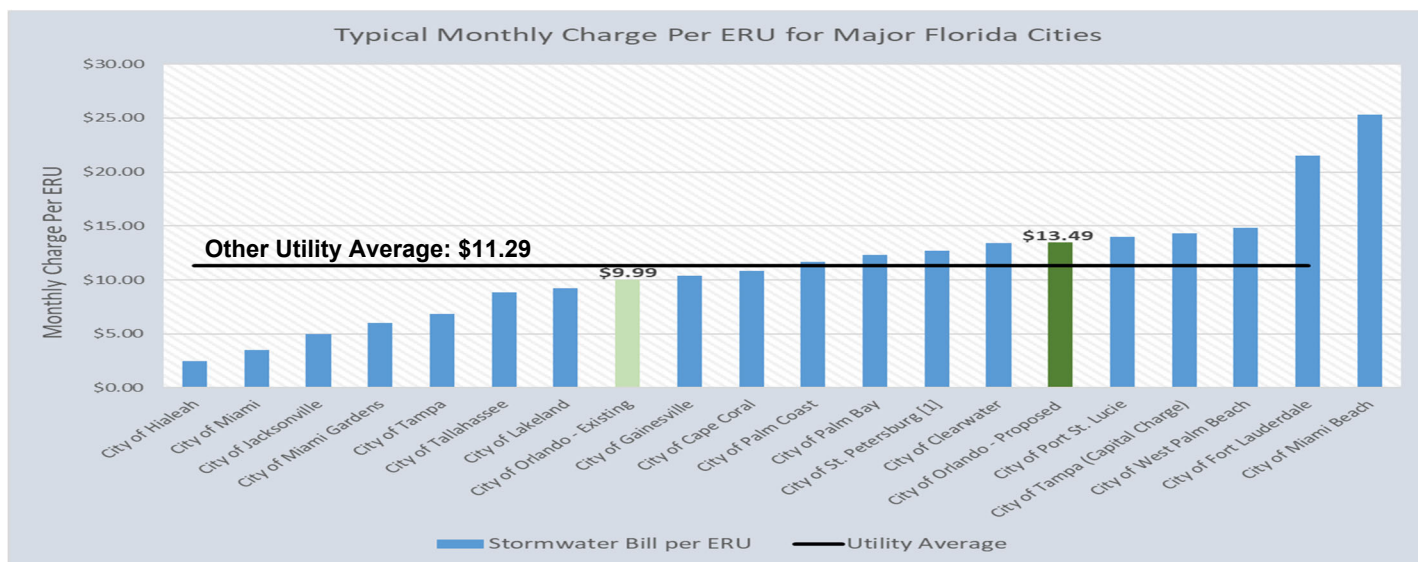
The stormwater rate and fee structure should be equitable and defensible, collectable and easy to understand and administer. As such, it is recommended that the City implement a uniform fee structure per square foot of impervious area for all properties. The City currently measures impervious area for all developed properties eliminating the need to bill using the ERU concept relied upon in the existing rate structure. In addition, the proposed rates maintain the City’s current approach to mitigation credits and minimum and maximum bills for each rate classification. The uniform rate per square foot of impervious area was first developed on a revenue neutral basis as shown on Table 5. When the uniform rate per square foot is applied to the City’s most recent detailed billing information, a reconciliation to anticipated revenues under existing rates occurs, as shown on Table 6. This is known as a proof of revenue concept; the results shown on Table 6 demonstrate how closely the proposed rate method matches revenues from existing rates, before the application of rate adjustments.

The proposed annual rate increases are needed to fund the projected revenue requirements are then applied to the uniform rate structure yielding the following uniform rate results.

Rates Effective October 1,				
	2024	2025	2026	2027
Annual Percentage Rate Increase	35.00%	25.00%	20.00%	5.00%
Proposed Rate per Sq. Ft.	\$0.08092	\$0.10115	\$0.12138	\$0.12745
Estimated Revenues	\$35,353,253	\$45,208,126	\$55,482,179	\$59,585,692

Table 7 shows a sample of stormwater bills for residential single-family and commercial customers. Figure 7 below show how the City’s existing and proposed rates effective October 1, 2023 compared with other major Florida cities.

Figure 7: Rate Comparison of Major Florida Cities



Findings and Conclusions

Based on our investigations and analyses in developing the Stormwater System Business Plan and Rate Study, we offer the following findings and conclusions:

1. The City should consider updating its Stormwater Fee rate structure to incorporate the proposed uniform rate per square foot as set forth herein.
2. The City should maintain its current Stormwater billing method based on an annual Non-Ad Valorem Special Assessment.
3. In conjunction with adopting significantly higher Stormwater Fees, the City should consider reviewing the current Stormwater Mitigation Credit Program.

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Table 1

**City of Orlando
Stormwater Rate Study**

Summary of Forecast of System Revenues [1]

Line No	Description	Fiscal Year Ending September 30,				
		2024	2025	2026	2027	2028
1	Residential Revenue	\$ 5,080,275	\$ 5,131,104	\$ 5,182,412	\$ 5,234,201	\$ 5,286,588
2	Residential ERUs	42,378	42,802	43,230	43,662	44,099
3	Residential Discounted Revenue	\$ 423,332	\$ 463,851	\$ 518,037	\$ 572,702	\$ 629,525
4	Residential Discounted ERUs	3,531	3,869	4,321	4,777	5,251
5	Multi-Family Revenue	\$ 2,342,293	\$ 2,365,669	\$ 2,389,285	\$ 2,413,142	\$ 2,437,237
6	Multi-Family ERUs	19,539	19,734	19,931	20,130	20,331
7	Multi-Family Discounted Revenue	\$ 4,401,102	\$ 4,619,883	\$ 4,810,851	\$ 5,003,738	\$ 5,202,979
8	Multi-Family ERUs	36,713	38,538	40,131	41,740	43,402
9	Commercial Condo Revenue	\$ 77,077	\$ 77,796	\$ 78,516	\$ 79,355	\$ 80,194
10	Commercial Condo ERUs	643	649	655	662	669
11	Commercial Condo Revenue	\$ 171,491	\$ 173,169	\$ 174,848	\$ 176,646	\$ 178,444
12	Commercial Condo ERUs	1,431	1,445	1,459	1,474	1,489
13	Commercial Revenue	\$ 13,272,690	\$ 13,551,373	\$ 13,845,971	\$ 14,143,566	\$ 14,448,981
14	Commercial ERUs	110,716	113,041	115,499	117,981	120,529
15	Vacant Land Revenue	\$ 774,960	\$ 782,709	\$ 790,536	\$ 798,442	\$ 806,426
16	International Airport ERU	6,464	6,529	6,594	6,660	6,727
17	Projected Charges for Service Revenue	\$ 26,543,218	\$ 27,165,554	\$ 27,790,457	\$ 28,421,791	\$ 29,070,375
18	Tax Collector Commission / Discounts - %	-3.60%	-3.60%	-3.60%	-3.60%	-3.60%
19	Tax Collector Commission / Discounts - \$	(955,556)	(977,960)	(1,000,456)	(1,023,184)	(1,046,533)
20	Projected Stormwater ERUs	221,415	226,606	231,819	237,085	242,496
21	Adjusted Projected Charges for Service Revenue	\$ 25,587,662	\$ 26,187,594	\$ 26,790,000	\$ 27,398,607	\$ 28,023,841

Footnotes:

[1] Based on customer growth provided by City Planning staff.

City of Orlando
Stormwater Rate Study

Summary of Budgeted and Projected Operating Expenses

Line No	Cost Center	Account	Description	Fiscal Year Ending September 30,					
				2024	Escalator	2025	2026	2027	2028
Stormwater Expenses									
Stormwater Utility Administration									
1	STW0001		Other Charges for Service	-	Labor	\$ -	\$ -	\$ -	\$ -
2	STW0001		Additional Personnel	-	Calculated	91,555	189,800	196,600	203,600
3	STW0001	SB105	Executive Salaries	149,276	Labor	156,143	163,325	170,838	178,697
4	STW0001	SB110	Regular Salaries and Wages	306,915	Labor	321,033	335,801	351,247	367,405
5	STW0001	SB145	Bargaining Unit	310,413	Labor	324,692	339,628	355,251	371,592
6	STW0001	SB155	Temporary and Seasonal Employees	25,000	Labor	26,150	27,353	28,611	29,927
7	STW0001	SB160	Salary Allocation	(131,520)	Labor	(137,570)	(143,898)	(150,517)	(157,441)
8	STW0001	SB170	Overtime	6,500	Labor	6,799	7,112	7,439	7,781
9	STW0001	SB175	Longevity Pay	9,300	Labor	9,728	10,175	10,643	11,133
10	STW0001	SB180	Employer Portion of Payroll Taxes	58,645	Labor	61,343	64,164	67,116	70,203
11	STW0001	SB185	Defined Benefit Contributions	28,987	Labor	30,320	31,715	33,174	34,700
12	STW0001	SB190	Defined Contribution Plan	76,662	Labor	80,188	83,877	87,735	91,771
13	STW0001		Benefit Allocation	-	Labor	-	-	-	-
14	STW0001	SB210	Health Insurance	94,097	Health Ins	97,484	100,994	104,630	108,396
15	STW0001	SB215	Life Insurance	3,114	Gen Ins	3,226	3,342	3,463	3,587
16	STW0001	SB220	AD&D Insurance	235	Gen Ins	243	252	261	271
17	STW0001	SB225	Workers' Compensation	3,004	Labor	3,142	3,287	3,438	3,596
18	STW0001	SB240	OPEB - (Pay Go)	41,664	OPEB	43,581	45,585	47,682	49,876
19	STW0001	SB245	OPEB - (Implicit Rate Subsidy)	(10,787)	OPEB	(11,283)	(11,802)	(12,345)	(12,913)
20	STW0001	SB250	Other Compensation	22,100	Inflation	22,608	23,083	23,545	24,063
21	STW0001	SB255	Long-Term Disability	4,524	Gen Ins	4,687	4,856	5,030	5,211
22	STW0001	SB260	Contractual Services	403,166	Inflation	412,439	421,100	429,522	438,972
23	STW0001	SB270	Travel	3,000	Inflation	3,069	3,133	3,196	3,266
24	STW0001	SB275	Utilities	5,850	Customers	5,985	6,110	6,232	6,370
25	STW0001	SB280	Other Operating	2,680	Inflation	2,742	2,799	2,855	2,918
26	STW0001	SB290	General Liability and Property	1,563	Gen Ins	1,619	1,678	1,738	1,801
27	STW0001		Fleet and Facilities	-	Inflation	-	-	-	-
28	STW0001	SB296	Fleet Charges	33,651	Inflation	34,425	35,148	35,851	36,640
29	STW0001		Facilities Charges	-	Inflation	-	-	-	-
30	STW0001	SB365	Operating Supplies	29,800	Inflation	30,485	31,126	31,748	32,447
31	STW0001		Capital Outlay	-	Inflation	-	-	-	-
32	STW0001		Transfer out to Construction Management Fund	-	Inflation	-	-	-	-
33			Total Operating Expenses	1,477,839		1,624,834	1,779,743	1,844,984	1,913,868
Design Engineering									
34	ENG0003		Stormwater Fees	-	Labor	\$ -	\$ -	\$ -	\$ -
35	ENG0003		Additional Personnel	-	Calculated	-	-	-	-
36	ENG0003	SB110	Regular Salaries and Wages	133,399	Labor	139,535	145,954	152,668	159,691
37	ENG0003	SB145	Bargaining Unit	178,433	Labor	186,641	195,226	204,207	213,600
38	ENG0003	SB160	Salary Allocation	(235,942)	Labor	(246,795)	(258,148)	(270,023)	(282,444)
39	ENG0003		Overtime	-	Labor	-	-	-	-
40	ENG0003	SB175	Longevity Pay	2,900	Labor	3,033	3,173	3,319	3,472
41	ENG0003	SB180	Employer Portion of Payroll Taxes	23,854	Labor	24,951	26,099	27,300	28,555
42	ENG0003	SB185	Defined Benefit Contributions	12,423	Labor	12,994	13,592	14,217	14,871
43	ENG0003	SB190	Defined Contribution Plan	31,183	Labor	32,617	34,118	35,687	37,329
44	ENG0003		Benefit Allocation	-	Labor	-	-	-	-
45	ENG0003	SB210	Health Insurance	51,937	Health Ins	53,807	55,744	57,751	59,830
46	ENG0003	SB215	Life Insurance	1,768	Gen Ins	1,832	1,898	1,966	2,037
47	ENG0003	SB220	AD&D Insurance	107	Gen Ins	111	115	119	123
48	ENG0003	SB225	Workers' Compensation	561	Labor	587	614	642	672
49	ENG0003	SB240	OPEB - (Pay Go)	17,856	OPEB	18,677	19,537	20,435	21,375
50	ENG0003	SB245	OPEB - (Implicit Rate Subsidy)	(4,623)	OPEB	(4,836)	(5,058)	(5,291)	(5,534)
51	ENG0003		Other Compensation	-	Inflation	-	-	-	-
52	ENG0003	SB255	Long Term Disability	1,027	Gen Ins	1,064	1,102	1,142	1,183
53	ENG0003		Other contractual scvs	-	Inflation	-	-	-	-
54	ENG0003		Other Obligations	-	Inflation	-	-	-	-
55	ENG0003		Utilities	-	Inflation	-	-	-	-
56	ENG0003		Other Operating Expenses	-	Customers	-	-	-	-
57	ENG0003	SB290	General Liability and Property	280	Gen Ins	290	301	311	323
58	ENG0003		Supplies	-	Inflation	-	-	-	-
59	ENG0003		Capital Outlay	-	Inflation	-	-	-	-
60			Total Operating Expenses	\$ 215,163		\$ 224,509	\$ 234,266	\$ 244,450	\$ 255,082
Engineering Services									
61	ENG0004		Stormwater Fees	-	Labor	\$ -	\$ -	\$ -	\$ -
62	ENG0004		Additional Personnel	-	Calculated	-	-	-	-
63	ENG0004	SB110	Regular Salaries and Wages	69,735	Labor	72,943	76,298	79,808	83,479
64	ENG0004	SB145	Bargaining Unit	275,228	Labor	287,888	301,131	314,983	329,473
65	ENG0004	SB160	Salary Allocation	(92,920)	Labor	(97,194)	(101,665)	(106,342)	(111,234)
66	ENG0004	SB166	Other Compensation - Salaries & Wages	-	Labor	-	-	-	-
67	ENG0004		Overtime	-	Labor	-	-	-	-
68	ENG0004	SB175	Longevity Pay	1,800	Labor	1,883	1,969	2,060	2,155
69	ENG0004	SB180	Employer Portion of Payroll Taxes	26,390	Labor	27,604	28,874	30,202	31,591
70	ENG0004	SB185	Defined Benefit Contributions	16,564	Labor	17,326	18,123	18,957	19,829
71	ENG0004	SB190	Defined Contribution Plan	34,497	Labor	36,084	37,744	39,480	41,296
72	ENG0004		Benefit Allocation	-	Labor	-	-	-	-
73	ENG0004	SB210	Health Insurance	57,821	Health Ins	59,903	62,059	64,293	66,608
74	ENG0004	SB215	Life Insurance	487	Gen Ins	505	523	542	561

City of Orlando
Stormwater Rate Study

Summary of Budgeted and Projected Operating Expenses

Line No	Cost Center	Account	Description	Fiscal Year Ending September 30,					
				2024	Escalator	2025	2026	2027	2028
75	ENG0004	SB220	AD&D Insurance	119	Gen Ins	123	128	132	137
76	ENG0004	SB225	Workers' Compensation	6,212	Labor	6,498	6,797	7,109	7,436
77	ENG0004	SB240	OPEB - (Pay Go)	23,808	OPEB	24,903	26,049	27,247	28,500
78	ENG0004	SB245	OPEB - (Implicit Rate Subsidy)	(6,164)	OPEB	(6,448)	(6,744)	(7,054)	(7,379)
79	ENG0004	SB250	Other Compensation - Benefits	-	Inflation	-	-	-	-
80	ENG0004	SB255	Long Term Disability	1,085	Gen Ins	1,124	1,165	1,206	1,250
81	ENG0004	SB260	Other contractual sevs	26,700	Inflation	27,314	27,888	28,445	29,071
82	ENG0004		Contractual Services	-	Inflation	-	-	-	-
83	ENG0004	SB270	Travel	1,500	Inflation	1,535	1,567	1,598	1,633
84	ENG0004	SB290	General Liability and Property	3,280	Gen Ins	3,398	3,520	3,647	3,778
85	ENG0004	SB365	Supplies	6,480	Inflation	6,629	6,768	6,904	7,055
86	ENG0004		Capital Outlay	-	Customers	-	-	-	-
87			Total Operating Expenses	\$ 452,622		\$ 472,017	\$ 492,192	\$ 513,217	\$ 535,241
Stormwater Management									
88	STW0003		Stormwater Fees	\$ -	Labor	\$ -	\$ -	\$ -	\$ -
89	STW0003		Additional Personnel	-	Calculated	342,508	709,600	1,102,800	1,523,200
90	STW0003	SB110	Regular Salaries and Wages	106,077	Labor	110,957	116,061	121,399	126,984
91	STW0003	SB125	Bargaining Unit - (LIU)	2,906,510	Labor	3,040,209	3,180,059	3,326,342	3,479,354
92	STW0003	SB145	Bargaining Unit - (SEIU)	542,781	Labor	567,749	593,865	621,183	649,758
93	STW0003	SB155	Salares and Wages - Temporary and Seasonal	25,000	Labor	26,150	27,353	28,611	29,927
94	STW0003		Salary Allocation	-	Labor	-	-	-	-
95	STW0003	SB170	Overtime	200,000	Labor	209,200	218,823	228,889	239,418
96	STW0003	SB175	Longevity Pay	65,900	Labor	68,931	72,102	75,419	78,888
97	STW0003	SB180	Employer Portion of Payroll Taxes	271,984	Labor	284,495	297,582	311,271	325,589
98	STW0003	SB185	Defined Benefit Contributions	289,870	Labor	303,204	317,151	331,740	347,000
99	STW0003	SB190	Defined Contribution Plan	351,839	Labor	368,024	384,953	402,661	421,183
100	STW0003		Benefit Allocation	-	Labor	-	-	-	-
101	STW0003	SB210	Health Insurance	753,452	Health Ins	780,576	808,677	837,789	867,950
102	STW0003	SB215	Life Insurance	8,924	Gen Ins	9,245	9,578	9,923	10,280
103	STW0003	SB220	AD&D Insurance	721	Gen Ins	747	774	802	831
104	STW0003	SB225	Workers' Compensation	117,638	Labor	123,049	128,710	134,630	140,823
105	STW0003	SB240	OPEB - (Pay Go)	416,640	OPEB	435,805	455,852	476,822	498,756
106	STW0003	SB245	OPEB - (Implicit Rate Subsidy)	(107,870)	OPEB	(112,832)	(118,022)	(123,451)	(129,130)
107	STW0003	SB250	Other Compensation	25,000	Inflation	25,575	26,112	26,634	27,220
108	STW0003	SB255	Long Term Disability	18,113	Gen Ins	18,765	19,441	20,140	20,866
109	STW0003	SB260	Other contractual sevs	2,164,470	Inflation	2,214,253	2,260,752	2,305,967	2,356,698
110	STW0003		Other Obligations	-	Inflation	-	-	-	-
111	STW0003	SB270	Travel	10,000	Inflation	10,230	10,445	10,654	10,888
112	STW0003	SB275	Utilities	382,700	Customers	391,502	399,724	407,718	416,688
113	STW0003	SB280	Other Operating Expenses	42,100	Inflation	43,068	43,973	44,852	45,839
114	STW0003	SB290	General Liability and Property	62,352	Gen Ins	64,597	66,922	69,331	71,827
115	STW0003		Fleet and Facilities Charges	-	Oil	-	-	-	-
116	STW0003	SB296	Fleet Charges	2,434,822	Inflation	2,490,823	2,543,130	2,593,993	2,651,061
117	STW0003	SB297	Facilities Charges	159,000	Inflation	162,657	166,073	169,394	173,121
118	STW0003	SB365	Supplies	384,569	Inflation	393,414	401,676	409,709	418,723
119	STW0003	SB370	Capital Outlay	-	Inflation	-	-	-	-
120			Total Operating Expenses	\$ 11,632,592		\$ 12,372,902	\$ 13,141,365	\$ 13,945,223	\$ 14,803,741
Stormwater Compliance									
121	STW0005		Stormwater Fees	\$ -	Labor	\$ -	\$ -	\$ -	\$ -
122	STW0005		Additional Personnel	-	Calculated	-	-	93,900	97,300
123	STW0005	SB110	Regular Salaries and Wages	119,727	Labor	125,234	130,995	137,021	143,324
124	STW0005	SB145	Bargaining Unit	504,833	Labor	528,055	552,346	577,754	604,330
125	STW0005	SB170	Overtime	12,000	Labor	12,552	13,129	13,733	14,365
126	STW0005	SB175	Longevity Pay	6,800	Labor	7,113	7,440	7,782	8,140
127	STW0005	SB180	Employer Portion of Payroll	47,779	Labor	49,977	52,276	54,680	57,196
128	STW0005	SB185	Defined Benefit Contributions	37,269	Labor	38,983	40,777	42,652	44,614
129	STW0005	SB190	Defined Contribution Plan	62,456	Labor	65,329	68,334	71,477	74,765
130	STW0005		Benefit Allocation	-	Labor	-	-	-	-
131	STW0005	SB210	Health Insurance	118,710	Health Ins	122,984	127,411	131,998	136,750
132	STW0005	SB215	Life Insurance	963	Gen Ins	998	1,034	1,071	1,109
133	STW0005	SB220	AD&D Insurance	138	Gen Ins	143	148	153	159
134	STW0005	SB225	Workers' Compensation	17,345	Labor	18,143	18,977	19,850	20,764
135	STW0005	SB240	OPEB - (Pay Go)	53,568	OPEB	56,032	58,610	61,306	64,126
136	STW0005	SB245	OPEB - (Implicit Rate Subsidy)	(13,869)	OPEB	(14,507)	(15,174)	(15,872)	(16,602)
137	STW0005	SB250	Other Compensation	1,500	Inflation	1,535	1,567	1,598	1,633
138	STW0005	SB255	Long Term Disability	2,571	Gen Ins	2,664	2,759	2,859	2,962
139	STW0005	SB260	Other contractual sevs	1,342,339	Inflation	1,373,213	1,402,050	1,430,091	1,461,553
140	STW0005	SB270	Travel	7,000	Inflation	7,161	7,311	7,458	7,622
141	STW0005	SB275	Utilities	26,360	Customers	26,966	27,533	28,083	28,701
142	STW0005	SB280	Other Operating Expenses	167,090	Inflation	170,933	174,523	178,013	181,929
143	STW0005	SB290	General Liability and Property	9,186	Gen Ins	9,517	9,859	10,214	10,582
144	STW0005		Fleet and Facilities Charges	-	Inflation	-	-	-	-
145	STW0005	SB296	Fleet Charges	76,428	Inflation	78,186	79,828	81,424	83,216
146	STW0005	SB297	Facilities Charges	-	Inflation	-	-	-	-
147	STW0005	SB365	Supplies	127,750	Inflation	130,688	133,433	136,101	139,096
148	STW0005	SB370	Capital Outlay	-	Inflation	-	-	-	-
149			Total Operating Expenses	2,727,943		2,811,898	2,895,165	3,073,348	3,167,634

City of Orlando
Stormwater Rate Study

Summary of Budgeted and Projected Operating Expenses

Line No	Cost Center	Account	Description	Fiscal Year Ending September 30,					
				2024	Escalator	2025	2026	2027	2028
Nondepartmental									
150	STW0002	SB160	Salary Allocation	\$ 3,439,615	Labor	\$ 3,597,837	\$ 3,763,338	\$ 3,936,451	\$ 4,117,528
151	STW0002		Additional Personnel	-	Calculated	-	-	-	-
152	STW0002	SB165	Attrition Allowance	(323,000)	Inflation	(330,429)	(337,368)	(344,115)	(351,686)
153	STW0002	SB300	Administrative Services	1,280,993	Admin	1,327,109	1,374,885	1,424,381	1,475,658
154	STW0002	SB305	Dividend	1,929,665	Calculated	2,021,425	2,792,907	3,571,442	4,383,092
155	STW0002	SB375	Debt Service	-	Eliminate	-	-	-	-
156	STW0002	SX000	Transfer to General Fund	1,673,390	Constant	1,673,390	1,673,390	1,673,390	1,673,390
157	STW0002		Transfer to Capital Fund	-	Labor	-	-	-	-
158			Total Operating Expenses	8,000,663		8,289,332	9,267,151	10,261,548	11,297,983
163			TOTAL:	\$ 24,506,822		\$ 25,795,493	\$ 27,809,883	\$ 29,882,772	\$ 31,973,548

Table 3

**City of Orlando
Stormwater Rate Study**

Summary of Capital Improvement Program - Spending Plan

Line No	Description	Funding Source	Fiscal Year Ending September 30,					Total
			2024	2025	2026	2027	2028	
Stormwater Master Plan Program								
Colonial Town Drainage Improvements								
1	Colonial Town - Phase 3 (Oregon to Marks)	Capital	\$ -	\$ 2,181,890	\$ -	\$ -	\$ -	\$ 2,181,890
2	Colonial Town - Phase 2 (Fern Creek to Shine)	Capital	392,075	-	-	-	-	392,075
3	Colonial Town - Phase 2 (Fern Creek to Shine)	SRF1	-	3,700,000	-	-	-	3,700,000
4	Colonial Town - Phase 4 (Marks to Colonial)	Capital	200,000	-	2,500,000	-	-	2,700,000
5	Colonial Town - Phase 5 (Colonial to Concord)	Capital	-	200,000	-	2,500,000	-	2,700,000
6	Colonial Town Drainage Project	ND1	1,632,421	-	-	-	-	1,632,421
Lake Ivanhoe Drainage Improvements								
7	Area 2 Drainage Improvements	Capital	\$ -	\$ -	\$ -	\$ 2,187,707	\$ -	\$ 2,187,707
8	Area 6 Drainage Improvements	ND1	1,221,250	-	-	-	-	1,221,250
Southeast Lakes Interconnect								
9	Lake Lancaster to Davis	Capital	89,955	-	-	-	-	89,955
All Other Capital Projects								
10	Southeast Lakes Basin Study - Phase II	Capital	\$ -	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ -	\$ 6,000,000
11	Southeast Lakes Basin	Capital	60,692	-	-	-	-	60,692
12	Southeast Lakes Basin	ND1	25,595	-	-	-	-	25,595
13	Gaston Foster Drainage	Capital	7,610	-	-	-	-	7,610
14	Lake Notasulga/Haralson Estates - Phase II	Capital	-	300,000	4,000,000	-	-	4,300,000
15	Pasadena St Drainage	SRF1	-	1,400,000	-	-	-	1,400,000
16	Fern Creek Erosion Control	Capital	240,215	-	-	-	-	240,215
17	Mills & Jackson at Lake Lawsona Drainage Improvements	Capital	100,000	100,000	-	-	-	200,000
18	McCoy Road Restoration Project	Capital	697,428	-	-	-	-	697,428
19	Wilshire Drive Culvert Conversion	Grant	681,401	-	-	-	-	681,401
20	Rapid Response Construction STW	Capital	164,457	1,000,000	1,000,000	1,000,000	1,000,000	4,164,457
21	Rapid Response Construction STW	ND1	796,037	-	-	-	-	796,037
22	Rapid Response Construction STW	Grant	1,731,215	-	-	-	-	1,731,215
23	System Rehabilitation - STW	Capital	677,528	1,000,000	1,000,000	1,000,000	1,000,000	4,677,528
24	Drainage Well Enhancements	Capital	0	2,000,000	2,000,000	2,000,000	2,000,000	8,000,000
25	Drainage Well Enhancements	Grant	3,852,930	-	-	-	-	3,852,930
26	Lake Lawne Property Acquisition & Treatment	Capital	270,077	2,000,000	-	-	-	2,270,077
27	Summerlin Ave Stormwater Improvements and Roadway Restoration	Grant	2,983,936	-	-	-	-	2,983,936
28	Shingle Creek Basin Study - Phase 2	Capital	-	2,000,000	2,000,000	2,000,000	2,000,000	8,000,000

Table 3

**City of Orlando
Stormwater Rate Study**

Summary of Capital Improvement Program - Spending Plan

Line No	Description	Funding Source	Fiscal Year Ending September 30,					Total
			2024	2025	2026	2027	2028	
29	Flood Plain Remediation Projects	Capital	300,000	300,000	300,000	300,000	300,000	1,500,000
30	Lake Orlando 4e	Capital	-	-	2,000,000	2,000,000	-	4,000,000
31	Lake Orlando 4e	Capital	450,000	2,000,000	-	-	-	2,450,000
32	Baffle Box Repair and Replacement	Capital	-	100,000	100,000	-	-	200,000
33	Delaney Drainage and Roadway Improvements	ND1	5,000,000	-	-	-	-	5,000,000
34	S Parramore Ave Drainage Improvements	Capital	670,000	5,500,000	-	-	-	6,170,000
35	Lake Fran Alum Treatment Facility (PBO PKWY)	Capital	730,000	2,600,000	-	-	-	3,330,000
36	Lake Arnold Previous Pavement Pilot	Grant	1,000,000	-	-	-	-	1,000,000
37	Lake Notasulga/Haralson Estates - STW	ND1	8,765,387	-	-	-	-	8,765,387
38	Leu Gardens Outfall Modifications - Phase I - Baffle Box Install	Capital	600,000	1,000,000	-	-	-	1,600,000
39	Leu Gardens Outfall Modifications - Phase II - Demo Deck	Capital	-	-	1,000,000	-	-	1,000,000
40	Leu Gardens Outfall Modifications - Phase III - Dredging	Capital	-	-	-	2,000,000	-	2,000,000
41	SEL: Lake of the Woods Diversion Weir	Capital	-	-	100,000	700,000	-	800,000
42	FY 21 CDBG-MIT GPS Flood Mitigation Planning	Capital	126,000	-	-	-	-	126,000
43	FY 22 Watershed Master Plan	Capital	150,000	-	-	-	-	150,000
44	MATCH FY 23 Watershed Master Plan	Capital	50,000	-	-	-	-	50,000
45	Pasadena St Drainage	Capital	505,510	-	-	-	-	505,510
46	Storwater System Evaluations	Capital	110,506	-	-	-	-	110,506
47	Ivanhoe Blvd Drainage	Capital	146,930	-	-	-	-	146,930
48	Flow and Pollutant Load Monitoring	Capital	505,212	-	-	-	-	505,212
49	Wilshire Drive Culvert Conversion Project	Capital	394,723	-	-	-	-	394,723
50	Delaney Drainage Improvements	Capital	(36,022)	-	-	-	-	(36,022)
51	Cost Center Capital Outlay [1]	Rate	90,458	175,000	175,000	175,000	175,000	790,458
52	Additional Needs [2]	Capital	-	517,477	517,477	517,477	517,477	2,069,906
53	Total		\$ 35,383,527	\$ 30,074,367	\$ 18,692,477	\$ 18,380,184	\$ 6,992,477	\$ 109,523,030
Funding Sources								
54	Capital Fund	Capital	\$ 7,602,897	\$ 24,799,367	\$ 18,517,477	\$ 18,205,184	\$ 6,817,477	\$ 75,942,401
55	Rate Revenue	Rate	90,458	175,000	175,000	175,000	175,000	790,458
56	Grant Funding	Grant	10,249,482	-	-	-	-	10,249,482
57	SRF Loan 1	SRF1	-	5,100,000	-	-	-	5,100,000
58	New Debt 1	ND1	17,440,690	-	-	-	-	17,440,690
59	Total		\$ 35,383,527	\$ 30,074,367	\$ 18,692,477	\$ 18,380,184	\$ 6,992,477	\$ 109,523,030

Footnotes:

[1] Amounts shown represent capital outlay reclassified from the operating budget to the capital improvement plan and was not originally budgeted within the capital plan

[2] Amounts shown represent additional capital equipment above the originally budget capital improvement plan.

Table 4
City of Orlando
Stormwater Rate Study

Projected Stormwater System Revenue Requirements

Line No.	Description	Fiscal Year Ending September 30,				
		2024	2025	2026	2027	2028
1	Operating Expenses - Budget	\$ 24,506,822	\$ 25,795,493	\$ 27,809,883	\$ 29,882,772	\$ 31,973,548
2	Total Operating Expenses	\$ 24,506,822	\$ 25,795,493	\$ 27,809,883	\$ 29,882,772	\$ 31,973,548
	Other Revenue Requirements:					
	<u>Existing Debt Service</u>					
3	Total Senior Lien Bonds - Series 2018 Bonds	\$ 1,077,463	\$ 1,077,099	\$ 1,075,924	\$ 1,074,708	\$ 1,074,181
4	Total Subordinate Lien Bonds	-	-	-	-	-
5	Total Existing Debt	\$1,077,463	\$1,077,099	\$1,075,924	\$1,074,708	\$1,074,181
	<u>Proposed Debt Service</u>					
6	Total Proposed Senior Lien Bonds	\$ -	\$ -	\$ 978,207	\$ 978,207	\$ 978,207
7	Total Proposed Subordinate Lien Bonds - SRF	-	-	-	383,961	383,961
8	Total Proposed Debt	\$0	\$0	\$978,207	\$1,362,168	\$1,362,168
9	Total Debt Service	\$1,077,463	\$1,077,099	\$2,054,130	\$2,436,876	\$2,436,349
	Other Revenue Requirements					
10	Transfer to Operating Reserves	\$0	\$1,195,253	\$183,546	\$170,341	\$171,845
11	Transfer to Capital Fund	0	7,120,625	15,001,672	22,835,137	24,847,753
12	Capital Funded from Rates	90,458	175,000	175,000	175,000	175,000
13	Total Other Revenue Requirements	\$90,458	\$8,490,878	\$15,360,218	\$23,180,478	\$25,194,597
14	Gross Revenue Requirements	\$25,674,743	\$35,363,469	\$45,224,232	\$55,500,126	\$59,604,494
	<u>Less Income and Funds from Other Sources</u>					
15	Other Operating Revenue	\$0	\$0	\$0	\$0	\$0
16	Uses of Reserves	0	0	0	0	0
17	Unrestricted Interest Income	18,960	10,217	16,106	17,947	18,802
18	Transfer from General Fund	0	0	0	0	0
19	Net Revenue Requirements	\$25,655,784	\$35,353,253	\$45,208,126	\$55,482,179	\$59,585,692
	Revenue from Rates					
	<u>StormwaterSystem</u>					
20	Stormwater Rate Revenue	\$25,587,662	\$26,187,594	\$26,790,000	\$27,398,607	\$28,023,841
21	Prior Year Rate Adjustments	0	0	9,376,500	18,836,542	28,724,437
22	Total Rate Revenue Before Current Year Adjustment	\$25,587,662	\$26,187,594	\$36,166,501	\$46,235,149	\$56,748,278
	<u>Current Year Rate Adjustments</u>					
23	Current Year Rate Adjustments	0.00%	35.00%	25.00%	20.00%	5.00%
	Effective Month	October	October	October	October	October
24	% of Current Year Effective	100.0%	100.0%	100.0%	100.0%	100.0%
25	Revenue From Current Year Rate Adjustments	\$0	\$9,165,658	\$9,041,625	\$9,247,030	\$2,837,414
26	Total Revenue from Rates	\$25,587,662	\$35,353,253	\$45,208,126	\$55,482,179	\$59,585,692
27	Revenue Surplus/(Deficiency) - Amount	(\$68,121)	\$0	\$0	\$0	\$0
28	Revenue Surplus/(Deficiency) - Percent	-0.27%	0.00%	0.00%	0.00%	0.00%

Table 5
City of Orlando
Stormwater Rate Study

Existing Versus Proposed Rate Method at Existing Fee Levels

EXISTING VERSUS PROPOSED RATE METHOD AT EXISTING FEE LEVELS	
Existing Rate Method per ERU[1]	Proposed Rate Method Rate per Sq. Ft.
<p>Residential</p> <p>Standard Rate - Fee per Year = $12 \times (\\$4.00 + (\text{ERU's} \times \\$5.99))$; Minimum equal \$84.00 per year; Maximum equal \$137.88 per year</p> <p>Discounted Rate - Fee per Year = $12 \times (\\$4.00 + (\text{ERU's} \times \\$5.99 \times \text{Discount Factor}))$ Minimum Fee = 1000 sq.ft.; Maximum Fee = 2500 sq. ft.</p>	<p>Residential</p> <p>Standard Rate - Fee per Year = Sq. Ft X \$0.05994; Minimum Fee = 1,000 sq. ft.; Maximum Fee = 2,500 sq. ft.</p> <p>Discounted Rate - Fee Per Year =Sq. Ft X (\$0.05994 X Discount Factor) Minimum Fee = 1000 sq. ft.; Maximum Fee = 2500 sq. ft.</p>
<p>Commercial /Commercial Office Condo</p> <p>Standard Rate - Fee per Year = $12 \times (\text{ERU's} \times \\$9.99)$ Minimum Fee = \$119.88; No Maximum Fee</p> <p>Discounted Rate - Fee per Year = $12 \times (\\$4.00 + (\text{ERU's} \times \\$5.99 \times \text{Discount Factor}))$ Minimum Fee = 2000 sq.ft.; No Maximum Fee</p> <p>Post-OUSWMM - Fee per Year = $12 \times (\text{ERU's} \times (\\$4.00 + .3 \times \\$5.99))$ Minimum Fee = \$69.60; No Maximum Fee</p>	<p>Commercial /Commercial Office Condo</p> <p>Standard Rate - Fee per Year = Sq. Ft X \$.05994 Minimum Fee = 2000 sq. ft.; No Maximum Fee</p> <p>Discounted Rate - Fee Per Year = Sq. Ft X (0.05994 X Discount Factor) Minimum Fee = 2000 sq. ft.; No Maximum Fee</p> <p>Post-OUSWMM - Fee per Year = Sq. Ft. X (.05994*.58) ** Minimum Fee = 2000 sq. ft.; No Maximum</p>
<p>Multi-Family Residential ERU's per Dwelling Unit = Total Impervious Area for Property divided by Number of Units divided by 2000 sq.ft.</p> <p>Standard Rate per Unit - Fee per Year = $12 \times (\text{ERU's} \times \\$9.99)$ No Minimum Fe ; Maximum Fee = 137.88 per Unit</p> <p>Discounted Rate Per Unit - Fee per Year = $12 \times (\\$4.00 + (\text{ERU's} \times \\$5.99 \times \text{Discount Factor}))$ No Minimum Fee; Maximum Fee = 2300 sq. ft.</p> <p>Post-OUSWMM per Unit - Fee per Year = $12 \times (\text{ERU's} \times (\\$4.00 + .3 \times \\$5.99))$ No Minimum Fee; Maximum Fee = \$80.04 per unit</p>	<p>Multi-Family Residential Sq. Ft. per Dwelling Unit = Total Impervious Area for Property divided by Number of Units</p> <p>Standard Rate per Unit - Fee per Year = (Sq. Ft. X \$.05994) Maximum Fee equal \$137.88 per dwelling unit</p> <p>Discounted Rate Per Unit- Fee Per Year = Sq. Ft X (\$.05994*discount factor) No Minimum Fee; Maximum Fee equal 2300 sq. ft. per dwelling unit</p> <p>Post-OUSWMM Rate per Unit - Fee per Year = Sq. Ft. * (\$.05994*.58) No Minimum Fee; Maximum Fee equal \$80.04 per dwelling unit</p>
<p>[1]ERU = 2000 Square Feet of Impervious Area Post-OUSWMM discount for certain properties developed after 1989. Discounted Rate is applied to certain properties that receive partial discounts that vary by property.</p>	

Table 6
City of Orlando, Florida

Line No.		Stormwater System Revenue by Customer Class								
		FY2024 No Rate Increase		Variance		Percent	FY2025	FY2026	FY2027	FY2028
		Existing	Proposed			Rate Increase	35.0%	25.0%	20.0%	5.0%
		Rates per ERU	Rates Per Sq Ft	\$	%					
1	Residential	5,080,278	5,322,056	241,778	4.76%	7,184,775	8,980,969	10,777,163	11,316,021	
2	Residential - Discounted	423,332	456,080	32,748	7.74%	615,708	769,634	923,561	969,739	
3	Subtotal Residential	5,503,609	5,778,136			7,800,483	9,750,604	11,700,724	12,285,761	
4	Commercial	4,742,125	4,742,125	-	0.00%	6,401,869	8,002,336	9,602,803	10,082,944	
5	Commerical - Discounted	1,249,028	1,249,028	-	0.00%	1,686,188	2,107,735	2,529,282	2,655,746	
6	Commerical - OUSWMM	7,281,537	7,278,304	(3,232)	-0.04%	9,825,711	12,282,139	14,738,566	15,475,495	
7	Comm Condo	77,077	77,077	-	0.00%	104,054	130,067	156,081	163,885	
8	Comm Condo - Discount	47,108	47,108	-	0.00%	63,596	79,495	95,394	100,164	
9	Comm Condo - OUSWMM	124,383	124,383	-	0.00%	167,917	209,896	251,876	264,469	
10	Subtotal Commercial	13,521,258	13,518,026			18,249,335	22,811,669	27,374,002	28,742,703	
11	Multi-Family	2,342,293	2,342,293	-	0.00%	3,162,095	3,952,619	4,743,142	4,980,299	
12	Multi-Family - Discount	119,558	119,558	-	0.00%	161,403	201,754	242,105	254,210	
13	Multi-Family - OUSWMM	4,281,544	4,282,054	511	0.01%	5,780,773	7,225,967	8,671,160	9,104,718	
14	Subtotal Multit-Family	6,743,394	6,743,905			9,104,271	11,380,339	13,656,407	14,339,227	
15	Vacant	774,960	774,960	-	0.00%	1,046,195	1,307,744	1,569,293	1,647,758	
16	Total Revenue	\$ 26,543,221	\$ 26,815,026	\$ 271,804	1.02%	\$ 36,200,285	\$ 45,250,356	\$ 54,300,427	\$ 57,015,448	

Table 7

City of Orlando
Stormwater Rate Study

Sample Stormwater Bills

Residential Single Family						
	Without Rate Increase		With Rate Increase			
Sq Ft	Current Fee	Proposed Fee	Proposed FY2025 Fee	Proposed FY2026 Fee	Proposed FY2027 Fee	Proposed FY2028 Fee
1,000	83.94	59.94	80.92	101.15	121.38	127.45
2,000	119.88	119.88	161.84	202.30	242.76	254.90
4,000	137.85	149.85	202.30	252.88	303.45	318.62
10,000	137.85	149.85	202.30	252.88	303.45	318.62

Commercial						
	Without Rate Increase		With Rate Increase			
Sq Ft	Current Fee	Proposed Fee	Proposed FY2025 Fee	Proposed FY2026 Fee	Proposed FY2027 Fee	Proposed FY2028 Fee
5,000	299.70	299.70	404.60	505.75	606.90	637.25
10,000	599.40	599.40	809.20	1,011.50	1,213.80	1,274.49
50,000	2,997.00	2,997.00	4,046.00	5,057.50	6,069.00	6,372.45
100,000	5,994.00	5,994.00	8,092.00	10,115.00	12,138.00	12,744.90
200,000	11,988.00	11,998.00	16,184.00	20,230.00	24,276.00	25,489.80

Commercial - OUSWMM						
	Without Rate Increase		With Rate Increase			
Sq Ft	Current Fee	Proposed Fee	Proposed FY2025 Fee	Proposed FY2026 Fee	Proposed FY2027 Fee	Proposed FY2028 Fee
5,000	173.91	173.83	234.67	293.34	352.00	369.60
10,000	347.82	347.65	469.34	586.67	704.00	739.20
50,000	1,739.10	1,738.26	2,346.68	2,933.35	3,520.02	3,696.02
100,000	3,478.20	3,476.52	4,693.36	5,866.70	7,040.04	7,392.04
200,000	6,956.40	6,953.04	9,386.72	11,733.40	14,080.08	14,784.08

Table 8
City of Orlando
Stormwater Rate Study

Late Year Revenue Requirements with Normalized Capital Program

Line No.	Description	2028	2029
	Revenue from Rates		
1	Stormwater Rate Revenue	\$28,023,841	\$28,304,116
2	Prior Year Rate Adjustments	28,724,437	31,877,510
3	Total Rate Revenue Before Current Year Adjustment	<u>\$56,748,278</u>	<u>\$60,181,626</u>
	<u>Current Year Rate Adjustments</u>		
4	Current Year Rate Adjustments	5.00%	0.00%
	Effective Month	October	October
5	% of Current Year Effective	<u>100.0%</u>	<u>100.0%</u>
6	Revenue From Current Year Rate Adjustments	\$2,837,414	\$0
7	Total Revenue from Rates	<u>\$59,585,692</u>	<u>\$60,181,626</u>
8	Operating Expenses - Budget	\$ 31,973,548	\$ 33,639,527
	Other Revenue Requirements:		
	<u>Existing Debt Service</u>		
9	Total Senior Lien Bonds - Series 2018 Bonds	\$ 1,074,181	\$ 1,073,492
10	Total Existing Debt	<u>\$ 1,074,181</u>	<u>\$ 1,073,492</u>
	<u>Proposed Debt Service</u>		
11	Total Proposed Senior Lien Bonds	\$ 978,207	\$ 978,207
12	Total Proposed Subordinate Lien Bonds - SRF	383,961	383,961
13	Total Proposed Debt	<u>\$1,362,168</u>	<u>\$1,362,168</u>
14	Total Debt Service	<u>\$2,436,349</u>	<u>\$2,435,661</u>
15	Funding Available for Capital Projects	<u>\$25,175,795</u>	<u>\$24,106,438</u>
16	Prior Year Capital Funding Requirements	\$18,042,506	\$11,228,041
17	Current Year Capital Funding Requirements [1]	18,361,330	18,361,330
18	Revenue Surplus/(Deficiency) - Amount	<u>(\$11,228,041)</u>	<u>(\$5,482,932)</u>
19	Revenue Surplus/(Deficiency) - Percent	<u>-18.84%</u>	<u>-9.11%</u>

Footnotes:

[1] Amounts shown are derived from the average budgeted capital spend assumed in Fiscal Years 2026 and 2027 of the Forecast Period.