WORKSHOP

APALACHICOLA CITY COMMISSION/FL RURAL WATER ASSOCIATION

TUESDAY, JANUARY 20, 2026 – 6:00PM

COMMISSION MEETING ROOM

74 6TH STREET, APALACHICOLA, FLORIDA 32320

AGENDA

You are welcome to comment on any matter under consideration by the Apalachicola City Commission when recognized to do so by the Mayor. Once recognized please rise to the podium, state your name for the record and adhere to the five-minute time limit for public comment. Comments may also be sent by email to the City Manager or to Commissioners.

I. Call to Order

II. Agenda Adoption

III. Presentation: Florida Rural Water Rate Study

IV. Workshop Discussion:

1. **Receive Public Comments & Address Concerns**
2. **Receive City Commission Comments & Address Concerns**

Adjournment

Any person who desires to appeal any decision at this meeting will need a record of the proceeding and for this purpose, may need to ensure that a verbatim record of the proceeding is made which includes testimony and evidence upon which the appeal is based. Persons with disabilities needing assistance to participate in any of these proceedings should contact the City Clerk's Office 48 hours in advance of the meeting.

City of Apalachicola

Scenario 1 FY26

Fiscal Year: 2026

FLORIDA RURAL WATER ASSOCIATION
2970 WELLINGTON CIRCLE
TALLAHASSEE, FL 32309
850-668-2746
Completed by: Dyana Jo Stewart
November 19, 2025

City of Apalachicola
Scenario 1 FY26
Fiscal Year: 2026
Proposed Rate Adjustments

This rate scenario was created to show the City of Apalachicola the anticipated sustanibility of the Water and Wastewater Utility with the continued approved annual increase of 3%. This scenario used the FY25 Actual Expenses identified by the city and the proposed FY26 Budget and current customer count, annual usage and current rates to establish the rate scenario.

The following was also applied to this study:

1. **Water Deposits were not used as Revenue.**
2. **Capital Improvement Plan projects were added as well as remaining annual asset replacement funds that need to be budgeted and placed in a restricted reserve for assets when they reach the end of their useful life.(See the CIP Schedule in this study).**
3. **Rates where applied as system is currently billing customers. The current rate ordiance (2025-03) has a typo in the rate table that looks as though customers should receive 1000 gallons with the base rate. This should be addressed and corrected.**

The Following are recommendations for the City to consider:

1. **Please note that water deposits should be placed in a separate account to ensure the funds are availabe for reimbursement to customers in good standing, these funds should only be transfered to Enterprise Fund when required to settle outstanding bill.**
2. **City of Apalachicola's current Base Rate for Commercial customers increases with the meter size, however the multiplier used is unfamiliar to FRWA. It is suggested that these rates be reviewed and if no documentation is found that establishes existing multiplier, then the city should consider using the AWWA guidelines and apply rates to all large meters whether used for Residential or Commercial use.**

If the CPI for any given year exceeds percentages in Figure 1 or Water and Wastewater budget increases above these percentages, rates may need to be increased by the percentage difference. The rate increases in figure 2 were adopted by ordinance 2025-03 and will not allow the city to reach a suggested minimum 90 days of O&M reserve until FY28 when SRF loan is paid off. However, current revenues being received should sustain the utility as long as expenses identified in this scenario do not increase considerbly.

Description	Escalation Factor FY			
	2023	2024	2025	2026
CPI	2%	2%	2%	2%

Figure 1

Rate Class	Fiscal Year			
	*2023	2024	2025	2026
All Rate Classes				
Base	3%	3%	3%	3%
Usage	3%	3%	3%	3%

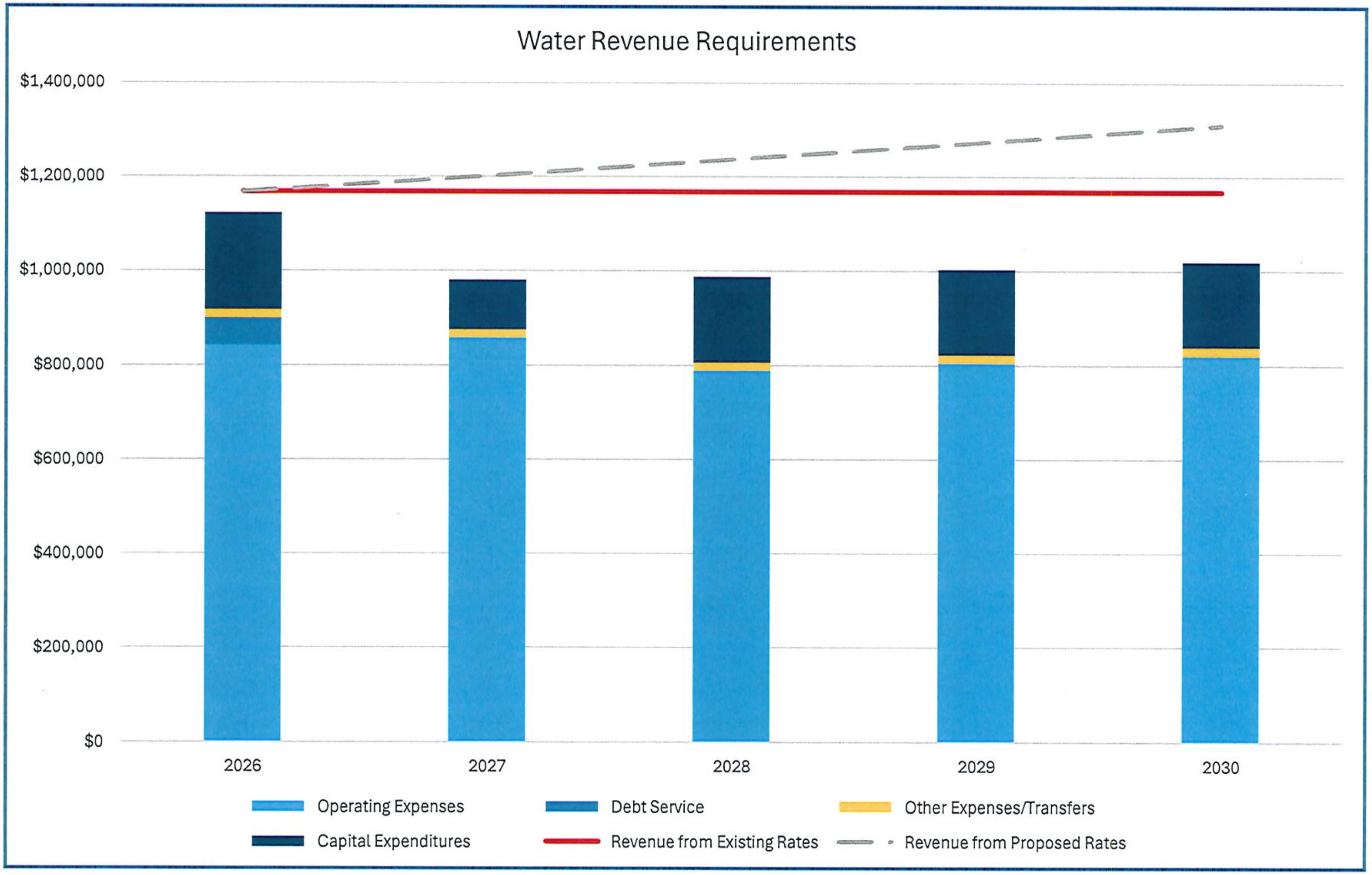
Figure 2

City of Apalachicola
Scenario 1 FY26
Fiscal Year: 2026
Water Revenue Requirements

	2026	2027	2028	2029	2030
Revenue Requirements:					
Operating Expenses	$842,800	$858,000	$788,647	$804,347	$820,447
Debt Service	$57,100	$0	$0	$0	$0
Other Expenses/Transfers	$17,500	$17,800	$18,200	$18,600	$18,900
Capital Expenditures	$204,500	$104,500	$180,100	$180,100	$180,100
Gross Revenue Requirements	$1,121,900	$980,300	$986,947	$1,003,047	$1,019,447
Less: Other Revenue	$29,500	$29,500	$29,500	$29,500	$29,500
Net Revenue Requirements	$1,092,400	$950,800	$957,447	$973,547	$989,947
Existing Rate Sufficiency:					
Revenue from Existing Rates	$1,137,500	$1,137,500	$1,137,500	$1,137,500	$1,137,500
Revenue Surplus/(Deficiency)	$45,100	$186,700	$180,053	$163,953	$147,553
Proposed Rate Sufficiency:					
Revenue from Proposed Rates	$1,137,500	$1,171,600	$1,206,700	$1,242,900	$1,280,200
Increase in Revenue	$0	$34,100	$69,200	$105,400	$142,700
Cumulative %					
All Customer Classes					
Base Charges	3.00%	6.09%	9.27%	12.55%	15.93%
Usage Charges	3.00%	6.09%	9.27%	12.55%	15.93%
Current Year %					
All Customer Classes					
Base Charges	3%	3%	3%	3%	3%
Usage Charges	3%	3%	3%	3%	3%
Revenue Surplus/(Deficiency)	**$45,100**	**$220,800**	**$249,253**	**$269,353**	**$290,253**

Revenue from Existing Rates	$1,167,000	$1,167,000	$1,167,000	$1,167,000	$1,167,000
Revenue from Proposed Rates	$1,167,000	$1,201,100	$1,236,200	$1,272,400	$1,309,700

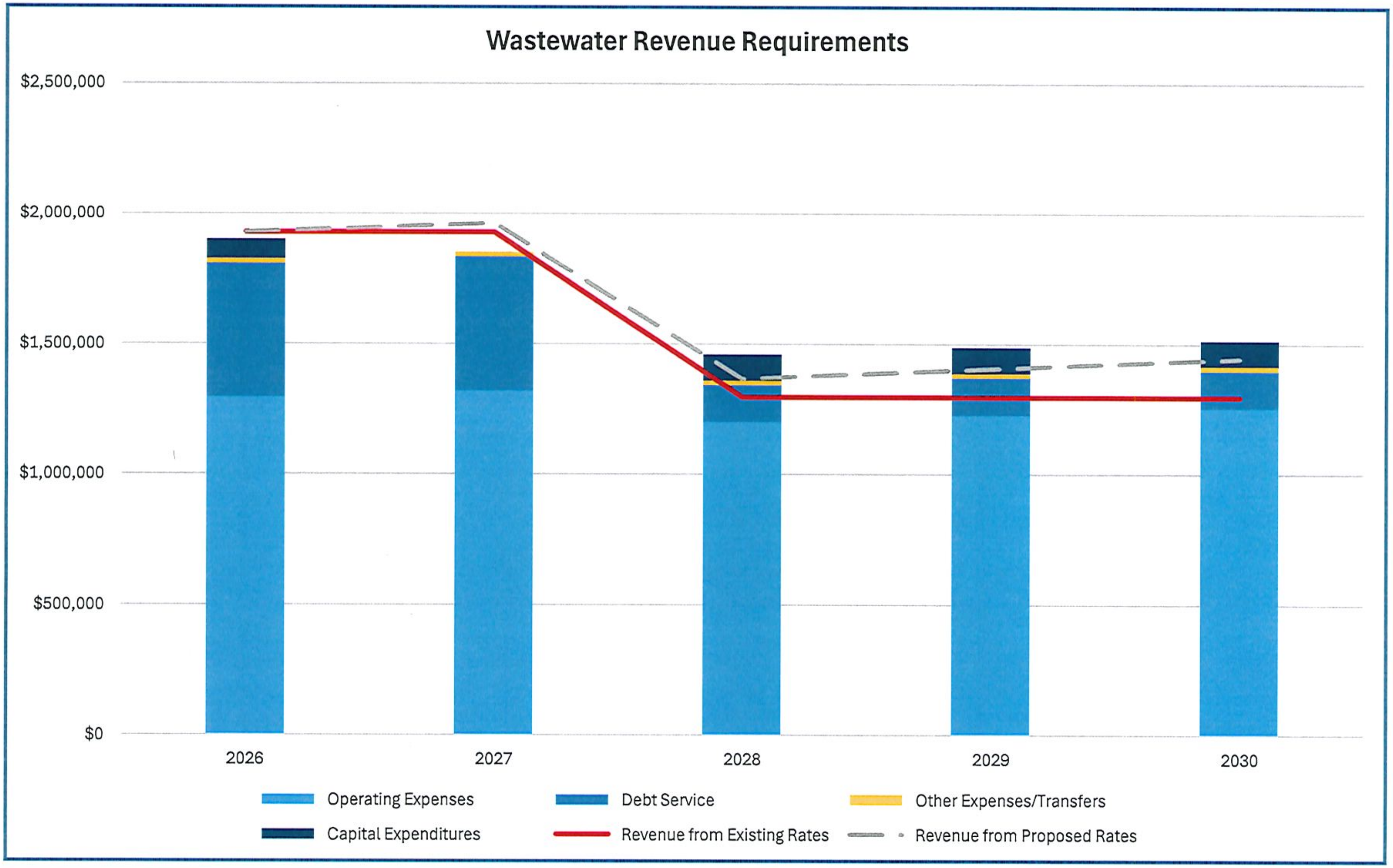
Apalachicola City of
Scenario 1 FY26
Fiscal Year: 2026
Water Revenue Requirements Graph



City of Apalachicola
Scenario 1 FY26
Fiscal Year: 2026
Wastewater Revenue Requirements

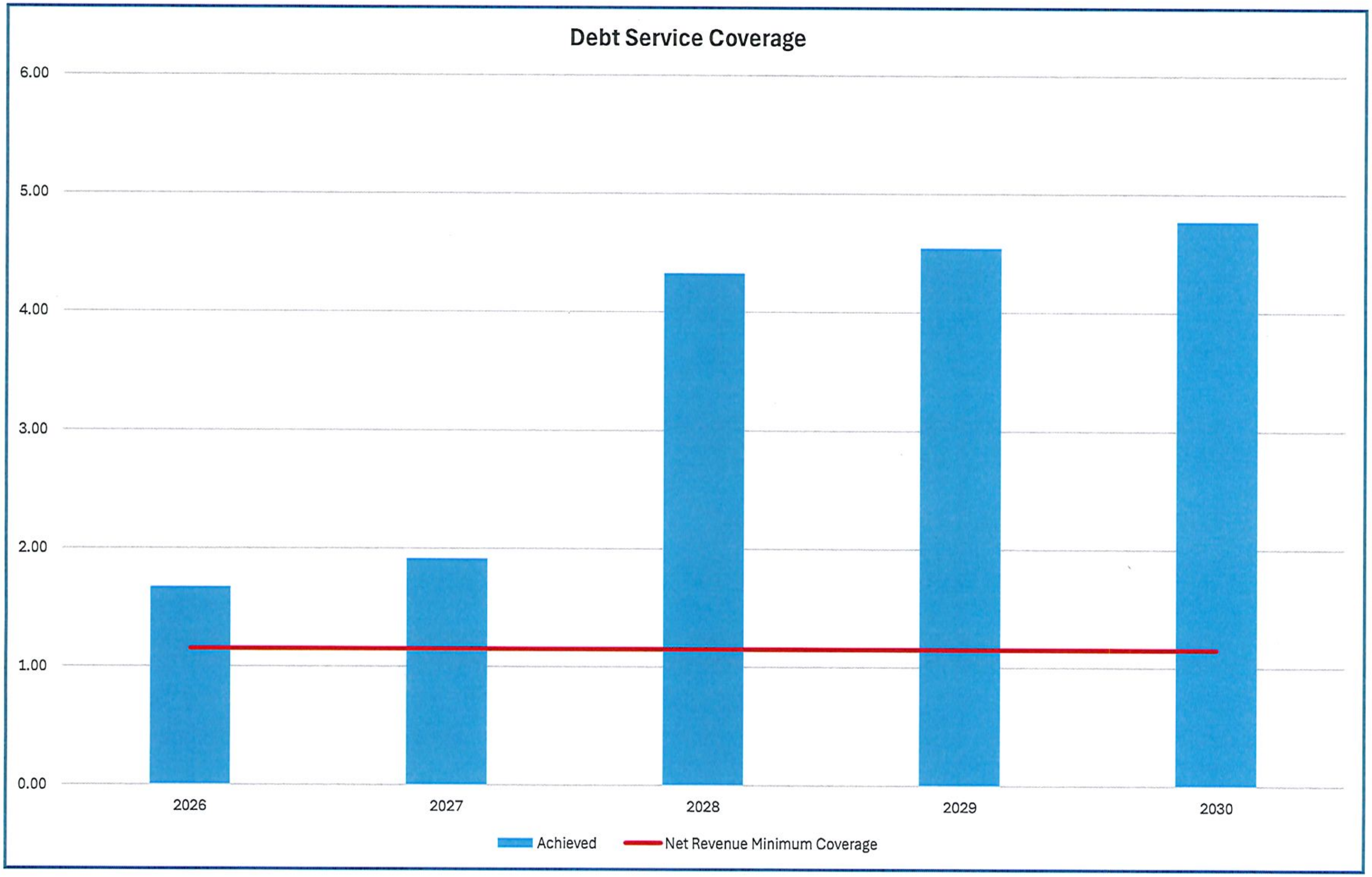
	2026	2027	2028	2029	2030
Revenue Requirements:					
Operating Expenses	$1,295,200	$1,321,100	$1,200,878	$1,227,878	$1,255,378
Debt Service	$513,400	$513,400	$142,000	$142,000	$142,000
Other Expenses/Transfers	$17,500	$17,800	$18,200	$18,600	$18,900
Capital Expenditures	$73,000	$0	$98,400	$98,400	$98,400
Gross Revenue Requirements	$1,899,100	$1,852,300	$1,459,478	$1,486,878	$1,514,678
Less: Other Revenue	$748,500	$748,500	$118,032	$118,032	$118,032
Net Revenue Requirements	$1,150,600	$1,103,800	$1,341,446	$1,368,846	$1,396,646
Existing Rate Sufficiency:					
Revenue from Existing Rates	$1,177,700	$1,177,700	$1,177,700	$1,177,700	$1,177,700
Revenue Surplus/(Deficiency)	$27,100	$73,900	-$163,746	-$191,146	-$218,946
Proposed Rate Sufficiency:					
Revenue from Proposed Rates	$1,177,700	$1,213,000	$1,249,400	$1,286,900	$1,325,500
Increase in Revenue	$0	$35,300	$71,700	$109,200	$147,800
Cumulative %					
All Customer Classes					
Base Charges	3.00%	6.09%	9.27%	12.55%	15.93%
Usage Charges	3.00%	6.09%	9.27%	12.55%	15.93%
Current Year %					
All Customer Classes					
Base Charges	3%	3%	3%	3%	3%
Usage Charges	3%	3%	3%	3%	3%
Revenue Surplus/(Deficiency)	**$27,100**	**$109,200**	**-$92,046**	**-$81,946**	**-$71,146**
Revenue from Existing Rates	$1,926,200	$1,926,200	$1,295,732	$1,295,732	$1,295,732
Revenue from Proposed Rates	$1,926,200	$1,961,500	$1,367,432	$1,404,932	$1,443,532

City of Apalachicola
Scenario 1 FY26
Fiscal Year: 2026
Wastewater Revenue Requirements



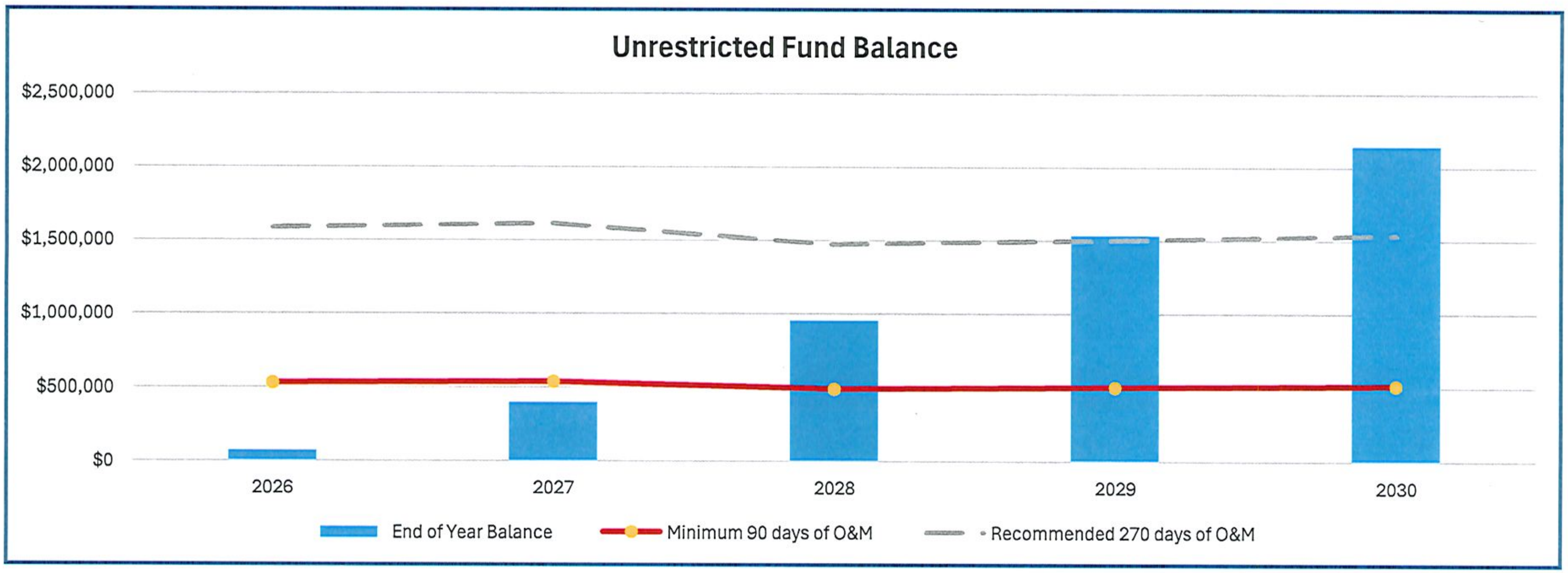
City of Apalachicola
Scenario 1 FY26
Fiscal Year: 2026
Debt Service Coverage

	2026	2027	2028	2029	2030
Revenue:					
Revenue from Proposed Drinking Water Rates	$1,137,500	$1,171,600	$1,206,700	$1,242,900	$1,280,200
Revenue from Proposed Wastewater Rates	$1,177,700	$1,213,000	$1,249,400	$1,286,900	$1,325,500
Subtotal - Rate Revenue	$2,315,200	$2,384,600	$2,456,100	$2,529,800	$2,605,700
Miscellaneous Revenue - Drinking Water	$29,500	$29,500	$29,500	$29,500	$29,500
Miscellaneous Revenue - Wastewater	$748,500	$748,500	$118,032	$118,032	$118,032
Total Revenue	$3,093,200	$3,162,600	$2,603,632	$2,677,332	$2,753,232
Operating Expenses:					
Drinking Water	$842,800	$858,000	$788,647	$804,347	$820,447
Wastewater	$1,295,200	$1,321,100	$1,200,878	$1,227,878	$1,255,378
Total Operating Expenses	$2,138,000	$2,179,100	$1,989,525	$2,032,225	$2,075,825
Net Revenue	$955,200	$983,500	$614,107	$645,107	$677,407
Debt Service:					
Drinking Water	$57,100	$0	$0	$0	$0
Wastewater	$513,400	$513,400	$142,000	$142,000	$142,000
Total Debt Service	$570,500	$513,400	$142,000	$142,000	$142,000
Debt Service Coverage	1.67	1.92	4.32	4.54	4.77
Net Revenue Less Debt Service	$384,700	$470,100	$472,107	$503,107	$535,407
Capital Expenditures:					
Drinking Water	$204,500	$104,500	$180,100	$180,100	$180,100
Wastewater	$73,000	$0	$98,400	$98,400	$98,400
Total Capital Expenditures	$277,500	$104,500	$278,500	$278,500	$278,500
Other Expenses/Transfers:					
Drinking Water	$17,500	$17,800	$18,200	$18,600	$18,900
Wastewater	$17,500	$17,800	$18,200	$18,600	$18,900
Total Other Expenses/Transfers	$35,000	$35,700	$36,400	$37,100	$37,900
Revenue Surplus/(Deficiency)	**$72,200**	**$329,900**	**$157,207**	**$187,507**	**$219,007**


Debt Service Coverage
6.00
5.00
4.00
3.00
2.00
1.00
0.00
2026
2027
2028
2029
2030
Achieved
Net Revenue Minimum Coverage

City of Apalachicola
Scenario 1 FY26
Fiscal Year: 2026
Unrestricted Fund Balance

	2026	2027	2028	2029	2030
Utility Reserve Funds:					
Beginning of Year Balance	$0	$72,100	$400,300	$953,000	$1,534,300
Addition to Current Year	$72,100	$328,200	$552,800	$581,200	$611,000
End of Year Balance	**$72,100**	**$400,300**	**$953,000**	**$1,534,300**	**$2,145,300**
Days of Cash on Hand	12	67	175	276	377
For Graph Use	**2026**	**2027**	**2028**	**2029**	**2030**
DW Operating O&M Expense	$842,800	$858,000	$788,647	$804,347	$820,447
WW Operating O&M Expense	$1,295,200	$1,321,100	$1,200,878	$1,227,878	$1,255,378
Total O&M Expense	$2,138,000	$2,179,100	$1,989,525	$2,032,225	$2,075,825
Daily O&M Expense	$5,858	$5,970	$5,451	$5,568	$5,687
Minimum 90 days of O&M	$527,178	$537,312	$490,568	$501,097	$511,847
Recommended 270 days of O&M	$1,581,534	$1,611,937	$1,471,703	$1,503,290	$1,535,542



City of Apalachicola
Scenario 1 FY26
Fiscal Year: 2026
CIP Schedule

Description	Funding Source	2026	2027	2028	2029	2030
Water Well Repairs 5 & 7	Water Revenues	$0	$0	$0	$0	$0
WW Equipment	Wastewater Revenues	$30,000	$0	$0	$0	$0
*Water Asset Management Reserve	Water Revenues	$0	$0	$75,600	$75,600	$75,600
*Wastewater Asset Management Reserve	Wastewater Revenues	$0	$0	$98,400	$98,400	$98,400
Turbidity Meter	Wastewater Revenues	$13,000	$0	$0	$0	$0
Dike Repairs	Wastewater Revenues	$30,000	$0	$0	$0	$0
DW Equipment	Water Revenues	$20,000	$0	$0	$0	$0
Preventative Maintenance	Grant	$0	$0	$0	$750,000	$0
Vacuum System	Grant	$41,700	$41,700	$41,700	$0	$0
Flovac Monitoring System	Grant	$100,000	$100,000	$100,000	$100,000	$100,000
Well Maintenance Program	Water Revenues	$104,500	$104,500	$104,500	$104,500	$104,500
Headworks Grit Buildup	Grant	$100,000	$100,000	$100,000	$0	$0
Sprayfield West Communication	Grant	$37,500	$37,500	$0	$0	$0
Leslie St. Water Line	Water Revenues	$0	$0	$0	$0	$0
Building	Water Revenues	$80,000	$0	$0	$0	$0

Totaled by	Funding Source	2026	2027	2028	2029	2030
*Asset Management Cost may be low and will need to be adjusted as new assets are added to the system.	Water Revenues	$204,500	$104,500	$180,100	$180,100	$180,100
	Wastewater Revenues	$73,000	$0	$98,400	$98,400	$98,400
	Grant	$279,200	$279,200	$241,700	$850,000	$100,000
	Total	**$556,700**	**$383,700**	**$520,200**	**$1,128,500**	**$378,500**

City of Apalachicola
Scenario 1 FY26
Fiscal Year: 2026
Debt Service Schedule

Debt	2026	2027	2028	2029	2030	2031	2032	2033
Existing Debts:								
CWSRF Project 42709	$371,400	$371,400	$0	$0	$0	$0	$0	$0
Water & Sewer Revenue Bond 2003-91-04	$142,000	$142,000	$142,000	$142,000	$142,000	$142,000	$142,000	$142,000
Water & Sewer Revenue Bond 1986-91-02	$25,000	$0	$0	$0	$0	$0	$0	$0
Water Meter Loan (Government Capital Corp.)	$32,100	$0	$0	$0	$0	$0	$0	$0
Anticipated Debts:	$0	$0	$0	$0	$0	$0	$0	$0
Total	**$570,500**	**$513,400**	**$142,000**	**$142,000**	**$142,000**	**$142,000**	**$142,000**	**$142,000**
Drinking Water	$57,100	$0	$0	$0	$0	$0	$0	$0
Wastewater	$513,400	$513,400	$142,000	$142,000	$142,000	$142,000	$142,000	$142,000

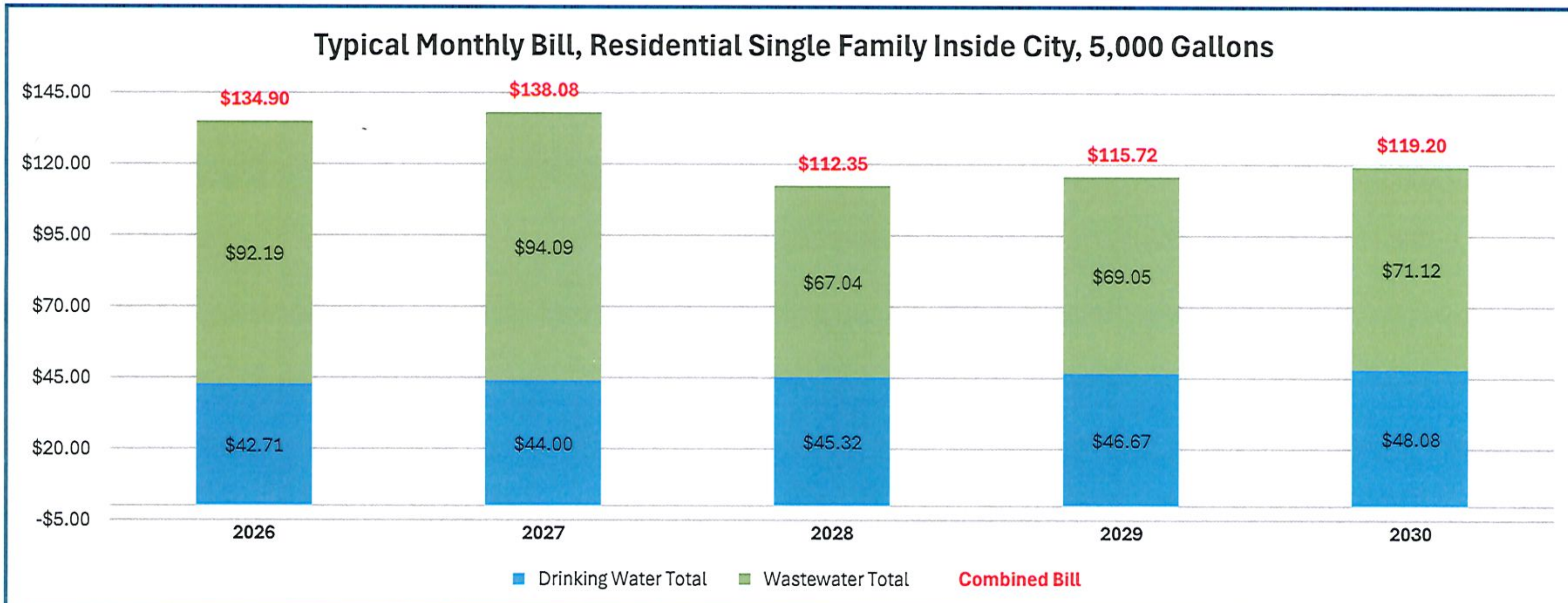
City of Apalachicola
Scenario 1 FY26
Fiscal Year: 2026
Operating Expense Projection

Fund Name	Type of Expense	Cost Allocation	Description	Historical 2025	Budget 2026	Escalation Factor	2027	2028	2029	2030
Water Department	Personnel	100% Water	Water Salaries & Benefits	$165,900	$194,500	CPI	$198,300	$202,300	$206,400	$210,500
Water Department	Personnel	100% Water	Water Overtime Salaries	$32,100	$25,000	CPI	$25,500	$26,000	$26,500	$27,100
Water Department	Personnel	100% Water	Water Social Security (FICA)	$14,800	$17,100	CPI	$17,400	$17,800	$18,100	$18,500
Water Department	Personnel	100% Water	Group Health Insurance	$42,700	$54,800	CPI	$55,900	$57,000	$58,200	$59,300
Water Department	Personnel	100% Water	Water Retirement	$27,400	$31,300	CPI	$32,000	$32,600	$33,300	$33,900
Water Department	O&M	100% Water	Water Travel	$200	$1,000	CPI	$1,000	$1,000	$1,100	$1,100
Water Department	O&M	100% Water	Water Communication	$7,900	$7,200	CPI	$7,300	$7,500	$7,600	$7,800
Water Department	O&M	100% Water	Water Utilities	$56,400	$55,000	CPI	$56,100	$57,200	$58,400	$59,500
Water Department	O&M	100% Water	Water Liab/Prop Ins	$38,600	$46,400	CPI	$47,300	$48,200	$49,200	$50,200
Water Department	Maintenance	100% Water	Water Repairs & Maintenance	$75,900	$40,000	CPI	$40,800	$41,600	$42,400	$43,300
Water Department	O&M	100% Water	Water Testing	$48,100	$10,000	CPI	$10,200	$10,400	$10,600	$10,800
Water Department	Maintenance	100% Water	Water Meter Maintenance	$33,700	$25,000	CPI	$25,500	$26,000	$26,500	$27,100
Water Department	O&M	100% Water	Water IT Service	$800	$3,500	CPI	$3,600	$3,600	$3,700	$3,800
Water Department	O&M	100% Water	Water Dues & Fees	$900	$3,000	CPI	$3,100	$3,100	$3,200	$3,200
Water Department	O&M	100% Water	Water Supplies	$242,700	$60,000	CPI	$61,200	$62,400	$63,700	$64,900
Water Department	O&M	100% Water	Water Gas & Oil	$15,500	$13,000	CPI	$13,300	$13,500	$13,800	$14,100
Water Department	O&M	100% Water	Water Uniforms	$900	$1,500	CPI	$1,500	$1,600	$1,600	$1,600
Water Department	Maintenance	100% Water	Elevated Tank Maintenance	$0	$12,000	CPI	$12,200	$12,500	$12,700	$13,000
Water Department	Maintenance	100% Water	Fire Hydrant Repairs	$0	$5,000	CPI	$5,100	$5,200	$5,300	$5,400
Sewer Department	Personnel	100% Wastewater	Sewer Salaries	$259,900	$296,100	CPI	$302,100	$308,100	$314,300	$320,600
Sewer Department	Personnel	100% Wastewater	Sewer Overtime	$26,700	$25,000	CPI	$25,500	$26,000	$26,500	$27,100
Sewer Department	Personnel	100% Wastewater	Sewer Retirement	$45,300	$49,000	CPI	$50,000	$51,000	$52,000	$53,000
Sewer Department	Personnel	100% Wastewater	Sewer Social Security (FICA)	$21,500	$24,800	CPI	$25,200	$25,700	$26,300	$26,800
Sewer Department	Personnel	100% Wastewater	Sewer Health Insurance	$60,700	$75,000	CPI	$76,500	$78,100	$79,600	$81,200
Sewer Department	O&M	100% Wastewater	Sewer Liab/Prop Insurance	$69,600	$83,600	CPI	$85,200	$86,900	$88,700	$90,500
Sewer Department	O&M	100% Wastewater	Sewer Utilities	$144,200	$150,000	CPI	$153,000	$156,100	$159,200	$162,400
Sewer Department	O&M	100% Wastewater	Sewer Flood Insurance	$12,600	$13,000	CPI	$13,300	$13,500	$13,800	$14,100
Sewer Department	O&M	100% Wastewater	Sewer Communication	$11,500	$12,000	CPI	$12,200	$12,500	$12,700	$13,000
Sewer Department	Maintenance	100% Wastewater	Sewer Repairs & Maintenance	$99,900	$100,000	CPI	$102,000	$104,000	$106,100	$108,200
Sewer Department	O&M	100% Wastewater	Sewer Testing	$30,100	$30,000	CPI	$30,600	$31,200	$31,800	$32,500
Sewer Department	O&M	100% Wastewater	Sewer IT Service	$800	$3,500	CPI	$3,600	$3,600	$3,700	$3,800
Sewer Department	O&M	100% Wastewater	Sewer Dues and Fees	$300	$1,000	CPI	$1,000	$1,000	$1,100	$1,100
Sewer Department	O&M	100% Wastewater	Sewer Supplies	$208,600	$60,000	CPI	$61,200	$62,400	$63,700	$64,900
Sewer Department	O&M	100% Wastewater	Sewer Gas & Oil	$17,500	$13,000	CPI	$13,300	$13,500	$13,800	$14,100
Sewer Department	O&M	100% Wastewater	Sewer Pollution Insurance	$0	$3,000	CPI	$3,100	$3,100	$3,200	$3,200
Sewer Department	Professional Services	100% Wastewater	Professional Services/contract Labor	$39,500	$5,000	CPI	$5,100	$5,200	$5,300	$5,400
Sewer Department	O&M	100% Wastewater	Sewer Uniforms	$200	$1,500	CPI	$1,500	$1,600	$1,600	$1,600
Sewer Department	O&M	100% Wastewater	Sewer Travel & Training	$300	$2,000	CPI	$2,000	$2,100	$2,100	$2,200
Water Department	Professional Services	100% Water	Professional Services/Contractors	$62,700	$10,000	CPI	$10,200	$10,400	$10,600	$10,800

Fund Name	Type of Expense	Cost Allocation	Description	Historical 2025	Budget 2026	Escalation Factor	2027	2028	2029	2030
Water Department	Transfers Out	100% Water	Admin-General Fund	$17,500	$17,500	CPI	$17,800	$18,200	$18,600	$18,900
Water Deparment	O&M	100% Water	Credit Card Fees	$5,300	$3,000	CPI	$3,100	$3,100	$3,200	$3,200
Sewer Department	O&M	100% Wastewater	Reserves	$146,600	$146,600	CPI	$146,600	$0	$0	$0
Sewer Department	O&M	100% Wastewater	Credit Card Fees	$5,300	$3,000	CPI	$3,100	$3,100	$3,200	$3,200
Sewer Department	Transfers Out	100% Wastewater	Admin-General fund	$17,500	$17,500	CPI	$17,800	$18,200	$18,600	$18,900
Water Department	Personnel	100% Water	Billing Clerk Salary Adjustment	$0	$3,900	CPI	$4,000	$4,100	$4,200	$4,200
Water Department	Personnel	100% Water	Dewberry Continuing Services	$0	$12,500	CPI	$12,800	$13,000	$13,300	$13,500
Water Department	Personnel	100% Water	Water Plant Operator	$0	$37,000	CPI	$37,700	$38,500	$39,300	$40,000
Water Department	O&M	100% Water	Chemicals	$0	$70,000	CPI	$71,400	$72,800	$74,300	$75,800
Water Department	O&M	100% Water	Software	$0	$10,000	CPI	$10,200	$10,400	$10,600	$10,800
Water Department	Maintenance	100% Water	Annual Generator Maintenance Contract	$0	$6,300	CPI	$6,400	$6,600	$6,700	$6,800
Sewer Department	Personnel	100% Wastewater	Billing Clerk Salary Adjustment	$0	$3,900	CPI	$4,000	$4,100	$4,200	$4,200
Sewer Department	Professional Services	100% Wastewater	WWTP Operator Contract	$0	$15,000	CPI	$15,300	$15,600	$15,900	$16,200
Sewer Department	Professional Services	100% Wastewater	Dewberry Continuing Services	$0	$12,500	CPI	$12,800	$13,000	$13,300	$13,500
Sewer Department	O&M	100% Wastewater	Chemicals	$0	$90,000	CPI	$91,800	$93,600	$95,500	$97,400
Sewer Department	O&M	100% Wastewater	Treatment Bugs	$0	$63,000	CPI	$64,300	$65,500	$66,900	$68,200
Sewer Department	O&M	100% Wastewater	Software	$0	$5,000	CPI	$5,100	$5,200	$5,300	$5,400
Sewer Department	Maintenance	100% Wastewater	Annual Generator Maintenance Contract	$0	$8,700	CPI	$8,900	$9,100	$9,200	$9,400
Water Department	O&M	100% Water	Reserve	$84,900	$84,900	CPI	$84,900	$0	$0	$0
*** CPI = Consumer Price Index of 2%**			**Total**	**$2,193,200**	**$2,173,100**		**$2,211,900**	**$2,019,600**	**$2,060,700**	**$2,101,200**
			Drinking Water total	$974,900	$860,400		$875,800	$806,600	$823,100	$839,100
			Wastewater Total	$1,218,600	$728,500		$743,000	$757,900	$773,100	$788,700

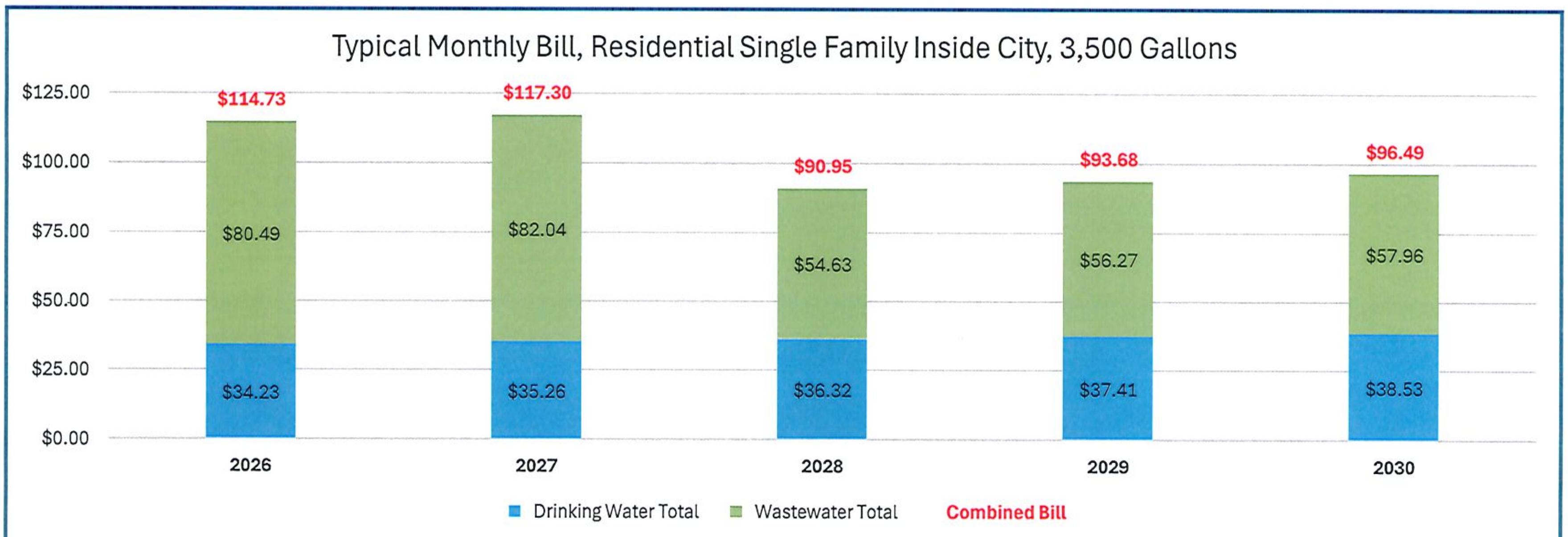
City of Apalachicola
Scenario 1 FY26
Fiscal Year: 2026
Typical Monthly Bill, Residential Single Family Inside City, 5,000 Gallons

	2026	2027	2028	2029	2030
Drinking Water					
Base Charge	$15.24	$15.70	$16.17	$16.66	$17.16
Usage Charge, 5,000 Gallons	$27.47	$28.29	$29.14	$30.02	$30.92
Drinking Water Total	$42.71	$44.00	$45.32	$46.67	$48.08
Wastewater					
Base Charge	$24.98	$25.73	$26.50	$27.29	$28.11
Usage Charge, 5,000 Gallons	$38.21	$39.36	$40.54	$41.76	$43.01
Sewer Usage Fee	$29.00	$29.00	$0.00	$0.00	$0.00
Wastewater Total	$92.19	$94.09	$67.04	$69.05	$71.12
Combined Bill	**$134.90**	**$138.08**	**$112.35**	**$115.72**	**$119.20**



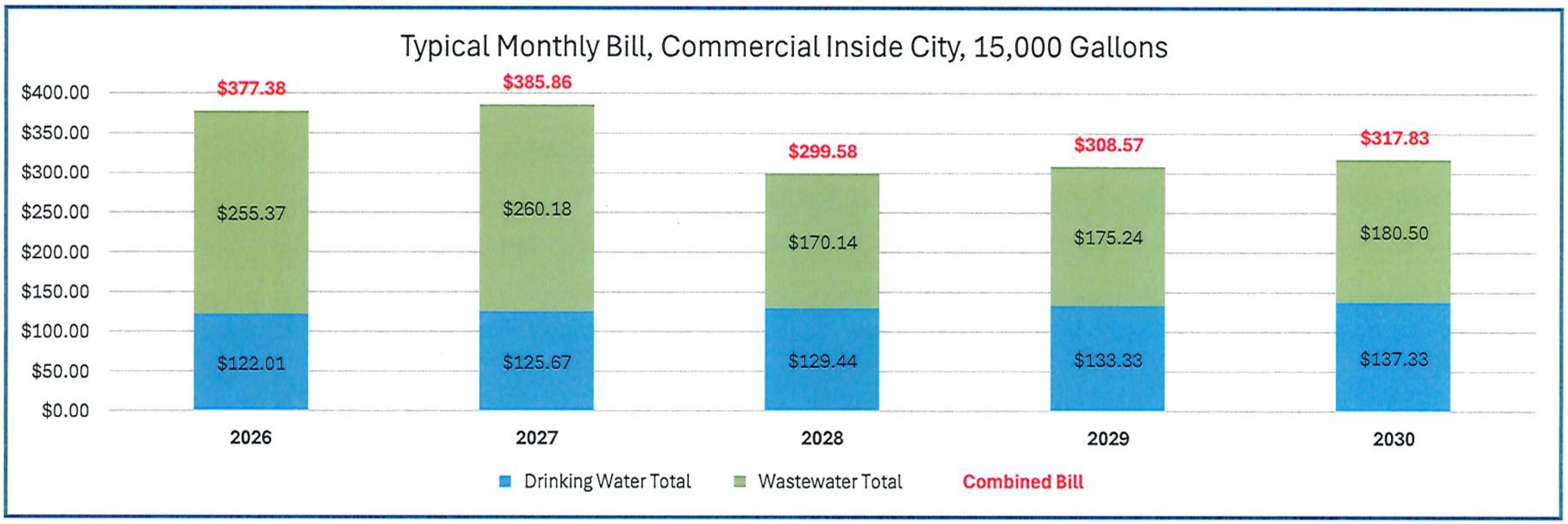
City of Apalachicola
Scenario 1 FY26
Fiscal Year: 2026
Typical Monthly Bill, Residential Single Family Inside City, 3,500 Gallons

Average Residential Customer Usage	2026	2027	2028	2029	2030
Drinking Water					
Base Charge	$15.24	$15.70	$16.17	$16.66	$17.16
Usage Charge, 3,500 Gallons	$18.99	$19.56	$20.14	$20.75	$21.37
Drinking Water Total	$34.23	$35.26	$36.32	$37.41	$38.53
Wastewater					
Base Charge	$24.98	$25.73	$26.50	$27.29	$28.11
Usage Charge, 3,500 Gallons	$26.52	$27.31	$28.13	$28.98	$29.85
Sewer Usage Fee	$29.00	$29.00	$0.00	$0.00	$0.00
Wastewater Total	$80.49	$82.04	$54.63	$56.27	$57.96
Combined Bill	**$114.73**	**$117.30**	**$90.95**	**$93.68**	**$96.49**



City of Apalachicola
Scenario 1 FY26
Fiscal Year: 2026
Typical Monthly Bill, Commercial Inside City, 15,000 Gallons

Commercial 5/8" meter	2026	2027	2028	2029	2030
Drinking Water					
Base Charge	$32.91	$33.90	$34.91	$35.96	$37.04
Usage Charge, 15,000 Gallons	$89.11	$91.78	$94.53	$97.37	$100.29
Drinking Water Total	$122.01	$125.67	$129.44	$133.33	$137.33
Wastewater					
Base Charge	$36.59	$37.68	$38.81	$39.98	$41.18
Usage Charge, 15,000 Gallons	$123.79	$127.50	$131.32	$135.26	$139.32
Sewer Usage Fee	$95.00	$95.00	$0.00	$0.00	$0.00
Wastewater Total	$255.37	$260.18	$170.14	$175.24	$180.50
Combined Bill	**$377.38**	**$385.86**	**$299.58**	**$308.57**	**$317.83**



City of Apalachicola
Scenario 1 FY26
Fiscal Year: 2026
Rate Schedule

	2026	2027	2028	2029	2030
Drinking Water					
Residential Single Family					
Base Charges Inside City					
5/8-inch	$15.24	$15.70	$16.17	$16.66	$17.16
1-inch	$15.24	$15.70	$16.17	$16.66	$17.16
1.5-inch	$15.24	$15.70	$16.17	$16.66	$17.16
2-inch	$15.24	$15.70	$16.17	$16.66	$17.16
3-inch	$15.24	$15.70	$16.17	$16.66	$17.16
Base Charges Outside City					
5/8-inch	$19.04	$19.62	$20.20	$20.81	$21.43
1-inch	$19.04	$19.62	$20.20	$20.81	$21.43
1.5-inch	$19.04	$19.62	$20.20	$20.81	$21.43
2-inch	$19.04	$19.62	$20.20	$20.81	$21.43
3-inch	$19.04	$19.62	$20.20	$20.81	$21.43
Usage Charges Inside City					
0 to 3,000 gallons	$5.39	$5.55	$5.71	$5.89	$6.06
3,001 to 6,000 gallons	$5.65	$5.82	$6.00	$6.18	$6.36
6,001 to 9,000 gallons	$5.94	$6.12	$6.31	$6.49	$6.69
9,001 to 13,000 gallons	$6.26	$6.45	$6.64	$6.84	$7.05
13,001 gallons or more	$6.55	$6.75	$6.95	$7.16	$7.37
Usage Charges Outside City					
0 to 3,000 gallons	$6.44	$6.63	$6.83	$7.03	$7.25
3,001 to 6,000 gallons	$6.78	$6.98	$7.19	$7.41	$7.63
6,001 to 9,000 gallons	$7.11	$7.32	$7.54	$7.77	$8.00
9,001 to 13,000 gallons	$7.46	$7.68	$7.91	$8.15	$8.39
13,001 gallons or more	$7.84	$8.07	$8.32	$8.57	$8.82

	2026	2027	2028	2029	2030
Commercial					
Base Charges Inside City					
5/8-inch	$32.91	$33.90	$34.91	$35.96	$37.04
1-inch	$65.71	$67.69	$69.72	$71.81	$73.96
1.5-inch	$103.27	$106.37	$109.56	$112.84	$116.23
2-inch	$206.56	$212.75	$219.14	$225.71	$232.48
3-inch	$236.65	$243.75	$251.06	$258.60	$266.35
4-inch	$443.52	$456.82	$470.53	$484.64	$499.18
6-inch	$5,060.43	$5,212.24	$5,368.61	$5,529.67	$5,695.56
8-inch	$6,521.50	$6,717.14	$6,918.66	$7,126.22	$7,340.00
Base Charges Outside City					
5/8-inch	$41.12	$42.35	$43.62	$44.93	$46.28
1-inch	$82.16	$84.63	$87.17	$89.78	$92.48
1.5-inch	$129.09	$132.96	$136.95	$141.06	$145.29
2-inch	$258.18	$265.93	$273.90	$282.12	$290.58
3-inch	$295.81	$304.68	$313.82	$323.23	$332.93
4-inch	$554.41	$571.04	$588.17	$605.82	$623.99
6-inch	$6,325.38	$6,515.15	$6,710.60	$6,911.92	$7,119.28
8-inch	$8,151.67	$8,396.22	$8,648.10	$8,907.55	$9,174.77
Usage Charges Inside City					
0 to 3,000 gallons	$5.39	$5.55	$5.71	$5.89	$6.06
3,001 to 6,000 gallons	$5.65	$5.82	$6.00	$6.18	$6.36
6,001 to 9,000 gallons	$5.94	$6.12	$6.31	$6.49	$6.69
9,001 to 13,000 gallons	$6.26	$6.45	$6.64	$6.84	$7.05
13,001 gallons or more	$6.55	$6.75	$6.95	$7.16	$7.37
Usage Charges Outside City					
0 to 3,000 gallons	$6.44	$6.63	$6.83	$7.03	$7.25
3,001 to 6,000 gallons	$6.78	$6.98	$7.19	$7.41	$7.63
6,001 to 9,000 gallons	$7.11	$7.32	$7.54	$7.77	$8.00
9,001 to 13,000 gallons	$7.46	$7.68	$7.91	$8.15	$8.39
13,001 gallons or more	$7.84	$8.07	$8.32	$8.57	$8.82

	2026	2027	2028	2029	2030
Wastewater					
Residential Single Family					
Base Charges Inside City					
5/8-inch	$24.98	$25.73	$26.50	$27.29	$28.11
1-inch	$24.98	$25.73	$26.50	$27.29	$28.11
1.5-inch	$24.98	$25.73	$26.50	$27.29	$28.11
3-inch	$24.98	$25.73	$26.50	$27.29	$28.11
Base Charges Outside City					
5/8-inch	$31.20	$32.13	$33.10	$34.09	$35.11
1-inch	$31.20	$32.13	$33.10	$34.09	$35.11
1.5-inch	$31.20	$32.13	$33.10	$34.09	$35.11
3-inch	$31.20	$32.13	$33.10	$34.09	$35.11
Usage Charges Inside City					
0 to 3,000 gallons	$7.54	$7.77	$8.00	$8.24	$8.49
3,001 to 6,000 gallons	$7.80	$8.03	$8.27	$8.52	$8.78
6,001 to 9,000 gallons	$8.25	$8.50	$8.75	$9.02	$9.29
9,001 to 13,000 gallons	$8.74	$9.01	$9.28	$9.56	$9.84
13,001 gallons or more	$9.02	$9.29	$9.57	$9.86	$10.16
Usage Charges Outside City					
0 to 3,000 gallons	$7.94	$8.18	$8.42	$8.68	$8.94
3,001 to 6,000 gallons	$8.59	$8.85	$9.11	$9.39	$9.67
6,001 to 9,000 gallons	$9.02	$9.29	$9.57	$9.86	$10.16
9,001 to 13,000 gallons	$9.46	$9.74	$10.03	$10.33	$10.64
13,001 gallons or more	$9.93	$10.23	$10.53	$10.85	$11.18

	2026	2027	2028	2029	2030
Commercial					
Base Charges Inside City					
5/8-inch	$36.59	$37.68	$38.81	$39.98	$41.18
1-inch	$72.80	$74.98	$77.23	$79.55	$81.94
1.5-inch	$114.90	$118.34	$121.89	$125.55	$129.32
2-inch	$229.69	$236.58	$243.68	$250.99	$258.52
3-inch	$289.72	$298.41	$307.36	$316.58	$326.08
4-inch	$493.32	$508.12	$523.36	$539.06	$555.23
6-inch	$8,668.13	$8,928.17	$9,196.02	$9,471.90	$9,756.06
8-inch	$9,204.97	$9,481.11	$9,765.55	$10,058.51	$10,360.27
Base Charges Outside City					
5/8-inch	$45.68	$47.05	$48.46	$49.92	$51.41
1-inch	$91.27	$94.01	$96.83	$99.73	$102.72
1.5-inch	$143.62	$147.93	$152.37	$156.94	$161.65
2-inch	$289.43	$298.11	$307.06	$316.27	$325.76
3-inch	$362.15	$373.01	$384.20	$395.73	$407.60
4-inch	$616.69	$635.19	$654.25	$673.88	$694.09
6-inch	$10,835.25	$11,160.31	$11,495.12	$11,839.97	$12,195.17
8-inch	$11,506.34	$11,851.53	$12,207.07	$12,573.28	$12,950.48
Usage Charges Inside City					
0 to 3,000 gallons	$7.54	$7.77	$8.00	$8.24	$8.49
3,001 to 6,000 gallons	$7.80	$8.03	$8.27	$8.52	$8.78
6,001 to 9,000 gallons	$8.25	$8.50	$8.75	$9.02	$9.29
9,001 to 13,000 gallons	$8.74	$9.01	$9.28	$9.56	$9.84
13,001 gallons or more	$9.02	$9.29	$9.57	$9.86	$10.16
Usage Charges Outside City					
0 to 3,000 gallons	$7.94	$8.18	$8.42	$8.68	$8.94
3,001 to 6,000 gallons	$8.59	$8.85	$9.11	$9.39	$9.67
6,001 to 9,000 gallons	$9.02	$9.29	$9.57	$9.86	$10.16
9,001 to 13,000 gallons	$9.46	$9.74	$10.03	$10.33	$10.64
13,001 gallons or more	$9.93	$10.23	$10.53	$10.85	$11.18

City of Apalachicola
Scenario 1 FY26
Fiscal Year: 2026
Rate Revenue, Existing Rates for Fiscal Year 2026

Base Charge Revenues	Meter Sizes	Base Charge	Number of Connections	Annual Revenue
Drinking Water				
Residential Single Family				
Base Charges Inside City				
	5/8-inch	$14.80	1,285.00	$228,216.00
	1-inch	$14.80	27.00	$4,795.20
	1.5-inch	$14.80	2.00	$355.20
	2-inch	$14.80	0.00	$0.00
	3-inch	$14.80	0.00	$0.00
Base Charges Outside City				
	5/8-inch	$18.49	409.00	$90,748.92
	1-inch	$18.49	12.00	$2,662.56
	1.5-inch	$18.49	2.00	$443.76
Commercial				
Base Charges Inside City				
	5/8-inch	$31.95	87.00	$33,355.80
	1-inch	$63.80	28.00	$21,436.80
	1.5-inch	$100.26	9.00	$10,828.08
	2-inch	$200.54	12.00	$28,877.76
	3-inch	$229.76	1.00	$2,757.12
	4-inch	$430.60	3.00	$15,501.60
Base Charges Outside City				
	5/8-inch	$39.92	12.00	$5,748.48
	1-inch	$79.77	8.00	$7,657.92
	1.5-inch	$125.33	2.00	$3,007.92
	2-inch	$250.66	4.00	$12,031.68
	3-inch	$287.19	1.00	$3,446.28
Customer Not charged for Usage				
Base Charges Inside City				
Meters not read could result in Water Loss	5/8-inch	$0.00	7.00	$0.00
Subtotal				$471,871.08

Base Charge Revenues	Meter Sizes	Base Charge	Number of Connections	Annual Revenue
Wastewater				
Residential Single Family				
Base Charges Inside City				
	5/8-inch	$24.25	1,234.00	$359,094.00
	1-inch	$24.25	22.00	$6,402.00
	1.5-inch	$24.25	2.00	$582.00
	3-inch	$24.25	0.00	$0.00
Base Charges Outside City				
	5/8-inch	$30.29	20.00	$7,269.60
	1-inch	$30.29	3.00	$1,090.44
Commercial				
Base Charges Inside City				
	5/8-inch	$35.52	93.00	$39,640.32
	1-inch	$70.68	30.00	$25,444.80
	1.5-inch	$111.55	10.00	$13,386.00
	2-inch	$223.00	13.00	$34,788.00
	3-inch	$281.28	1.00	$3,375.36
	4-inch	$478.95	3.00	$17,242.20
Base Charges Outside City				
	5/8-inch	$44.35	6.00	$3,193.20
	1-inch	$88.61	3.00	$3,189.96
	1.5-inch	$139.44	1.00	$1,673.28
	2-inch	$281.00	2.00	$6,744.00
Subtotal				$523,115.16
Total				**$994,986.24**

Usage Charge Revenues	Gallon Range	Rate per Thousand Gallons	Monthly Water Sold (kgal)	Annual Revenue
Drinking Water				
Residential Single Family				
Usage Charges Inside City				
Block 1	0 to 3,000 gallons	$5.23	3,942.00	$247,399.92
Block 2	3,001 to 6,000 gallons	$5.49	668.75	$44,057.25
Block 3	6,001 to 9,000 gallons	$5.77	0.00	$0.00
Block 4	9,001 to 13,000 gallons	$6.08	0.00	$0.00
Block 5	13,001 gallons or more	$6.36	0.00	$0.00
Usage Charges Outside City				
Block 1	0 to 3,000 gallons	$6.25	1,269.00	$95,175.00
Block 2	3,001 to 6,000 gallons	$6.58	741.92	$58,581.74
Block 3	6,001 to 9,000 gallons	$6.90	0.00	$0.00
Block 4	9,001 to 13,000 gallons	$7.24	0.00	$0.00
Block 5	13,001 gallons or more	$7.61	0.00	$0.00
Commercial				
Usage Charges Inside City				
Block 1	0 to 3,000 gallons	$5.23	420.00	$26,359.20
Block 2	3,001 to 6,000 gallons	$5.49	420.00	$27,669.60
Block 3	6,001 to 9,000 gallons	$5.77	420.00	$29,080.80
Block 4	9,001 to 13,000 gallons	$6.08	560.00	$40,857.60
Block 5	13,001 gallons or more	$6.36	248.58	$18,971.88
Usage Charges Outside City				
Block 1	0 to 3,000 gallons	$6.25	81.00	$6,075.00
Block 2	3,001 to 6,000 gallons	$6.58	81.00	$6,395.76
Block 3	6,001 to 9,000 gallons	$6.90	5.75	$476.10
Block 4	9,001 to 13,000 gallons	$7.24	0.00	$0.00
Block 5	13,001 gallons or more	$7.61	0.00	$0.00
Residential Water Only				
Usage Charges Inside City				
Block 1	0 to 3,000 gallons	$5.23	78.00	$4,895.28
Block 2	3,001 to 6,000 gallons	$5.33	78.00	$4,988.88
Block 3	6,001 to 10,000 gallons	$5.76	104.00	$7,188.48
Block 4	10,001 to 13,000 gallons	$6.07	78.00	$5,681.52
Block 5	13,001 gallons or more	$6.35	113.08	$8,616.95
Usage Charges Outside City				
Subtotal				$632,470.96

Usage Charge Revenues	Gallon Range	Rate per Thousand Gallons	Monthly Water Sold (kgal)	Annual Revenue
Wastewater				
Residential Single Family				
Usage Charges Inside City				
Block 1	0 to 3,000 gallons	$7.32	3,774.00	$331,508.16
Block 2	3,001 to 6,000 gallons	$7.57	714.42	$64,897.61
Block 3	6,001 to 9,000 gallons	$8.01	0.00	$0.00
Block 4	9,001 to 13,000 gallons	$8.49	0.00	$0.00
Block 5	13,001 gallons or more	$8.76	0.00	$0.00
Usage Charges Outside City				
Block 1	0 to 3,000 gallons	$7.71	69.00	$6,383.88
Block 2	3,001 to 6,000 gallons	$8.34	4.17	$417.00
Block 3	6,001 to 9,000 gallons	$8.76	0.00	$0.00
Block 4	9,001 to 13,000 gallons	$9.18	0.00	$0.00
Block 5	13,001 gallons or more	$9.64	0.00	$0.00
Commercial				
Usage Charges Inside City				
Block 1	0 to 3,000 gallons	$7.32	450.00	$39,528.00
Block 2	3,001 to 6,000 gallons	$7.57	450.00	$40,878.00
Block 3	6,001 to 9,000 gallons	$8.01	450.00	$43,254.00
Block 4	9,001 to 13,000 gallons	$8.49	600.00	$61,128.00
Block 5	13,001 gallons or more	$8.76	270.75	$28,461.24
Usage Charges Outside City				
Block 1	0 to 3,000 gallons	$7.71	36.00	$3,330.72
Block 2	3,001 to 6,000 gallons	$8.34	4.75	$475.38
Block 3	6,001 to 9,000 gallons	$8.76	0.00	$0.00
Block 4	9,001 to 13,000 gallons	$9.18	0.00	$0.00
Block 5	13,001 gallons or more	$9.64	0.00	$0.00
Subtotal				$620,261.99
Total				**$1,252,732.95**

Combined Revenues				Annual Revenue
Drinking Water				
Base Charge Revenue				$471,871.08
Usage Charge Revenue				$632,470.96
Other Revenue				$29,500.00
Subtotal				$1,133,842.04
Wastewater				
Base Charge Revenue				$523,115.16
Usage Charge Revenue				$620,261.99
Other Revenue				$748,498.00
Subtotal				$1,891,875.15
Total				**$3,025,717.19**

City of Apalachicola
Scenario 1 FY26
Fiscal Year: 2026
System Summary

System Statistic		Value
Number of Water Meters		1,885
Number of Wastewater Connections		1,773
Water Production (gallons/day)		589,781.00
Wastewater Treatment (gallons/day)		370,888.00

City of Apalachicola
Scenario 1 FY26
Fiscal Year: 2026
Capital Financing Plan

Information on this page was provided by the FY24 Finanacial Audit and FY25 Profit and Loss report.

	Allocation	Fiscal Year 2024	Fiscal Year 2025
(a) Operating Revenues			
Drinking Water Rate Revenues	100% Water	$952,532.19	$1,036,240.99
Wastewater Rate Revenues	100% Wastewater	$1,165,648.59	$1,041,069.22
Subtotal		$2,118,180.78	$2,077,310.21
(b) Interest Income	Interest Income Split 84.66/15.34	$0.00	$7,841.82
(c) Other Incomes			
Water Taps Fee	100% Water	$8,247.00	$33,162.27
Sewer Tap Fee	100% Wastewater	$23,041.00	$23,430.00
Late charges Rev	50% Water 50% Wastewater	$79,125.98	$0.00
SUF REV	100% Wastewater	-$7,673.63	$0.00
W&S Misc Rev	50% Water 50% Wastewater	$5,930.83	$0.00
CC Rev	50% Water 50% Wastewater	$12,211.22	$4,787.80
SUF (Sewer Usage Fee) Collections	100% Wastewater	$666,066.73	$740,662.42
(d) Total Revenues		$2,905,129.91	$2,887,194.52
(e) Operating Expenses (excluding interest on debt, depreciation, and other non-cash items)	Water-Sewer Expenditure Split	$2,855,684.52	$3,072,531.53
(f) Net Revenues (f = d – e)		$49,445.39	-$185,337.01