



FY25 LLCC Water System Budget Summary and Assumptions 08/17/2024

The annual operating budget is based on the fiscal year (October 1 – September 30). Projections and assumptions are based on current trends, contracted rates and expected business needs.

LAKE LIMERICK WATER SYSTEM 2024-25 OPERATING BUDGET SUMMARY	2024-25 Budget
Revenue	
Base Water Revenue (1166 Users @ \$46.00/mo.)	\$ 643,632
Base Water Revenue for non-metered Lots (218 Users @ \$20/mo.)	\$ 53,320
Reserve Well and Mainline (1384 Users @ \$16)	\$ 265,728
Use Overage Charges	\$ 231,973
Net Other Income	\$ 21,232
Total Gross Revenue	\$ 1,215,885
Other Income	\$ 22,030
Operating Expenses	\$ 729,478
NET TOTAL REVENUE	\$ 508,437
<i>Less Reserves</i>	\$ 265,728
TOTAL NET INCOME	\$ 242,709

- Base Water System Rate (see attached DRAFT Rate Schedule) increase \$2 from \$44.00 to \$46.00 per month for up to 6000 gallons per month. This supports increased cost of materials, maintenance, repairs, and employee expenses.
- Reserve Water System contributions will increase \$2.00 per month from \$14 to \$16 per month. The Reserve portion of Water System charges funds is used for large-scale repairs/purchases for well capacity/improvement and main line replacement.
- Additional Usage Charges are set on a sliding scale from 6,001 gallons per month to 30,001+ gallons per month. The breakdown is listed on the attached rate chart
- Total proposed minimum monthly rate for full metered lots increases from \$58.00 to \$62.00. Un-metered and half-lots are charged at a reduced rate.
- Overall Water System rates have increased just under 7% in conjunction with cost-of-living increases. The actual cost of materials and supplies have increased 20% to 30% or more. Most of these costs will be absorbed by the Water System using savings, reserves, and economies in operations.



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FY25 WATER CAPITAL PROJECTS	AMOUNT \$	
DESCRIPTION OF PROJECT		NOTES
Scada Monitoring System Updates/Upgrades	\$ 130,000	Update and upgrade SCADA well monitoring software to enhance reliability, accuracy, and real-time monitoring. Priority 1. PAR forthcoming.
Elevated Storage Feasibility Study	\$ 36,000	To be completed by RH2 Engineering after well analysis data is reviewed. Study is necessary to determine best way to increase available stored water. Priority 1. Par forthcoming.
Replace Well Source Meters: 4 ea. 4" units	\$ 20,000	Source meters are essential for accurate measurement of water produced. Three meters have been replaced. This will complete the project and support providing correct consumption data to DOH. Priority 1
Replace Aging Customer Meters and End Points	\$ 30,000	Phase 1 of the project will replace 100 meters and end points in FY 2025. The remaining meters will be replaced over the subsequent three to five years. Priority 2. Revised plan and PAR forthcoming. May be moved to FY 2026.
Well #2 Generator	\$ 75,000	Well #2 generator was removed in 2023. It was not repairable. A new generator would provide emergency power for Well #2. Priority 3. Revised plan and PAR forthcoming.
Well #2 Filtration	\$ 28,000	Well #2 is the most productive source; however, the water has taste and odor problems caused by excessive amounts of iron and manganese. Filtration may be necessary to mitigate odor and taste concerns. Well #2 water will be introduced into the system without filtration to test and ascertain any filtration needed prior to purchasing equipment. Priority depends on test results.
Water Office	\$ 75,000	The current office is a totally inadequate work space. Room is needed for document and manual storage, small parts inventory, work tables, computer equipment, and tool security among other things. This project has been on the books for at least four years. Priority 1.
Update/Improve Security at Well Sites	\$ 26,000	Moved from FY 2024 to FY 2025. Technology challenges and vendor inability to provide reliable communication integration delayed implementation. However, this is a priority 1 project and should be implemented with currently available, economically feasible technology.
TOTAL PROJECTS	\$ 420,000	



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Lake Limerick Water System

FY26 WATER CAPITAL PROJECTS	AMOUNT \$	
DESCRIPTION OF PROJECT		NOTES
Existing Storage Tank Evaluation and Painting	TBD	Tank interior conditions have not been evaluated in many years. This project is just a part of good maintenance. Priority 1
Water Main Line Replacement Engineering Study	\$ 30,000	Much of the main line is undersized and made of concrete-asbestos pipe. This project is part of the long-term Water System Plan. Priority 2
Well Site Improvements	\$ 60,000	A variety of smaller projects are required for good general maintenance. The Water Manager will propose specifics and manage their completion. Priority 1
Water Website Improvements	\$ 15,000	The present website is challenging to navigate and often does not provide the information requested by members. Priority 2
TOTAL PROJECTS	\$ 105,000	

FY24 WATER CAPITAL PROJECTS	AMOUNT \$	
DESCRIPTION OF PROJECT		NOTES/STATUS
Water Office	\$ 42,000	Initiated in 2020 and continually delayed for lack of support
Security Cameras at Well Sites with Internet Connectivity	\$ 26,000	Technology challenges and vendor ability to provide
Navy Trestle Project	\$ 150,000	Engineering completed prior to project start and Navy agreement
Water Sampling Stations	\$ 25,000	Approved in May 2022 and expected to be completed in FY 2024
Tractor/backhoe Replacement 1/3 shared cost	\$ 22,500	Completed in 2023.
SCADA Updates for Well#2 from FY 2023	\$ 96,000	Some equipment purchased and installed. Rolled into 2025 SCADA project.
Replace Source Meters	\$ 79,000	Equipment purchased. Work to be completed by EOY (2024)
Well Analysis by Picatti Bros.	\$ 175,000	Well #6 work remains to be completed in August.
Approximate Amount Spent YTD	---	\$133,500: Some projects removed, others moved to FY 25 or FY26
	\$ 615,500	

- The total proposed for Water System Capital and Reserve projects is \$420,000 for FY25. Project funding may be shifted from reserves or savings to operating budgets depending on availability.



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Proposed WATER RATES

Fiscal Year October 1, 2024 – September 30, 2025

Effective for Water Use Starting October 1, 2024, and Billed Starting November 1, 2024

Breakdown of Monthly Charges

Summary of Base Fees	Basic Fees incl. Utility Tax	Mainline Replacement Reserves	Water Capacity Reserves	Total Base Fees Plus Excess Usage
Metered - Full Lot	\$ 46.00	\$10.00	\$ 6.00	\$ 62.00
Metered, Locked - Full Lot	\$ 20.00	\$10.00	\$ 6.00	\$ 36.00
Non - Metered - Full Lot	\$ 20.00	\$10.00	\$ 6.00	\$ 36.00
Non - Metered - Half Lot	\$ 10.00	\$ 5.00	\$ 3.00	\$18.00

Calculation of Water Base Plus Excess Usage	Base Plus Excess Allocation in Gallons	Monthly Water Use Billing	Water Available
Metered – Full Lot	First 6,000 gallons or less	\$ 46.00	Yes
+Next tier of additional use:	6,001–8,000 gallons	\$ 5.50 /1,000 gallons	
+Next tier of additional use:	8,001-10,000 gallons	\$ 6.50 /1,000 gallons	
+Next tier of additional use:	10,001-15,000 gallons	\$ 9.00 /1,000 gallons	
+Next tier of additional use:	15,001-20,000 gallons	\$14.00 /1,000 gallons	
+Next tier of additional use:	20,001-30,000 gallons	\$17.00 /1,000 gallons	
+Next tier of additional use:	30,001-gallons and over	\$22.00 /1,000 gallons	
+Reserves of \$14.00			
Metered Locked – Full Lot	0	\$36.00 incl. reserves	No
Non - Metered – Full Lot	0	\$36.00 incl. reserves	No
Non - Metered – Half Lot	0	\$18.00 incl. reserves	No

Additional Charges:

- New valve and meter installation \$ 3,307.00
Please note: You must have a Mason County Application for Determination of Water Adequacy prior to installation. www.co.mason.wa.us There is no charge for this application. Call 360-426-3581.
- Lockout Fee/Disconnect Fee: Full lot with a meter, voluntary or involuntary, reduces the monthly minimum rate to the Non-metered Full-Lot rate including reserves plus the disconnect/re-connect fees (Charged to the Member/Owner). \$ 75.00
- Return to Service/Re-connect Fee: (Charged to the Member/Owner) \$ 75.00



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-Tampering/Unauthorized Use Penalty: (Charged to Member/Owner) \$ TBD
Tampering/Unauthorized Use will be prosecuted to the fullest extent of the Law and charges will include labor, materials, and estimated or metered cost of water plus a minimum fine of \$1,000.00 per occurrence.

Notes:

1. Water total costs are for originally platted lots, and for half lots resulting from dividing a full lot (see Declaration of Restriction of Restrictions IV (B)).
2. All fees are subject to change at any time.
3. Per Washington State Department of Health laws (WAC 246-290-496(2)), a lot must have a meter installed to have water available.
4. Per Bylaws of Lake Limerick Country Club, Article II (A), only members in good standing have the right to use water from the LLCC water system.
5. Washington State Public Utility Tax of 5.029% is included in total water charges exclusive of reserves.
6. Returned Check Charge is \$25.00 per HOA Policy. Late payment fees in the amount of 5% of the current monthly charge may also be incurred and added to any delinquent amount.