

August 21, 2009

Mr. Mark Mason
Director of Financial Services
City of Cape Coral
PO Box 150027
Cape Coral, FL, 33915-0027

Re: Additional UEP Scenario Based Upon FY 2009 Water, Sewer & Irrigation Revenue Sufficiency Analysis – Final Report

Dear Mr. Mason:

This letter and corresponding schedules are intended to present the impacts of an additional Utility Expansion Program (UEP) scenario based upon the data and assumptions as contained within the FY 2009 Water, Sewer & Irrigation Revenue Sufficiency Analysis Final Report dated March 23, 2009 (Final Report).

The additional UEP scenario is based upon the same fundamental data and assumptions as presented in the Final Report (notably the information presented within Appendix A). However, the additional UEP scenario includes additional water, sewer, and irrigation revenue growth from assumed new connections as well as Capital Facility Expansion Charge revenue from all parcels in the Southwest Areas 6-7 as shown on the FY 2007 Utility Expansion Plan Map included in Appendix A of the Final Report. The assumed new connections by year for this new scenario have been included with this letter as Schedule 1, consistent with the presentation of new connections in Appendix A of the Final Report.

The basis for collecting the Capital Facility Expansion Charge from all parcels in this UEP area is that new/expanded facilities are sized based upon the total build-out of the new utility expansion area, not just those taking service immediately upon its availability. As such, even though certain parcels may not have been developed yet, the city has invested in the facilities that will be utilized to serve them once the parcels are developed. By receiving these prepaid capital expansion fees now, as opposed to the when new units are ultimately developed on these properties in the future, allows the City to reduce its near-term borrowing requirements, thus reducing the amount of rate adjustments required in the utility fees to all customers.

It is important to note that this additional UEP Scenario reflecting the expansion of all utility services into Southwest Areas 6-7 continues to reflect the same general plan of finance as presented in the Final Report. Specifically, this new UEP scenario continues to assume a bond anticipation note is issued in 2009 for proceeds of \$75 million at an estimated interest rate of 6% in order to free up \$75 million in commercial paper that will be used to complete the Utility's treatment plant expansion program. Subsequently, this note will be replaced with

a \$84.2 million bond (which includes a \$8.4 million debt service reserve fund) at an estimated 7% interest rate in FY 2011 and an additional \$162.5 million bond (including \$16.2 million in debt service reserve) at an estimated 7% interest rate will be issued in FY 2012 to refund the remaining commercial paper for the plant expansions and fund certain other CIP projects. A complete set of schedules containing the supporting financial analysis and results for this additional scenario are included with this letter (as were included for each financial management plan or scenario identified in the Final Report in Appendices B - D).

Below are summary tables of the annual rate increases for each of the scenarios included in the Final Report as well as for the new UEP scenario. As one would expect, while the new UEP scenario does not result in as low of rate increases as either of the UEP scenarios included in the Final Report, it does result in lower rate adjustments than would be required if the entire UEP was put on hold.

Putting the UEP on hold or No UEP								5 Year	10 Year
	<u>FY 2009</u>	<u>FY 2010</u>	<u>FY 2011</u>	<u>FY 2012</u>	<u>FY 2013</u>	<u>FY 2014</u>	<u>Cumulative</u>	<u>Cumulative</u>	
Water	0.00%	30.00%	15.00%	15.00%	15.00%	3.50%	104.60%	143.00%	
Irrigation	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
Sewer	0.00%	30.00%	15.00%	15.00%	15.00%	3.50%	104.60%	143.00%	
Combined Rate Plan	0.00%	27.09%	13.83%	13.96%	14.07%	3.31%	92.50%	126.50%	
Average Bill	81.97	103.70	117.84	134.09	152.77	157.79	157.79	185.62	
Monthly Increase per Year		21.73	14.14	16.25	18.68	5.02			

Informational Item 1 - Water Only UEP in North 1 - 8								5 Year	10 Year
	<u>FY 2009</u>	<u>FY 2010</u>	<u>FY 2011</u>	<u>FY 2012</u>	<u>FY 2013</u>	<u>FY 2014</u>	<u>Cumulative</u>	<u>Cumulative</u>	
Water	0.00%	23.00%	8.50%	8.50%	8.50%	3.50%	62.60%	93.10%	
Irrigation	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
Sewer	0.00%	23.00%	8.50%	8.50%	8.50%	3.50%	62.60%	93.10%	
Combined Rate Plan	0.00%	20.82%	7.86%	7.90%	7.94%	3.29%	55.30%	82.30%	
Average Bill	81.97	98.63	106.21	114.43	123.35	127.33	127.33	149.45	
Monthly Increase per Year		16.66	7.58	8.22	8.92	3.98			

Informational Item 2 - Water Only UEP in North 1 - 8 & All Services in SW 6/7								5 Year	10 Year
	<u>FY 2009</u>	<u>FY 2010</u>	<u>FY 2011</u>	<u>FY 2012</u>	<u>FY 2013</u>	<u>FY 2014</u>	<u>Cumulative</u>	<u>Cumulative</u>	
Water	0.00%	18.00%	8.00%	8.00%	8.00%	3.50%	53.80%	82.70%	
Irrigation	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
Sewer	0.00%	18.00%	8.00%	8.00%	8.00%	3.50%	53.80%	82.70%	
Combined Rate Plan	0.00%	16.25%	7.35%	7.40%	7.43%	3.27%	47.60%	73.10%	
Average Bill	81.97	95.01	101.85	109.24	117.22	120.99	120.99	141.91	
Monthly Increase per Year		13.04	6.84	7.39	7.98	3.77			

Additional UEP Scenario - SW 6/7 Only (All Services)								5-Year	10-Year
	<u>FY 2009</u>	<u>FY 2010</u>	<u>FY 2011</u>	<u>FY 2012</u>	<u>FY 2013</u>	<u>FY 2014</u>	<u>Cumulative</u>	<u>Cumulative</u>	
Water	0.00%	25.00%	12.00%	12.00%	12.00%	3.50%	81.76%	115.88%	
Irrigation	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	
Sewer	0.00%	25.00%	12.00%	12.00%	12.00%	3.50%	81.76%	115.88%	
Combined Rate Plan	0.00%	22.51%	11.00%	11.09%	11.17%	3.28%	72.30%	102.45%	
Average Bill	81.97	100.08	110.95	123.13	136.76	141.21	141.21	165.94	
Monthly Increase per Year	-	18.11	10.87	12.18	13.63	4.45			

To the extent that you have any questions, please do not hesitate to call me at (904) 247-0787.

Very truly yours,



Andrew J. Burnham
Senior Vice President

Schedule 1 – Assumptions

UEP - ALL SERVICES IN SW 6/7												
Water ERU's	EOY FY 2008	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
Beginning of Year ERU's	57,118	57,118	58,012	65,370	76,132	78,366	79,056	79,803	80,579	81,243	81,947	82,661
Annual Growth												
Residential Growth (ERU's)		SW 4	North Loop, SW 5, SW 6/7	SW 6/7	SW 6/7	SW 6/7	SW 6/7	SW 6/7	SW 6/7			
Infill	-	82	100	160	392	432	475	494	518	544	544	544
UEP	-	800	3,222	152	152	152	152	152	-	-	-	-
Infill in New UEP	-	2	-	-	-	-	-	-	-	-	-	-
Total Residential ERU Growth	-	884	3,322	312	544	584	627	646	518	544	544	544
Commercial Growth (Accts.)												
Infill	-	5	8	10	25	28	30	30	33	35	35	35
UEP	-	-	-	-	-	-	-	-	-	-	-	-
Infill in New UEP	-	-	-	-	-	-	-	-	-	-	-	-
Total Non-Residential Acct. Growth	-	5	8	10	25	28	30	30	33	35	35	35
System-wide Commercial ERU Factor	2	2	2	2	2	2	2	2	2	2	2	2
Total Commercial ERU Growth	-	10	16	20	50	56	60	60	66	70	70	70
Total ERU Growth	-	894	3,338	332	594	640	687	706	584	614	614	614
% Growth	0.00%	1.57%	5.75%	0.54%	0.96%	1.03%	1.09%	1.11%	0.91%	0.95%	0.94%	0.93%
Sewer ERU's												
	EOY FY 2008	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
Beginning of Year ERU's	54,980	54,980	56,074	59,795	60,159	60,785	61,457	62,176	62,914	63,498	64,112	64,726
Annual Growth												
Residential Growth (ERU's)		SW 4	North Loop, SW 5, SW 6/7	SW 6/7	SW 6/7	SW 6/7	SW 6/7	SW 6/7	SW 6/7			
Infill	-	82	100	160	392	432	475	494	518	544	544	544
UEP	-	1,000	3,605	184	184	184	184	184	-	-	-	-
Infill in New UEP	-	2	-	-	-	-	-	-	-	-	-	-
Total Residential ERU Growth	-	1,084	3,705	344	576	616	659	678	518	544	544	544
Commercial Growth (Accts.)												
Infill	-	5	8	10	25	28	30	30	33	35	35	35
UEP	-	-	-	-	-	-	-	-	-	-	-	-
Infill in New UEP	-	-	-	-	-	-	-	-	-	-	-	-
Total Non-Residential Acct. Growth	-	5	8	10	25	28	30	30	33	35	35	35
System-wide Commercial ERU Factor	2	2	2	2	2	2	2	2	2	2	2	2
Total Commercial ERU Growth	-	10	16	20	50	56	60	60	66	70	70	70
Total ERU Growth	-	1,094	3,721	364	626	672	719	738	584	614	614	614
% Growth	0.00%	1.99%	6.64%	0.61%	1.04%	1.11%	1.17%	1.19%	0.93%	0.97%	0.96%	0.95%
Irrigation / Reclaimed ERU's												
	EOY FY 2008	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
Beginning of Year ERU's	39,625	39,625	40,205	43,726	44,075	44,621	45,202	45,819	46,451	46,892	47,355	47,818
Annual Growth	80%											
Residential Growth (ERU's)		SW 4	North Loop, SW 5, SW 6/7	SW 6/7	SW 6/7	SW 6/7	SW 6/7	SW 6/7	SW 6/7			
Infill	-	25	80	128	314	346	380	395	414	435	435	435
UEP	-	550	3,435	213	213	213	213	213	-	-	-	-
Infill in New UEP	-	-	-	-	-	-	-	-	-	-	-	-
Total Residential ERU Growth	-	575	3,515	341	526	558	593	608	414	435	435	435
Commercial Growth (Accts.)												
Infill	-	5	6	8	20	22	24	24	26	28	28	28
UEP	-	-	-	-	-	-	-	-	-	-	-	-
Infill in New UEP	-	-	-	-	-	-	-	-	-	-	-	-
Total Non-Residential Acct. Growth	-	5	6	8	20	22	24	24	26	28	28	28
System-wide Commercial ERU Factor	1	1	1	1	1	1	1	1	1	1	1	1
Total Commercial ERU Growth	-	5	6	8	20	22	24	24	26	28	28	28
Total ERU Growth	-	580	3,521	349	546	581	617	632	441	463	463	463
% Growth	0.00%	1.46%	8.76%	0.80%	1.24%	1.30%	1.36%	1.38%	0.95%	0.99%	0.98%	0.97%

CITY OF CAPE CORAL, FLORIDA
Financial Management Program Summary - UEP in SW 6/7 (All Services)
Capital Improvement Plan

Project Description	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
North ro plant	\$ 49,113,519	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
North ro wellfield	\$ 7,429,166	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
North ro plant deep injection well	\$ 4,832,388	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Everest wrf expansion	\$ 10,416,609	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Infiltration/Inflow Testing	\$ 1,512,849	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
South ro wellfield & generators	\$ 7,138,237	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SOUTH WELLHEADS	\$ 3,542,967	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
PORTABLE GENERATORS FOR SW WELLFIED	\$ 2,880,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
WELL PLUGS FOR ENTIRE SW WELLFIED	\$ 612,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SW wrf expansion	\$ 24,586,659	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Basins 4, 17 & 18	\$ -	\$ 2,100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SW & Everest wrf deep injection well	\$ 5,449,817	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Galvanized pipe svc replacement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000,000	\$ -	\$ -	\$ -	\$ -	\$ -
Aquifer Storage and Recovery	\$ 3,800,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 9,125,000	\$ -	\$ -	\$ -	\$ -
Gator Slough 7	\$ -	\$ 1,200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
WIRELESS COMMUNICATIONS	\$ 25,000	\$ -	\$ -	\$ -	\$ 1,150,000	\$ 2,400,000	\$ -	\$ -	\$ 4,725,000	\$ 4,900,000	\$ -
SW WRF 30" Bypass for 42" main @ Headworks	\$ 1,083,334	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SW 5 NON ASSESSED UTILITY WORK	\$ 108,433	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SURFSIDE NON ASSESSED UTILITY WORK	\$ 5,113	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
VISCAYA PUMP STATION	\$ 188,893	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Palm tree blvd water main extension	\$ -	\$ 1,102,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MPS 540	\$ 2,206,780	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LS #107, 109, 249, 250, 209, 210, 211 Rehab	\$ 900,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hancock/grinders	\$ 650,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LS #201 rehab	\$ -	\$ -	\$ 194,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LS #202 rehab	\$ -	\$ 125,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LS #203 rehab	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LS #204 rehab pipes, valves	\$ -	\$ 125,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LS #205 rehab	\$ -	\$ -	\$ 194,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LS #206 rehab	\$ -	\$ -	\$ 194,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LS #207 rehab	\$ -	\$ -	\$ 194,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LS #212 rehab	\$ -	\$ -	\$ 194,250	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
L/S #200 rehab (pipes & valves)	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
L/S #105 Install new wetwell	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 360,000	\$ -	\$ -	\$ -	\$ -	\$ -
L/S # 106 rehab	\$ -	\$ -	\$ -	\$ 203,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LS 111 new wetwell	\$ -	\$ -	\$ -	\$ 330,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
LS 102 new wetwell	\$ -	\$ -	\$ -	\$ 330,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
L/S # 112 rehab	\$ -	\$ -	\$ -	\$ 209,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
L/S # 113 Install new wetwell	\$ -	\$ -	\$ -	\$ 330,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
L/S #114 rehab	\$ -	\$ -	\$ -	\$ -	\$ 218,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
L/S #115 rehab	\$ -	\$ -	\$ -	\$ -	\$ 218,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
L/S #116 rehab	\$ -	\$ -	\$ -	\$ -	\$ 218,500	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
L/S #118 rehab	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 234,000	\$ -	\$ -	\$ -	\$ -	\$ -
L/S #119 rehab	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 234,000	\$ -	\$ -	\$ -	\$ -	\$ -
L/S #121 rehab	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 234,000	\$ -	\$ -	\$ -	\$ -	\$ -
L/S #122 rehab	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,000	\$ -	\$ -	\$ -	\$ -
L/S #311 rehab	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 266,500	\$ -	\$ -	\$ -
Offsite Storage Tanks Potable Water - West & East	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,000,000	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation & ASR Master Plan	\$ 53,663	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fl. Myers to CC Reuse River Crossing	\$ -	\$ -	\$ 6,300,000	\$ 6,600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
BIO Solids Facility	\$ 3,411,929	\$ 30,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RO - New Maintenance Shop & Storage Building - Desigr	\$ -	\$ 636,066	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Relocation of Subaqueous Force Main Canal Crossings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,500,000	\$ 2,600,000	\$ -	\$ -	\$ -
Security at Van Loon	\$ -	\$ 200,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Second Deep Injection Well @ Everest	\$ -	\$ -	\$ 8,400,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Plant 2 Traveling Bridge Train Drop Ceiling	\$ -	\$ 150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Replacement of Deteriorating metal walls with block	\$ -	\$ 193,888	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Installation of Drop Ceiling at all 5 Canal Pump Stations	\$ -	\$ 60,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
RO WTP No 2 Building Upgrades Design	\$ -	\$ 13,002	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Rehab Biosolids Facility @ Everest	\$ 97,500	\$ -	\$ -	\$ -	\$ -	\$ 1,200,000	\$ -	\$ -	\$ -	\$ -	\$ -
Large Meter Replacement Program	\$ -	\$ 480,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Lake Kennedy Irrigation Pump Station	\$ -	\$ 6,500,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
North RO Plant Phase II Expansion	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,800,000	\$ -
Plant 1 Raw Water Fiberglass Pipe Replacement	\$ -	\$ 650,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Plant 2 Feedwater and Blend Line Upgrade	\$ -	\$ 1,000,000	\$ 1,050,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Coating for Clear Wells	\$ -	\$ 140,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Replace Membranes for Plant 1	\$ -	\$ 420,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Replace Membranes for Plant 2	\$ -	\$ -	\$ 529,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Schedule 5 – CIP

(Page 2 of 2)

CITY OF CAPE CORAL, FLORIDA
Financial Management Program Summary - UEP in SW 6/7 (All Services)
Capital Improvement Plan

Project Description	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
Land - Utility Extension Program	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 250,000	\$ 260,000	\$ 270,000	\$ 280,000	\$ 290,000
Irrigation Transmission & Canal PS Design	\$ -	\$ -	\$ 591,150	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Irrigation Transmission & Canal PS Construction	\$ -	\$ -	\$ -	\$ 7,150,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SW IV potable water transmission	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SW IV irrigation water transmission	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SW IV wastewater transmission	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SW V potable water transmission	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SW V irrigation water transmission	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SW V wastewater transmission	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Surfside potable water transmission	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Surfside irrigation water transmission	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Surfside wastewater transmission	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
North Central Loop potable water transmission	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
North Central Loop irrigation water transmission	\$ 13,184	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
North Central Loop wastewater transmission	\$ 76,660	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SW VIVII potable water transmission	\$ 36,998	\$ 147,990	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SW VIVII irrigation water transmission	\$ 908,375	\$ 3,633,502	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SW VIVII wastewater transmission	\$ 1,807,575	\$ 7,230,301	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
North II potable water transmission	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
North II irrigation water transmission	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
North II wastewater transmission	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
North I - 8 potable water transmission	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
North I - 8 irrigation water transmission	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
North I - 8 wastewater transmission	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
North III potable water transmission	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
North III irrigation water transmission	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
North III wastewater transmission	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
North IV potable water transmission	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
North IV irrigation water transmission	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
North IV wastewater transmission	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
North V potable water transmission	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
North V irrigation water transmission	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
North V wastewater transmission	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
North VI potable water transmission	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
North VI irrigation water transmission	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
North VI wastewater transmission	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
North VII potable water transmission	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
North VII irrigation water transmission	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
North VII wastewater transmission	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
North VIII potable water transmission	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
North VIII irrigation water transmission	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
North VIII wastewater transmission	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ERD & OPS Construction Design	\$ 96,133	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NCGC UCD Building	\$ -	\$ -	\$ -	\$ -	\$ 575,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Monitor Wells	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Everest UCD Building	\$ -	\$ 180,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
MPS to Support N2	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 6,360,000	\$ -	\$ -	\$ -	\$ -	\$ -
New ERD Building	\$ -	\$ 4,000,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
SW WRD Operations Building	\$ -	\$ -	\$ 6,300,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
North 1 - 8 Design Costs	\$ 783,937	\$ 7,100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Unspecified Future Projects - Water	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,500,000	\$ 14,000,000	\$ 14,500,000
Unspecified Future Projects - Sewer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,500,000	\$ 14,000,000	\$ 14,500,000
Unspecified Future Projects - Irrigation	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,375,000	\$ 3,500,000	\$ 3,625,000
Total Projects	\$ 134,067,718	\$ 67,686,749	\$ 24,141,600	\$ 15,152,500	\$ 2,380,500	\$ 20,022,000	\$ 12,125,000	\$ 3,126,500	\$ 35,370,000	\$ 39,480,000	\$ 32,915,000
% of Budgeted CIP Projected to be Executed	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Projected \$ to be Spent	\$ 134,067,718	\$ 67,686,749	\$ 24,141,600	\$ 15,152,500	\$ 2,380,500	\$ 20,022,000	\$ 12,125,000	\$ 3,126,500	\$ 35,370,000	\$ 39,480,000	\$ 32,915,000

Note: All Costs Are In Future Year \$ (Starting in FY 2011, an annual 5% compounded cost escalation factor has been applied).

CITY OF CAPE CORAL, FLORIDA
Financial Management Program Summary - UEP in SW 6/7 (All Services)
CIP Funding Sources

<u>Sources</u>	<u>FY 2009</u>	<u>FY 2010</u>	<u>FY 2011</u>	<u>FY 2012</u>	<u>FY 2013</u>	<u>FY 2014</u>	<u>FY 2015</u>	<u>FY 2016</u>	<u>FY 2017</u>	<u>FY 2018</u>	<u>FY 2019</u>
1 WATER IMPACT FEES	\$ 8,087,660	\$ 1,168,204	\$ -	\$ -	\$ -	\$ 127	\$ 2	\$ 0	\$ 0	\$ 0	\$ 0
2 SEWER IMPACT FEES	\$ 6,436,818	\$ 20,389	\$ 102	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,413,271	\$ 1,736,238	\$ 1,702,775
3 IRRIGATION IMPACT FEES	\$ 1,195,203	\$ 90,220	\$ 137,104	\$ 336,269	\$ -	\$ -	\$ 1,219,846	\$ -	\$ 927,001	\$ 472,657	\$ 466,977
4 WATER BETTERMENT FEES	\$ 2,928,123	\$ 52,511	\$ -	\$ -	\$ 115,691	\$ 39,031	\$ 38,073	\$ 38,061	\$ 38,061	\$ 38,061	\$ 38,061
5 SEWER BETTERMENT FEES	\$ 7,196,127	\$ 35,981	\$ 180	\$ -	\$ -	\$ 1	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
6 IRRIGATION BETTERMENT FEES	\$ 1,907,088	\$ 340,133	\$ 332,298	\$ 332,259	\$ -	\$ -	\$ 1,013,494	\$ -	\$ 677,400	\$ 336,573	\$ 332,313
7 R&R / GRANTS / NEW BOND PROCEEDS (1)	\$ 4,054,300	\$ 38,296,000	\$ 5,981,488	\$ 13,061,995	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
8 SRF PROCEEDS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
9 REVENUE FUND	\$ -	\$ -	\$ -	\$ 19,477	\$ 459,309	\$ 9,321,052	\$ 7,250,650	\$ 2,821,939	\$ 7,953,970	\$ -	\$ 2,032,789
10 SRF PROCEEDS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
11 DEBT PROCEEDS (EXCL CP REFI)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,199,788	\$ -	\$ -	\$ -	\$ 31,996,471	\$ -
12 INTERIM FINANCING PROCEEDS	\$ 100,273,853	\$ 22,505,245	\$ 15,139,978	\$ -	\$ -	\$ -	\$ 2,352,935	\$ -	\$ 16,635,297	\$ -	\$ 28,342,085
13 PROJECTS DESIGNATED TO BE PAID WITH CA\$	\$ 1,988,546	\$ 5,178,066	\$ 2,550,450	\$ 1,402,500	\$ 1,805,500	\$ 3,462,000	\$ 250,000	\$ 266,500	\$ 4,725,000	\$ 4,900,000	\$ -
14 Total Projects Paid	\$ 134,067,718	\$ 67,686,749	\$ 24,141,600	\$ 15,152,500	\$ 2,380,500	\$ 20,022,000	\$ 12,125,000	\$ 3,126,500	\$ 35,370,000	\$ 39,480,000	\$ 32,915,000
15 Total CIP Input	\$ 134,067,718	\$ 67,686,749	\$ 24,141,600	\$ 15,152,500	\$ 2,380,500	\$ 20,022,000	\$ 12,125,000	\$ 3,126,500	\$ 35,370,000	\$ 39,480,000	\$ 32,915,000
16 Variance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Includes Capacity Expansion Reservation Fees Plus Net Proceeds of \$7.1 Million from Series 2012 Bond After Take Out of Interim Financing

Schedule 7 – Forecast of Net Revenues & Debt Service Coverage

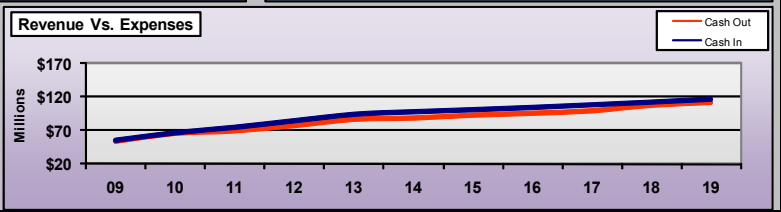
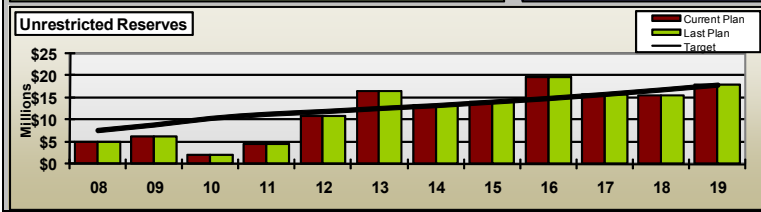
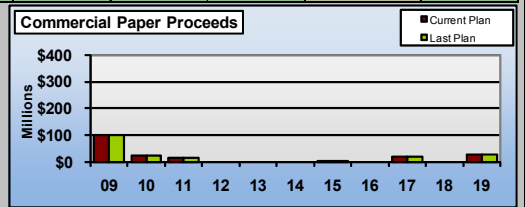
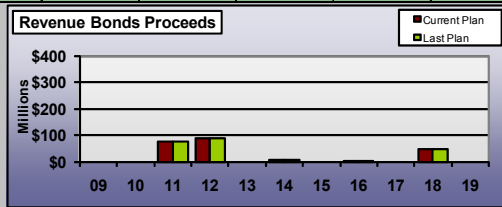
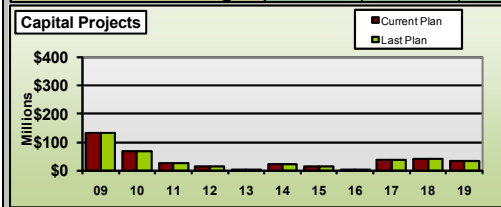
CITY OF CAPE CORAL, FLORIDA Financial Management Program Summary - UEP in SW 6/7 (All Services) Forecast of Net Revenues and Debt Service Coverage

Revenue & Expenses	FY 2009 (1)	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
Revenue Subject to Rate Increases											
Water, Irrigation, And Sewer Base Revenue	\$ 49,838,634	\$ 49,838,634	\$ 63,567,024	\$ 70,250,496	\$ 77,996,207	\$ 86,701,699	\$ 90,209,856	\$ 93,878,680	\$ 97,479,829	\$ 101,259,435	\$ 105,181,651
Additional Revenue From Growth	\$ -	\$ 3,019,199	\$ 352,944	\$ 666,681	\$ 784,816	\$ 921,792	\$ 972,774	\$ 796,768	\$ 861,528	\$ 886,086	\$ 911,401
Weighted Average Rate Increase	0.00%	22.51%	11.00%	11.09%	11.17%	3.28%	3.29%	3.29%	3.30%	3.30%	3.31%
Additional Rate Revenue From Rate Increase (Net of Any Adjustments)	\$ -	\$ 11,899,101	\$ 7,033,920	\$ 7,865,589	\$ 8,800,751	\$ 2,873,739	\$ 2,995,612	\$ 3,115,979	\$ 3,242,309	\$ 3,373,477	\$ 3,509,664
Price Elasticity Adjustment	\$ -	\$ (1,189,910)	\$ (703,392)	\$ (786,559)	\$ (880,075)	\$ (287,374)	\$ (299,561)	\$ (311,598)	\$ (324,231)	\$ (337,348)	\$ (350,966)
Total Rate Revenue Subject to Growth & Rate Increase	\$ 49,838,634	\$ 63,567,024	\$ 70,250,496	\$ 77,996,207	\$ 86,701,699	\$ 90,209,856	\$ 93,878,680	\$ 97,479,829	\$ 101,259,435	\$ 105,181,651	\$ 109,251,749
Plus: Other Operating Revenue	\$ -	\$ -	\$ 1,979,375	\$ 1,998,717	\$ 2,019,557	\$ 2,041,928	\$ 2,064,917	\$ 2,083,933	\$ 2,103,926	\$ 2,123,919	\$ 2,143,912
Total Operating Revenue	\$ 49,838,634	\$ 63,567,024	\$ 72,229,871	\$ 79,994,924	\$ 88,721,256	\$ 92,251,783	\$ 95,943,597	\$ 99,563,762	\$ 103,363,361	\$ 107,305,570	\$ 111,395,661
Less: Operations and Maintenance Expense	\$ (35,783,997)	\$ (41,553,582)	\$ (45,298,822)	\$ (47,551,795)	\$ (50,380,040)	\$ (52,940,473)	\$ (56,092,952)	\$ (59,284,232)	\$ (62,920,775)	\$ (66,849,502)	\$ (71,098,010)
Net Operating Income	\$ 14,054,638	\$ 22,013,441	\$ 26,931,050	\$ 32,443,129	\$ 38,341,216	\$ 39,311,311	\$ 39,850,646	\$ 40,279,529	\$ 40,442,586	\$ 40,456,068	\$ 40,297,651
Plus: Non Operating Income (Expense)											
Non-Operating Revenue	\$ 1,768,494	\$ 1,940,816	\$ 2,019,461	\$ 2,073,908	\$ 2,140,345	\$ 2,202,439	\$ 2,276,359	\$ 2,348,823	\$ 2,430,465	\$ 2,517,774	\$ 2,611,285
Interest Earned on Invested Funds	\$ 55,696	\$ 40,163	\$ 109,730	\$ 481,769	\$ 955,644	\$ 994,542	\$ 973,482	\$ 1,055,552	\$ 1,079,524	\$ 1,081,465	\$ 1,161,485
Water, Irrigation, And Sewer Impact Fees	\$ 10,789,566	\$ 2,962,017	\$ 1,085,436	\$ 2,664,990	\$ 2,942,021	\$ 3,225,933	\$ 3,341,358	\$ 3,521,189	\$ 3,701,826	\$ 3,701,826	\$ 3,701,826
Water, Irrigation, And Sewer Betterment Fees	\$ 370,320	\$ 370,320	\$ 370,320	\$ 370,320	\$ 370,320	\$ 370,320	\$ 370,320	\$ 370,320	\$ 370,320	\$ 370,320	\$ 370,320
Transfers In	\$ 560,472	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Non Operating Income	\$ 13,544,548	\$ 5,313,316	\$ 3,584,947	\$ 5,590,988	\$ 6,408,330	\$ 6,793,234	\$ 6,961,519	\$ 7,295,883	\$ 7,582,135	\$ 7,671,385	\$ 7,844,916
Net Income	\$ 27,599,186	\$ 27,326,757	\$ 30,515,996	\$ 38,034,117	\$ 44,749,546	\$ 46,104,545	\$ 46,812,165	\$ 47,575,413	\$ 48,024,721	\$ 48,127,452	\$ 48,142,567
Less: Revenues Excluded From Coverage Test	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water, Irrigation, And Sewer Impact Fees	\$ (10,789,566)	\$ (2,962,017)	\$ (1,085,436)	\$ (2,664,990)	\$ (2,942,021)	\$ (3,225,933)	\$ (3,341,358)	\$ (3,521,189)	\$ (3,701,826)	\$ (3,701,826)	\$ (3,701,826)
Water, Irrigation, And Sewer Betterment Fees	\$ (370,320)	\$ (370,320)	\$ (370,320)	\$ (370,320)	\$ (370,320)	\$ (370,320)	\$ (370,320)	\$ (370,320)	\$ (370,320)	\$ (370,320)	\$ (370,320)
Transfers In	\$ (560,472)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Net Income Available for Debt Service	\$ 15,878,828	\$ 23,994,420	\$ 29,060,240	\$ 34,998,807	\$ 41,437,205	\$ 42,508,292	\$ 43,100,487	\$ 43,683,904	\$ 43,952,575	\$ 44,055,306	\$ 44,070,421
Senior Lien Debt Service Expenses											
Existing Senior Lien Debt	\$ 13,313,350	\$ 12,961,453	\$ 12,961,293	\$ 12,961,543	\$ 12,945,126	\$ 12,945,470	\$ 12,940,763	\$ 12,940,465	\$ 12,941,828	\$ 12,945,200	\$ 12,859,392
Interest Expense on Bond Anticipatory Note (\$75M, 5.5%) Until Series 2011 Bond Issue	\$ -	\$ 5,005,050	\$ 2,502,525	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
New Series 2011 & 2012 Debt Service (per RBC)	\$ -	\$ -	\$ 2,455,104	\$ 10,631,104	\$ 17,265,500	\$ 17,600,500	\$ 19,522,050	\$ 19,522,450	\$ 19,521,650	\$ 19,518,950	\$ 19,523,650
Cumulative New Senior Lien Debt for Additional Borrowings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 645,093	\$ 645,093	\$ 855,913	\$ 855,913	\$ 5,213,262	\$ 5,213,262
Total Senior Lien Debt Service Expenses	\$ 13,313,350	\$ 17,966,503	\$ 17,918,922	\$ 23,592,647	\$ 30,210,626	\$ 31,191,063	\$ 33,107,905	\$ 33,318,828	\$ 33,319,390	\$ 37,677,412	\$ 37,596,305
Debt Service Requirement for Debt Service Coverage Test I	\$ 13,311,848	\$ 21,151,990	\$ 20,910,812	\$ 25,785,309	\$ 32,278,833	\$ 31,559,306	\$ 33,476,031	\$ 33,686,902	\$ 33,687,544	\$ 38,045,768	\$ 38,045,456
Senior Lien Debt Service Coverage	1.00	Req'd	1.19	1.36	1.28	1.35	1.29	1.30	1.30	1.16	1.16
Debt Service Requirement for Debt Service Coverage Test II	\$ 13,311,848	\$ 18,317,353	\$ 18,271,382	\$ 23,945,004	\$ 30,578,833	\$ 31,559,306	\$ 33,476,031	\$ 33,686,902	\$ 33,687,544	\$ 38,045,768	\$ 38,045,456
Senior Lien Debt Service Coverage With Impact Fees	1.20	Req'd	2.00	1.47	1.65	1.57	1.45	1.45	1.39	1.40	1.26
SRF Debt Service Coverage											
Net Income Available for Senior Lien Debt Service Coverage (Incl. Impact Fees)	\$ 26,668,394	\$ 26,956,437	\$ 30,145,676	\$ 37,663,797	\$ 44,379,226	\$ 45,734,225	\$ 46,441,845	\$ 47,205,093	\$ 47,654,401	\$ 47,757,132	\$ 47,772,247
Less: Senior Lien Debt Service and Coverage Requirement	\$ (13,313,350)	\$ (17,966,503)	\$ (17,918,922)	\$ (23,592,647)	\$ (30,210,626)	\$ (31,191,063)	\$ (33,107,905)	\$ (33,318,828)	\$ (33,319,390)	\$ (37,677,412)	\$ (37,596,305)
Net Income Available for SRF Debt Service Coverage	\$ 13,355,043	\$ 8,989,934	\$ 12,226,754	\$ 14,071,150	\$ 14,168,600	\$ 14,543,162	\$ 13,333,939	\$ 13,886,265	\$ 14,335,011	\$ 14,079,720	\$ 10,175,943
Existing SRF Debt Service	\$ 3,188,449	\$ 3,188,449	\$ 3,188,449	\$ 3,188,449	\$ 3,188,449	\$ 3,188,449	\$ 1,466,598	\$ 818,504	\$ 170,410	\$ 170,410	\$ 170,410
Total SRF Debt Service	\$ 3,188,449	\$ 3,188,449	\$ 3,188,449	\$ 3,188,449	\$ 3,188,449	\$ 3,188,449	\$ 1,466,598	\$ 818,504	\$ 170,410	\$ 170,410	\$ 170,410
SRF Debt Service Coverage	1.15	Req'd	4.19	2.82	3.83	4.41	4.44	9.92	16.29	81.49	59.15
Net Cash Flow											
Net Income Available for Debt Service	\$ 15,878,828	\$ 23,994,420	\$ 29,060,240	\$ 34,998,807	\$ 41,437,205	\$ 42,508,292	\$ 43,100,487	\$ 43,683,904	\$ 43,952,575	\$ 44,055,306	\$ 44,070,421
Less: Non-Operating Expenditures	\$ 435,870	\$ (103,777)	\$ (103,674)	\$ (103,746)	\$ (103,874)	\$ (103,675)	\$ (103,595)	\$ (103,571)	\$ (103,739)	\$ (103,695)	\$ (103,827)
Net Interfund Transfers (In - Out)	\$ (13,313,350)	\$ (17,966,503)	\$ (17,918,922)	\$ (23,592,647)	\$ (30,210,626)	\$ (31,191,063)	\$ (33,107,905)	\$ (33,318,828)	\$ (33,319,390)	\$ (37,677,412)	\$ (37,596,305)
Total Senior Lien Debt Service	\$ (3,188,449)	\$ (3,188,449)	\$ (3,188,449)	\$ (3,188,449)	\$ (3,188,449)	\$ (3,188,449)	\$ (1,466,598)	\$ (818,504)	\$ (170,410)	\$ (170,410)	\$ (170,410)
State Revolving Loans	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Short-Term Debt Service	\$ (501,871)	\$ (1,116,381)	\$ (1,304,796)	\$ -	\$ -	\$ (11,776)	\$ -	\$ (83,260)	\$ -	\$ (141,852)	\$ -
Interim Financing Interest Payments	\$ 1,383,096	\$ 1,376,901	\$ 399,330	\$ 980,577	\$ 1,082,628	\$ 1,186,898	\$ 1,229,049	\$ 1,295,604	\$ 1,362,159	\$ 1,362,159	\$ 1,362,159
Payment Of Debt Service With Water Impact Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Payment Of Debt Service With Irrigation Impact Fees	\$ 3,188,449	\$ 353,812	\$ 549,018	\$ 1,348,144	\$ 1,488,449	\$ 1,466,598	\$ 818,504				

CITY OF CAPE CORAL, FLORIDA
Financial Management Program Summary - UEP in SW 6/7 (All Services)
FAMS © XL Control Panel

FINANCIAL ANALYSIS AND MANAGEMENT SYSTEM (FAMS) SUMMARY

CITY OF CAPE CORAL, FLORIDA												Check	\$ -		
SAVE	CALC	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	Cumulative Change		
Override-->		0.00%	25.00%	12.00%	12.00%	12.00%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	FY 2014	FY 2019	
Water Rate Increases		0.00%	25.00%	12.00%	12.00%	12.00%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	81.8%	115.88%	
Last Plan		0.00%	25.00%	12.00%	12.00%	12.00%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	81.8%	115.9%	
Override-->		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.0%	0.0%	
Irrigation Rate Increases		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.0%	0.0%	
Last Plan		0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.0%	0.0%	
Override-->		0.00%	25.00%	12.00%	12.00%	12.00%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	81.8%	115.9%	
Sewer Rate Increases		0.00%	25.00%	12.00%	12.00%	12.00%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	81.8%	115.9%	
Last Plan		0.00%	25.00%	12.00%	12.00%	12.00%	3.50%	3.50%	3.50%	3.50%	3.50%	3.50%	81.8%	115.9%	
Combined Utility Rate Plan		0.00%	22.51%	11.00%	11.09%	11.17%	3.28%	3.29%	3.29%	3.30%	3.30%	3.31%	72.3%	102.45%	
Last Plan		0.00%	22.51%	11.00%	11.09%	11.17%	3.28%	3.29%	3.29%	3.30%	3.30%	3.31%	72.3%	102.4%	
Rate Cov. I	1.25	1.19	1.13	1.39	1.36	1.28	1.35	1.29	1.30	1.30	1.16	1.16	O&M %	95%	
Rate Cov. II	1.20	2.00	1.47	1.65	1.57	1.45	1.45	1.39	1.40	1.41	1.26	1.26	Capital %	100%	
SRF Coverage	1.15	4.19	2.82	3.83	4.41	4.44	9.92	16.29	81.49	84.12	59.15	59.71	Elasticity	0.20	
Last Plan		1.19	1.13	1.39	1.36	1.28	1.35	1.29	1.30	1.30	1.16	1.16	N1 - N8?	NO	
CIP Executed		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	SW VI/VII?	YES	
Res Bill @	Water	\$25.79	32.23	36.10	40.43	45.28	46.87	48.51	50.21	51.96	53.78	55.66	Salary Esc.	3.25%	
5500	Irrigation	\$9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	9.50	Reserve Target	3.00	
Gallons	Sewer	\$46.68	58.35	65.35	73.19	81.98	84.85	87.82	90.89	94.07	97.36	100.77	Mos. O&M	100%	
Average Bill		\$81.97	100.08	110.95	123.13	136.76	141.21	145.82	150.60	155.53	160.65	165.94	Pre-Pay IF?	YES	
Show	Hide	Last Plan	\$81.97	100.08	110.95	123.13	136.76	141.21	145.82	150.60	155.53	160.65	165.94	CRF?	NO
Interim Financing		Y	Y	Y	N	Y	N	Y	N	Y	N	Y	LC Sewer?	NO	
Revenue Bond		N	N	N	Y	N	Y	N	Y	N	Y	N			
Short-Term Financing		N	N	N	N	N	N	N	N	N	N	N			



Schedule 9 – Long-Term Borrowing Projections

CITY OF CAPE CORAL, FLORIDA
Financial Management Program Summary - UEP in SW 6/7 (All Services)
Projected Revenue Bonds

Revenue Bond Borrowing Projections	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
Term	30	30			30	30	30	30	30	30	30
Interest	7.00%	7.00%			7.00%	7.00%	7.00%	7.00%	7.00%	7.00%	7.00%
Sources of Funds											
Par Amount	\$ -	\$ -			\$ -	\$ 8,004,980	\$ -	\$ 2,616,077	\$ -	\$ 54,070,528	\$ -
Reoffering Premium	\$ -	\$ -			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Interest During Construction	\$ -	\$ -			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Sources	\$ -	\$ -			\$ -	\$ 8,004,980	\$ -	\$ 2,616,077	\$ -	\$ 54,070,528	\$ -
Uses of Funds											
Current Year Project Proceeds	\$ -	\$ -			\$ -	\$ 7,199,788	\$ -	\$ -	\$ -	\$ 31,996,471	\$ -
Refinanced Interim Financing Principal	\$ -	\$ -			\$ -	\$ -	\$ -	\$ 2,352,935	\$ -	\$ 16,635,297	\$ -
Cost of Issuance 2.00% of Par	\$ -	\$ -			\$ -	\$ 160,100	\$ -	\$ 52,322	\$ -	\$ 1,081,411	\$ -
Underwriter's Discount 0.00% of Par	\$ -	\$ -			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bond Insurance 0 times total Debt Service	\$ -	\$ -			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capitalized Interest 0 Years Interest	\$ -	\$ -			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Debt Service Surety Fee 0.00% of Debt Service	\$ -	\$ -			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Debt Service Reserve 1 Years Debt Service	\$ -	\$ -			\$ -	\$ 645,093	\$ -	\$ 210,820	\$ -	\$ 4,357,349	\$ -
Take Out of BAN (FY 2011) & Remaining CP Accrued Prior to 9/30/08	\$ -	\$ -			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Uses	\$ -	\$ -			\$ -	\$ 8,004,980	\$ -	\$ 2,616,077	\$ -	\$ 54,070,528	\$ -
1 Year Interest	\$ -	\$ -			\$ -	\$ 560,349	\$ -	\$ 183,125	\$ -	\$ 3,784,937	\$ -
Annual Debt Service	\$ -	\$ -			\$ -	\$ 645,093	\$ -	\$ 210,820	\$ -	\$ 4,357,349	\$ -
Total Debt Service	\$ -	\$ -			\$ -	\$ 19,352,776	\$ -	\$ 6,324,607	\$ -	\$ 130,720,482	\$ -
Interest During Construction Calculation											
Beginning Construction Fund Balance	\$ -	\$ -			\$ -	\$ 8,004,980	\$ -	\$ 2,616,077	\$ -	\$ 54,070,528	\$ -
Less: Use of Proceeds	\$ -	\$ -			\$ -	\$ (8,004,980)	\$ -	\$ (2,616,077)	\$ -	\$ (54,070,528)	\$ -
Ending Fund Balance	\$ -	\$ -			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Average Balance	\$ -	\$ -			\$ -	\$ 4,002,490	\$ -	\$ 1,308,039	\$ -	\$ 27,035,264	\$ -
Interest Earnings Rate	1.00%	1.00%			2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Term of Average Balance	0 Months	-			\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Burton & Associates

200 Business Park Circle, Suite 101 • St. Augustine, Florida 32095 • Phone (904) 247-0787 • Fax (904) 241-7708

E-mail: aburnham@burtonandassociates.com

Schedule 10 – Interim Financing Projections

CITY OF CAPE CORAL, FLORIDA
Financial Management Program Summary - UEP in SW 6/7 (All Services)
Projected Schedule of Interim Financing / Commercial Paper

Interim Financing / Commercial Paper Projections

	<u>FY 2009</u>	<u>FY 2010</u>	<u>FY 2011</u>	<u>FY 2012</u>	<u>FY 2013</u>	<u>FY 2014</u>	<u>FY 2015</u>	<u>FY 2016</u>	<u>FY 2017</u>	<u>FY 2018</u>	<u>FY 2019</u>
Term (Years)	30	30	30	30	30	30	30	30	30	30	30
Interest Rate	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%	1.00%
Sources of Funds											
Par Amount	\$ 100,374,228	\$ 22,527,773	\$ 15,155,133	\$ -	\$ -	\$ -	\$ 2,355,291	\$ -	\$ 16,651,949	\$ -	\$ 28,370,455
Interest During Construction	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Sources	\$ 100,374,228	\$ 22,527,773	\$ 15,155,133	\$ -	\$ -	\$ -	\$ 2,355,291	\$ -	\$ 16,651,949	\$ -	\$ 28,370,455
Uses of Funds											
Proceeds	\$ 100,273,853	\$ 22,505,245	\$ 15,139,978	\$ -	\$ -	\$ -	\$ 2,352,935	\$ -	\$ 16,635,297	\$ -	\$ 28,342,085
Cost of Issuance	0.10% of Par \$ 100,374	\$ 22,528	\$ 15,155	\$ -	\$ -	\$ -	\$ 2,355	\$ -	\$ 16,652	\$ -	\$ 28,370
Underwriter's Discount	0.00% of Par \$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bond Insurance	0 times total Debt Service \$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capitalized Interest	0 Years Interest \$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Debt Service Reserve	0 Years Debt Service \$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Other Costs	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Uses	\$ 100,374,228	\$ 22,527,773	\$ 15,155,133	\$ -	\$ -	\$ -	\$ 2,355,291	\$ -	\$ 16,651,949	\$ -	\$ 28,370,455
1 Year Interest	\$ 1,003,742	\$ 225,278	\$ 151,551	\$ -	\$ -	\$ -	\$ 23,553	\$ -	\$ 166,519	\$ -	\$ 283,705
Annual Debt Service	\$ 1,003,742	\$ 225,278	\$ 151,551	\$ -	\$ -	\$ -	\$ 23,553	\$ -	\$ 166,519	\$ -	\$ 283,705
Total Debt Service	\$ 30,112,268	\$ 6,758,332	\$ 4,546,540	\$ -	\$ -	\$ -	\$ 706,587	\$ -	\$ 4,995,585	\$ -	\$ 8,511,137
Interest During Construction Calculation											
Beginning Construction Fund Balance	\$ 100,374,228	\$ 22,527,773	\$ 15,155,133	\$ -	\$ -	\$ -	\$ 2,355,291	\$ -	\$ 16,651,949	\$ -	\$ 28,370,455
Less: Use of Proceeds	\$ (100,374,228)	\$ (22,527,773)	\$ (15,155,133)	\$ -	\$ -	\$ -	\$ (2,355,291)	\$ -	\$ (16,651,949)	\$ -	\$ (28,370,455)
Ending Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Average Balance	\$ 50,187,114	\$ 11,263,886	\$ 7,577,567	\$ -	\$ -	\$ -	\$ 1,177,645	\$ -	\$ 8,325,974	\$ -	\$ 14,185,228
Interest Earnings Rate	1.00%	1.00%	1.50%	2.00%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%	2.50%
Term of Average Balance	0 Months										

Burton & Associates

200 Business Park Circle, Suite 101 • St. Augustine, Florida 32095 • Phone (904) 247-0787 • Fax (904) 241-7708

E-mail: aburnham@burtonandassociates.com