

TIFA LLC

BUDGETED REVENUE CALCULATION AND WATER RATE SETTING

2013 - 2016

	BUDGET 2013	FORECAST 2013	BUDGET 2014	PROFORMA 2015	PROFORMA 2016
501.00 · O&M Operating Agreement	33,935.00	44,316.00	51,532.00	87,261.00	89,593.00
502.01 · Consulting	2,500.00	-	1,000.00	1,000.00	1,000.00
502.02 · Accounting	18,500.00	19,888.00	19,500.00	20,100.00	20,100.00
502.03 · Legal	-	-	1,000.00	1,000.00	1,000.00
503.00 · Managing Agent Fees	22,750.00	22,250.00	20,500.00	21,300.00	21,300.00
504.00 · Insurance (P&C / Liability)	40,912.00	38,714.00	45,802.00	58,867.00	61,850.00
505.00 · Miscellaneous Expense	2,890.00	971.00	500.00	500.00	500.00
506.00 · Depreciation Wellfield	93,384.00	70,965.00	88,562.00	228,394.00	244,285.00
A 507.00 · CUP Amortization	35,387.00	35,152.00	44,058.00	120,924.00	128,892.00
B 507.10 · FPL Amortization (Phase 1)	29,880.00	29,881.00	29,881.00	29,881.00	29,881.00
B 507.10 · FPL Amortization (Phase 2)	-	-	3,946.00	11,839.00	11,839.00
508.00 · Wetland Monitoring Expense	4,200.00	4,200.00	4,200.00	4,300.00	4,300.00
509.00 · Wellfield Repair Expense	-	2,466.00	-	-	-
511.00 · Utilities	36,129.00	13,300.00	21,800.00	114,800.00	122,900.00
513.00 · Other Taxes	10,021.00	13,876.00	13,876.00	19,444.00	26,403.00
5% Rate of Return	182,470.00	156,692.00	173,588.00	361,837.00	407,711.00
Revenue Total	512,958.00	452,671.00	519,745.00	1,081,447.00	1,171,554.00
Expected Volumes (in thousands)	276,007	273,750	344,585	941,701	1,002,232
Water Rate Per Thousand Gallons	1.86	1.65	1.51	1.15	1.17

A CUP Amortization for water rate determination is based on a 5% 30 year amortization of the CUP cost. For GAAP financial statement purposes, the CUP is amortized over 20 years using the straight line method. The amortization for water rate determination is prorated for the portion of the allowed 2.75 MGD TIFA is providing in a given period.

MGD - CUP amortization proration	0.76	0.75	0.94	2.58	2.75
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B FPL Amortization for water rate determination is based on a 5% 30 year amortization of the FPL cost. For GAAP financial statement purposes, the FPL Fee is amortized over 30 years using the straight line method.

**TIFA LLC
BUDGET
2014**

	Actual 2012	Budget 2013	Forecast 2013	Budget 2014	Proforma 2015	Proforma 2016
INCOME STATEMENT						
Revenues						
401.00 · Water Sales	\$ 220,626	\$ 512,958	\$ 452,671	\$ 519,745	\$ 1,081,447	\$ 1,171,554
402.00 · Interest / Dividends	-	-	5	12	12	12
Total Revenues	220,626	512,958	452,676	519,757	1,081,459	1,171,566
Expenses						
501.00 · O&M Operating Agreement	7,797	33,935	44,316	51,532	87,261	89,593
502.01 · Consulting	-	2,500	-	1,000	1,000	1,000
502.02 · Accounting & Tax	22,238	18,500	19,888	19,500	20,100	20,100
502.03 · Legal	-	-	-	1,000	1,000	1,000
503.00 · Managing Agent Fees	11,000	22,750	22,250	20,500	21,300	21,300
504.00 · Insurance (P&C / Liability)	28,537	40,912	38,714	45,802	58,867	61,850
505.00 · Miscellaneous Expense	583	2,890	971	500	500	500
506.00 · Depreciation Wellfield	12,827	93,384	70,965	88,562	228,394	244,285
507.00 · CUP Amortization	28,895	99,069	99,069	99,069	99,069	99,069
507.10 · FPL Amortization	4,466	15,311	15,311	17,333	21,378	21,378
508.00 · Wetland Monitoring Expense	10,295	4,200	4,200	4,200	4,300	4,300
509.00 · Wellfield Repair Expense	-	-	2,466	-	-	-
510.00 · Other Wellfield Expense	900	-	-	-	-	-
511.00 · Utilities	2,112	36,129	13,300	21,800	114,800	122,900
513.00 · Other Taxes	-	10,021	13,876	13,876	19,444	26,403
Total Expenses	129,650	379,601	345,326	384,674	677,413	713,678
Net Income	\$ 90,976	\$ 133,357	\$ 107,350	\$ 135,083	\$ 404,046	\$ 457,888
Water Rate Per Thousand Gallons	\$ 4.50	\$ 1.86	\$ 1.65	\$ 1.51	\$ 1.15	\$ 1.17

Note: Water rates are adjusted at December 1 to reflect actual costs and capital contributions placed in service.

**TIFA LLC
BUDGET
2014**

	Actual 2012	Budget 2013	Forecast 2013	Budget 2014	Proforma 2015	Proforma 2016
BALANCE SHEET						
Assets						
101.00-103.00 Cash	\$ 133,485	\$ 306,396	\$ 521,780	\$ 850,529	\$ 302,383	\$ 303,853
104.00 Accounts Receivable	109,611	-	-	-	-	-
105.00 Prepaid Insurance	9,518	10,466	9,728	21,026	22,059	23,209
110.00 · Consumptive Use Permit	1,981,386	1,981,386	1,981,386	1,981,386	1,981,386	1,981,386
110.50 · CUP Accumulated Amortization	(28,895)	(127,964)	(127,964)	(227,033)	(326,102)	(425,171)
115.00 · FPL Fee	459,340	954,340	466,540	641,340	641,340	641,340
115.50 · FPL Fee Accumulated Amort.	(4,466)	(19,772)	(19,777)	(37,110)	(58,488)	(79,866)
120.00 · Easements	186,200	186,200	186,200	376,200	376,200	376,200
125.00 · Mitigation Credit	96,000	96,000	139,200	139,200	139,200	139,200
130.00 · Monitoring Wells	343,533	343,533	365,583	365,583	365,583	365,583
130.50 · A/D Monitoring Wells	(3,340)	(15,235)	(15,235)	(27,421)	(39,607)	(51,794)
135.00 · Area IV Wellfield Phase 1	1,707,725	2,457,993	1,814,563	1,814,563	1,814,563	1,814,563
135.50 · A/D - Wellfield Phase 1	(9,487)	(92,056)	(68,557)	(129,042)	(189,528)	(250,013)
140.00 · Area IV Wellfield Phase 2	429,834	2,367,492	873,975	3,608,591	5,148,375	5,148,375
140.50 · A/D - Wellfield Phase 2	-	-	-	(15,891)	(171,613)	(343,226)
150.00 · Wellfield Assets-Inactive	164,932	-	164,932	164,932	164,932	164,932
Total Assets	\$ 5,575,376	\$ 8,448,779	\$ 6,292,354	\$ 9,526,853	\$ 10,170,683	\$ 9,808,571
Liabilities						
201.01 · A/P Trade	\$ 15,916	\$ -	\$ -	\$ -	\$ -	\$ -
202.00 · Contract Payable	-	-	-	-	-	-
Equity						
301.00-302.00 · Contributed Capital	5,512,211	8,529,868	6,137,755	9,237,171	10,776,955	10,776,955
303.00 · Member's Equity	47,249	(81,089)	154,599	289,682	(606,272)	(968,384)
Total Liabilities and Equity	\$ 5,575,376	\$ 8,448,779	\$ 6,292,354	\$ 9,526,853	\$ 10,170,683	\$ 9,808,571
	-	-	-	-	-	-

**TIFA LLC
BUDGET
2014**

	Actual 2012	Budget 2013	Forecast 2013	Budget 2014	Proforma 2015	Proforma 2016
CASH FLOWS						
Cash Flows from Operating						
Net Income (Loss)	\$ 90,976	\$ 133,357	\$ 107,350	\$ 135,083	\$ 404,046	\$ 457,888
Adjustments to net income (loss)						
Depreciation and amortization	46,188	207,764	185,345	204,964	348,841	364,732
Non-Cash O&M expenses	-	-	2,115	-	-	-
Changes in operating assets/liabilities						
Accounts receivable	(109,611)	-	109,611	-	-	-
Prepaid expenses	(9,518)	(948)	(210)	(11,298)	(1,033)	(1,150)
Accounts payable	11,481	-	(15,916)	-	-	-
Net Cash from Operating	29,516	340,173	388,295	328,749	751,854	821,470
Cash Flows from Investing						
Purchase of Wellfield and related assets	-	(3,013,570)	(625,543)	(3,099,416)	(1,539,784)	-
Cash Flows from Financing						
Member capital contributions	70,000	3,013,570	625,543	3,099,416	1,539,784	-
Member distributions	-	(275,000)	-	-	(1,300,000)	(820,000)
Net Cash Flows from Financing	70,000	2,738,570	625,543	3,099,416	239,784	(820,000)
Net Increase (Decrease) in Cash	99,516	65,173	388,295	328,749	(548,146)	1,470
Cash Beginning of year	33,969	241,223	133,485	521,780	850,529	302,383
Cash End of year	\$ 133,485	\$ 306,396	\$ 521,780	\$ 850,529	\$ 302,383	\$ 303,853