

0/	Well Purchase Analysis 7/19/2021	Possible Wells for Purchase:					Future Wells - at full capacity:		
		Knights Landing	Shiloh	Autumn Ridge	Carriage Cove	Total	New Well #1 - 30 lots	New Well #2 - Honeycutt Reserve 66 lots	New Well #3 - 75 lots
	Max # lots	77	63	22	55	217	30	66	75
	Current # water customers	34	26	22	0	82	0	0	0
	Estimated # water customers second year	44	36	22	25		0	10	0
	Percentage built out currently	44%	41%	100%	0%	38%	0%	0%	0%
	Well capacity in gpm	1@20, 1@50	1@33, 1@80	1@36	1@31, 1@37				
	Average water usage (Gals. per month) *	8500	6000	4000	6000		6000	6000	6000
	Avg monthly bill for water (\$6.38 per 1,000 gallons) + \$20.70/ month base charge	\$ 75	\$ 59	\$ 46	\$ 59		\$ 59	\$ 59	\$ 59
	Monthly billings - estimated current	\$ 2,548	\$ 1,533	\$ 1,017	\$ -		\$ -	\$ -	\$ -
	Annual Billings - estimated current	\$ 30,571	\$ 18,402	\$ 12,202	\$ -	\$ 61,175	\$ -	\$ -	\$ -
	Annual billings - estimated second year	\$ 39,563	\$ 25,479	\$ 12,202	\$ 17,694	\$ 94,938		\$ 7,077.60	
	Annual billings to town- projected at full capacity	\$ 69,235	\$ 44,589	\$ 12,202	\$ 38,927	\$ 164,953	\$ 21,233	\$ 46,712	\$ 53,082
	Number of well connections	1	1	1	1		1	1	1
	Management fee to town - \$1,250 per month, \$1,000 for 30 & under	\$ 15,000	\$ 15,000	\$ 12,000	\$ 15,000	\$ 57,000	\$ 12,000	\$ 15,000	\$ 15,000
	Management fee to town - \$1,250 per month, \$1,000 for 30 & under - 1 yr out & beyond	\$ 15,000	\$ 15,000	\$ 12,000	\$ 15,000	\$ 57,000			
	Annual customer service fee to town (# of current customers x \$4.25)	\$ 1,734	\$ 1,326	\$ 1,122	\$ -	\$ 4,182	\$ -		\$ -
	Annual customer service fee to town (# of current customers x \$4.25) - current year	\$ 2,244	\$ 1,836	\$ 1,122	\$ 1,275	\$ 6,477		\$ 510	
	Other operating expenses - see breakdown below	\$ 7,274	\$ 5,243	\$ 4,621	\$ 3,243	\$ 20,381	\$ 4,350	\$ 6,700	\$ 6,700
	Total town expenses - current	\$ 24,008	\$ 21,569	\$ 17,743	\$ -	\$ 63,320	\$ 16,350	\$ 2,705	\$ 21,700
	Total Town expenses - second year	\$ 24,518	\$ 22,079	\$ 17,743	\$ 19,518	\$ 83,858		\$ 17,705	
	Total town expenses - full capacity	\$ 26,201	\$ 23,456	\$ 17,743	\$ 21,048	\$ 88,448	\$ 17,880	\$ 25,066	\$ 25,525
	Annual profit/loss - current	\$ 6,563	\$ (3,167)	\$ (5,541)	\$ -	\$ (2,145)			
	Annual profit/loss - second year	\$ 15,045	\$ 3,400	\$ (5,541)	\$ (1,824)	\$ 11,080		\$ (10,627)	
	Annual profit/loss - at full capacity	\$ 43,034	\$ 21,133	\$ (5,541)	\$ 17,879	\$ 76,505	\$ 3,353	\$ 21,646	\$ 27,557
	Save or allocate for future repairs - 5% of annual revenue - current	\$ 1,529	\$ 920	\$ 610	\$ -				

Save or allocate for future repairs - 5% of annual revenue - second year	\$ 1,978	\$ 1,274	\$ 610	\$ 885			\$ 354	
Save or allocate for future repairs - 5% of annual revenue - at full capacity	\$ 3,462	\$ 2,229	\$ 610	\$ 1,946		\$ 1,062	\$ 2,336	\$ 2,654
Annual net profit/loss - current	\$ 5,035	\$ (4,087)	\$ (6,151)	\$ -	\$ (5,203)	\$ -	\$ -	\$ -
Annual net profit/loss - second year	\$ 13,067	\$ 2,126	\$ (6,151)	\$ (2,709)	\$ 6,334		\$ (10,981)	
Annual net profit/loss - full capacity	\$ 39,573	\$ 18,903	\$ (6,151)	\$ 15,932	\$ 68,257	\$ 3,353	\$ 21,646	\$ 27,557
<i>Breakdown of other costs, per year:</i>					Total 4 Wells			
Electricity (\$1K-1.75K per year)	1,867	1,432	1,728	1,500		1,500	2,500	2,500
Chemicals (\$150 per year)	102	478	53	325		150	200	200
Insurance	350	278	150	400		300	400	400
Other Contracted Services and Miscellaneous	4,685	2,785	2,435	748		2,400	3,600	3,600
NC DEQ annual permits	270	270	255	270				
Annual total	7,274	5,243	4,621	3,243	20,381	4,350	6,700	6,700
							est. \$2750 first year	
<i>Other town costs - eligible for state & ARP funds:</i>								
Purchase 4 wells					TBD			
Purchase 4 20-25KW generators with ATS, nat gas fuel	25,000	25,000	25,000	25,000	100,000			
Establish initial parts inventory	12,000				12,000			
Existing contract purchase obligations - payments to developer	21500	18500	0	27500	67,500			
Total					179,500 + well purchase price			
<i>Other town costs to consider for seed money:</i>								
Additional inventory parts - future years	1,750	1,750	1,250	1,500	6,250			
Additional seed money for capital reserve	100,000				100,000			
Additional seed money to cover 5% of revenues for maintenance for 5 years - avg \$4K per year	20,000				20,000			
Proposed seed money					126,250			
Note: flows based on Timmons engineering design estimate of 200 gallons per day per household (regional water study). Irrigation adds to this number. Knights Landing actual use shown. Autumn Ridge estimate based on actual use in Village Woods townhomes. Shiloh and Carriage Cove based on 200gpd estimate.								