CITY OF VICTOR

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City Council Staff Report

REPORT DATE:
06/17/2026

MEETING DATE:
07/08/2026

SUBJECT	**FY27 Work Session #4 UPDATED**
ITEM TYPE	☐ Public Hearing ☒ Work Session ☐ Action Item
PRESENTER	Jasmine Griffin, City Treasurer

APPLICABLE VICTOR VALUES

☒Culturally Historic ☒ Sustainable ☒ Connected to Nature
☒ Small Town Feel ☒ Family Friendly ☒ Administrative Need

PURPOSE & PROCESS:

This purpose of this item is for council to review and give direction on the FY27 budget. All funds shown here include a 2.5% COLA for the FY27 year, as directed by council on May 13, 2026.

Major Adjustments:

- III-A update to 12.5% increase
- ICRMP adjustment from $56,107 to $55,086 based on projected premium received
- No PERSI adjustment – the board declined the increased contributions
- Added Utility locator ($6,140 Water - $2,047 Sewer- $2,047 Irrigation - $2,047)
- Added fuel tank ($12,150 Streets - $9,113 Sewer - $9,113 Water)
- Added compactor ($4,368 Water - $3,495, Irrigation - $873)
- Added Grader for lease added to street fund (no payment year 1 for trade in, reflected as other income)
- Added Sunrise EOPC for main street drainage added ($280,000 street projects)
- Water SCADA monitoring @ Mountainside pump $233/mo (just came online)
- Added $200,000 for water capital improvements, projected to complete Category 1, A, B, C
- Sewer testing increased requirements $1,200/mo in addition to $5,500 requested
- Trail Creek Irrigation Increase
- Added Generator split water, sewer, streets $38K ($12,667 per) allow for complete redundancy at the PW facility
- Street Mag increase $4,000
- Housing Authority $30,000

For Discussion

- Irrigation parks discussion
- Sherrif department funding
- Bouldering facility funding
- TREC Increase to $10,000

UPDATES ARE IN RED

IRRIGATION FUND

There was a request for additional information on the irrigation fund.

First, the city billed amounts do not match 219 users, partially this is because of city owned shares. The city does not currently pay for its shares to the irrigation fund. There were transfers from general fund to irrigation in 2018 ($1,165), 2019 ($1,209), and 2020 ($1,171), but those were the only years staff can find a transfer. The city does not use the irrigation on any of the parks. The city is currently billing 110 shares to Old Town, and 63.39 to Golf Vista, Rendezvous Meadows, and Victor Town Homes. This leaves 45.61 shares. It is believed that party of these missing shares could be roadway or shared space as well as parks.

If the city general funds only paid Trail Creek's fee, it would be approximately $1,424.32 (Old Town rates would be $232.79 per share) per year. If the city paid the same portion of the maintenance cost, it would be $7,922.91 per year (Old Town rates would be $173.71 per share). If the city removed the city administrative fee of $2,528, but kept billing the full amount of Trail Creek and the maintenance cost, the Old Town user fee would be $222.76.

A member of the Old Town Irrigation fund met with staff to discuss another alternative that could possibly result in approximately a $200/year fee. Attached are her notes and reasoning behind the request. If council would like to see the rates at $200/year, the following changes can be made: contingency drops to $2,000, remove city admin fee, City parks fund pays $1,424.32 for the Trail Creek fee. These changes combined would result in a yearly fee of $200.27 per acre. As a reminder, the city admin fee and contingency were only added a few years ago. The current reserve balance for the irrigation fund is approximately $26K.

Staff's recommendation is to keep the administrative fee and charge $1,424.32 to the parks line (local option tax) for the irrigation fee from Trail Creek. This is consistent with how the city bills the satellite systems, and city parks are not using irrigation for water on the parks. The city has paid for irrigation fixes or new lines (culinary) via the local option tax fund in the past, which is consistent with the satellite systems paying the maintenance, rather than the irrigation fund.

Staff needs direction on, if any, of these adjustments to make for FY27. If adjustments are made, staff will allocate from the City Improvements line and charge the parks line for any transfer.

IMPACT FEES

- *If council wishes to fund the bouldering facility in FY27, it is recommended to designate those dollars in the parks impact fee fund. We do not have any additional information for other projects at this time. If the City receives the CBDG monies for bathrooms in Sherman park, we may need a budget amendment for the project. We will not know the results of that application until after November 2026. Further, if the boulder park begins construction in FY26, the City may need a budget amendment before the end of the fiscal year if council approves an allocation.*

The Impact fees fund does not have any specific projects outlined in the FY27 budget as presented. Staff is working on a few projects to start or finalize in FY27, that will come in front of council again during the fiscal year. First, Victor is finishing up the bathrooms in the City Park. After that project is finalized, staff is hopeful that we can try to apply for CBDG funds again for the Sherman park bathroom and partner with Teton Recreation District to fund that project. Second, staff is in the process of adding Baseline Paving to the SS4A eligible projects list to start in FY27, we will hopefully have a better idea of the timeline on this project late next summer (2027). Finally, staff is continuing to explore different pathway projects to begin in FY26.

CAPITAL PROJECTS

- *No change*

The city will be constructing the Missing Link Pathway Final Leg section in FY26/FY27. There are no other projects expected in FY27 at this time.

STREET FUND

- *No change*

Street fund for FY2026 will include the lease of Grader (no negative impact in 2027, trade in value is used for first payment), main street EOPC added ($280,000), and increase in 21-40-402 for Street Mag, as well as the fuel tank and generator.

SEWER FUND

Most operations lines are not changing. Victor has not received the estimated budget from Driggs at this time. Depending on the development of a Victor plant, and conversations with Driggs' about a shared plant, these numbers may need to be updated and a budget amendment during FY27 to complete any additional funding. Added the capital equipment as outlined above, and added increased testing. Currently showing a rate decrease of $8.85 per month.

Victor received an estimated budget from the City of Driggs on Tuesday, July 7. The following fees were defined: Sewer Fees - $365,109, Capital Exp Reimb- $61,875, WWTP Debt - $158,284. It was stressed that these numbers are preliminary and more conversations will be needed.

Council has requested to see a budget removing Victor plant for FY27, the budget attached includes the updated numbers from Driggs and the removal of Victor plant line, for a total rate impact of $62.98 per month per ERU. If any changes are made to the Driggs' budget, and council moves forward with this removal, a budget amendment and rate increase will likely be necessary during FY27.

WATER FUND

Added capital projects line to allocate back into the fund can begin the capital improvements plan as identified in the water facility planning study. With a $200,000 budget in FY27, staff believes it is possible to complete the remaining projects in Category 1 A, B, C. Full engineering and bidding will need to take place in FY27 for full costs. Even with these projects, there is still a decrease of $1.17 per user per month. Capital expenses as outlined above also included.

GENERAL FUND

The biggest change in General Fund is the planning and zoning fees increase. This is consistent with what we have seen the last few years, and the costs associated. Staff is working to ensure the fees are commensurate with the work that is being done, especially as we have had more complex permits coming through.

LOCAL OPTION TAX FUND

Note:

- 53-51-713 is TREC and TVF
- 53-51-699 is community grants

Added Mountain West Park Chips $4,043.69, VSS International Pathways $84,950, Housing Authority $30,000 (not including QWIP), Comp plan and code updates will be funded from 53-51-716. If council wishes to fund the Sherrif department, it will come from the Improvements line and go to the law enforcement budget.

TIMELINE

- April 2026 – AIC Manual Received, Notified County Clerk of Budget Hearing Date
- May, June, July – Work Sessions as necessary

- July 8 – Budget Preliminary Approval
- July 22 – Budget in Brief
- July 29, August 5 – Notice for Budget Hearing posted online
- August 12 – 6PM Budget Public Hearing
- August 19 – Budget Ordinance posted in TVN, L2 sent out
- October 1 – Start of Fiscal Year 2027

BACKGROUND INFORMATION

Budget Book

There will be no budget book this year. Staff is updating the Understanding Public Finance page to reflect city policies, best practices, and financial details. In addition, there will be a Budget in Brief document that will show the FY27 budget numbers and explain big projects. This is in attempt to make the budget information more accessible and readable to all individuals, without having to flip through the budget book. Budget in brief attached to this staff report.

ICMA Public Dollars article: Public Dollars, Plain Language | icma.org

Debt Service

The city's debt service is in a very strong position, with only 4 outstanding balances, equaling approximately $1.9M, with four loans. Near the end of FY26, Victor will pay off the JetVac loan and in the coming two years, two more debts will be fully paid off, leaving only the DEQ water loan bonds to be paid in 2032.

Fianancer	Description	Approx Balance	Interest Rate	Pay off date
Zions Bank	PW Facility	$ 590,758	3.89%	October 2027
Zions Bank	JetVac Truck	$ 60,168	2.24%	August 2026
Altura	Lift Station #2	$ 321,373	5.75%	August 2028
DEQ	Water Bonds	$ 936,000	1.75%	March 2032

Reserve Balances

The existing reserve balances are strong, with the last decade focused on building equipment reserves, following depreciation schedules, and focusing on the overall financial health of the city funds.

The audited numbers are less detailed than the City Actuals because the city actuals include specific policies and procedures as put in place by the city, where the audited numbers only include GASB defined assignments. For example, contingency is a city-defined policy that designates 50% of the operating budget of the funds to be set aside for emergency situations where the revenue may fall short or may stop accruing. Equipment reserve is the amount of money that the city puts aside each year to account for replacement of existing assets, based on the useful life of each asset and the purchase price of the asset, more information on equipment can be found on the depreciation schedule.

Committed and Assigned Projects have two separate meanings. Committed are for projects in the city's policies and plans, that may be amended with city action. Assigned projects are specific projects that are outlined by either the payor of the revenue, or the fund itself. For example, water reserves from hook up fees, must be used for projects in the water infrastructure. These monies, as defined by statute, cannot be used for projects in the sewer fund, or the general fund.

One adjustment was made in FY26 to the irrigation and impact fees to reconcile a mistake in the FY24 year. In the first year of the Impact Fee fund, the revenues and expenditures were combined as a nonmajor fund on the City Audit. In the following year, the city switched audit firms, and we created a major fund for the impact fees but did not carry over the existing balance in the combined irrigation fund. This shifted the revenue from impact

fees to irrigation and needed to be reconciled. The below chart reflects the accurate financials for each fund, with the adjustment.

	AUDIT NUMBERS							
	Assigned	Unassigned	Capital Assets	Restricted	Unrestricted			Total
General Fund		$ 2,695,667						$ 2,695,667
Street Fund	$ 817,606							$ 817,606
Capital Projects Fund	$ 925,314							$ 925,314
Local Option Tax Fund	$ 612,197							$ 612,197
Impact Fee Fund**	$ 1,188,647							$ 1,188,647
LID Fund	$ (2,203)							$ (2,203)
Water			$ 3,035,399	$ 95,893	$ 2,681,154			$ 5,812,446
Sewer			$ 2,235,686	$ 95,893	$ 4,770,165			$ 7,101,744
Irrigation**			$ -	$ -	$ 25,981			$ 25,981

	CITY ACTUALS							
	Contingency	Debt Service	Equipment	Committed - Projects	Assigned Projects	Assets	Unassigned	Total
General Fund	$ 632,744		$ 5,649				$ 2,057,274	$ 2,695,667
Street Fund	$ 426,166		$ 257,599		$ 133,841			$ 817,606
Capital Projects Fund				$ 925,314				$ 925,314
Local Option Tax Fund				$ 612,197				$ 612,197
Impact Fee Fund				$ 1,188,647				$ 1,188,647
LID Fund		$ (2,203)						$ (2,203)
Water	$ 573,033	$ 95,893	$ 121,277		$ 1,986,844	$ 3,035,399		$ 5,812,446
Sewer	$ 1,092,752	$ 95,893	$ 210,470		$ 3,466,943	$ 2,235,686		$ 7,101,744
Irrigation	$ 13,421		$ 2,966				$ 9,594	$ 25,981

*Contigency 50% operating
*Equipment is every year
**Reconciles Impact fees and irrigation as discussed with auditors

Depreciation

The below balances are the yearly depreciation cost by item and shared percentage. The yearly total is the amount each fund budgets to save for replacement of the assets. It is likely that the replacement cost will be higher than the purchase price, and the city may need to pull from other monies to pay for the replacement. However, establishing a depreciation schedule and planning for the equipment cost will help the city overall in the asset replacement.

Yearly Depreciation Cost by Fund

Description	Shared Percentage	Yearly Cost
Sewer Department		
Cat Backhoe	45.00%	$ 2,004.33
Jet/Vac Truck	70.00%	$ 16,257.97
Location Service Truck	33.00%	$ 344.21
Sewer Camera	100.00%	$ 4,866.67
MQ Power Generator	100.00%	$ 2,000.00
Dump Truck	33.00%	$ 321.75
2024 Ford F250	33.00%	$ 1,166.02
PW Building	33.00%	$ 31,313.79
2025 Ford F350	33.00%	$ 916.64
	Yearly Total	**$ 59,191.38**
Water Department		
Cat Backhoe	45.00%	$ 2,004.33
Jet/Vac Truck	30.00%	$ 6,967.70
Location Service Truck	34.00%	$ 354.64
Dump Truck	33.00%	$ 321.75
2024 Ford F250	33.00%	$ 1,166.02
PW Building	33.00%	$ 31,313.79
2025 Ford F350	33.00%	$ 916.64
	Yearly Total	**$ 43,044.88**
Irrigation		
Cat Backhoe	10.00%	$ 445.41
Location Service Truck	33.00%	$ 344.21
	Yearly Total	**$ 789.62**
Street Department		
Grader	100.00%	$ 13,784.00
Elign Sweeper	100.00%	$ 5,633.33
CAT Loader Wing	100.00%	$ 16,814.50
Dump Truck	34.00%	$ 331.50
2024 Ford F250	34.00%	$ 1,201.36
PW Building	34.00%	$ 32,262.69
2025 Ford F350	34.00%	$ 944.42
Catepillar 908	100.00%	$ 6,947.60
Sicklemower Attachment	100.00%	$ 850.00
255 Track Loader	100.00%	$ 6,402.38
	Yearly Total	**$ 78,769.40**
Pathway/Sidewalks		
Mutli Hog	100.00%	$ 7,913.33
ToolCat	100.00%	$ 2,941.80
Brush Cutter	100.00%	$ 697.50
Snowblower for Mini Loader	100.00%	$ 758.33
	Yearly Total	**$ 12,310.97**
Parks Department		
Mower	100.00%	$ 1,200.00
Mower	100.00%	$ 1,200.00
Dump Trailer	100.00%	$ 525.00
	Yearly Total	**$ 2,925.00**
General Fund		
Ford Escape	100.00%	**$ 1,650.00**
Club Car	100.00%	**$ 233.33**
	Yearly Total	**$ 1,883.33**
	Fund Total	**$ 198,914.58**

UTILITY RATES

Irrigation fees – increase of $11.45 per acre per year (DOES NOT INCLUDE ANY CHANGES MADE AS MENTIONED ABOVE)

1.0 Operation & Maintenance

Category	Fiscal Year 2025	2026	2027
Salaries and Benefits	$ 11,462	$ 9,025	$ 8,977
General Maintenance	$ 7,332	$ 8,898	$ 10,202
Equipment	$ 1,483	$ 1,483	$ 790
Capital expenditures		$ -	$ 2,920
Billing issues	$ 5,000	$ -	
Contingency	$ 5,000	$ 5,000	$ 3,050
City administration fee 10%	$ 2,528	$ 2,528	$ 2,528
Total Number of Shares			
Reserves (10% of Operational Cost)			
Total	**$ 32,805**	**$ 26,934**	**$ 28,467**

*Budgeted Amount
**Pro-Forma Year

2.0 Trail Creek Share Breakdown

Category	# of Shares
Shares - Total	219
Shares - City Parks (City Property)	49.18
Shares - City Property Owners (Old T	114.82
Shares - Golf Vista Park (City Proper	9.04
Share - Golf Vista Property Owners	45.96
Total Check	**219**

3.0 Trail Creek Sprinkler Fee

Category	Fiscal Year 2025	2026	2027	
Trail Creek Sprinkler Company Year	$ 3,969.00	$ 5,535.00	$ 6,839.00	Trail creek's increase
Number of Shares Billed	219.00	219.00	219.00	
Average Charge per Share	$ 18.12	$ 25.27	$ 31.23	
Charge for City Property Owners (Old	$ -	$ -	$ -	
Charge for Golf Vista Property Owne	$ -	$ 1,161.59	$ 1,435.25	

4.0 Revenue Requirement Summary

Category	Fiscal Year 2025	2026	2027
Operation and Maintenance	$ 27,805.00	$ 26,934.00	$ 28,467.00
Golf Vista		$ 1,161.59	$ 1,435.25
Total Revenue Requirement - Old To	$ 26,627.00	$ 25,772.41	$ 27,031.75
Recommended Yearly Fee Per	**$ 242.06**	**$ 234.29**	**$ 245.74**

Sewer User fees – decrease per ERU of $8.85 per month, $106.20 per year (VICTOR HAS NOT RECEIVED BUDGET FROM DRIGGS AT THIS TIME, ESTIMATE IS CARRIED OVER FROM FY26)

Sewer Fund Budget FY2026

1.0 Proposed Budget

Account #	Sewer	FY25 Budget	FY26 Budget	FY27 Budget
50-53-803	Capital Expenditures	$ 10,000	$ 10,000	$ 33,827
50-53-704	City of Driggs	$ 1,187,219	$ 516,081	$ 516,081
50-53-811	Debt Service	$ 205,648	$ 171,348	$ 171,348
50-53-811	Debt Services (LS & PWF)	$ 103,754	$ 242,144	$ 242,684
50-53-708	Equipment Transfer	$ 60,133	$ 59,192	$ 59,192
50-53-712	Lease Payment	$ 43,061	$ 43,061	$ -
50-53	Testing			$ 19,900
50-53-702	Phone Services	$ 6,260	$ 4,000	$ 3,000
50-53-706	Power/Utilities	$ 22,500	$ 20,000	$ 17,000
50-53-601	Professional City Staff	$ 358,827	$ 423,679	$ 433,871
50-53-703	Professional Development	$ 7,000	$ 9,000	$ 9,000
50-53-699	Purchased Services	$ 80,000	$ 102,000	$ 102,000
50-53-805	Victor Plant	$ -	$ 520,000	$ 520,000
50-53-705	Supplies	$ 56,159	$ 65,000	$ 65,000
	Total	**$ 2,140,561**	**$ 2,185,505**	**$ 2,192,903**
$ Increase year over year		**base**	**$ 44,944**	**$ 7,398**
% Increase year over year		**base**	**2.10%**	**0.34%**
% Increase from base year		**base**	**2.10%**	**2.45%**

2.0 Number of ERU's on System

1946	5/27/2025

3.0 Proposed Fee Schedule

Description		Proposed Rate	Existing Rate
Total Revenue Requirement		$ 2,192,903.00	$ 2,192,903.00
Anticipated Fees from Teton Springs		$ 100,000.00	$ 100,000.00
Proposed Monthly Fee		$ 89.62	$ 98.47

Water – decrease of $1.17 per month, $14.04 per year

Water Fund Budget FY2026					
1.0 Proposed Budget					
Account #	**Water Expenditure**	**FY24 Budget**	**FY25 Budget**	**FY26 Budget**	**FY27 Budget Proposed**
51-51-803	Capital Expenditures	$ 21,000	$ 21,000	$ 25,000	$ 52,322
51-51-707	Chemicals	$ 8,000	$ 8,000	$ 8,000	$ 8,000
51-51-811	Debt Services - PW Facility	$ 103,754	$ 103,754	$ 103,754	$ 103,754
51-51-811	Debt Services - DEQ Loan	$ 258,858	$ 258,858	$ 192,210	$ 118,970
51-51-709	Equipment Transfer	$ 10,756	$ 43,557	$ 43,045	$ 43,045
51-51	Capacity Improvement Projects				$ 200,000
51-51-712	Lease Payment	$ 18,455	$ 18,455	$ 18,455	$ -
51-51-701	Monitoring/Testing	$ 5,000	$ 9,035	$ 9,035	$ 9,035
51-51-702	Phone Services	$ 2,000	$ 6,260	$ 4,000	$ 2,374
51-51-706	Power & Gas	$ 56,000	$ 69,000	$ 73,670	$ 70,576
51-51-601	Professional City Staff	$ 342,659	$ 358,827	$ 427,897	$ 433,871
51-51-703	Professional Development	$ 6,000	$ 7,000	$ 6,000	$ 6,000
51-51-699	Purchased Services	$ 115,000	$ 100,000	$ 90,000	$ 97,676
51-51-704	Supplies	$ 79,000	$ 90,000	$ 95,000	$ 100,000
	Contingency			$ 50,000	$ 50,000
	Total	**$ 1,026,482**	**$ 1,093,746**	$ 1,146,066	$ 1,295,623
$ Increase year over year		**BASE**	**$ 67,264.00**	**$ 52,320.18**	**$ 149,556.82**
% Increase year over year		**BASE**	**6.55%**	**4.78%**	**13.05%**
% Increase from base year		**BASE**	**6.55%**	**4.78%**	**26.22%**

2.0 Number of ERU's on System
1702

3.0 Proposed Fee Schedule			
Description	**Proposed Rate**	**Existing Rate**	**Percent Increase**
Fixed Cost	$ 1,058,012.00	$ 910,361.18	16.22%
Variable Cost	$ 237,611.00	$ 183,384.82	29.57%
Proposed Base Fee	$ 51.80	$ 52.97	-2.20%
1st Tier Usage Fee Per 1,000 Gallons (0 - 6,000 Gallons)	$ 1.69	$ 1.69	0.00%
2nd Tier Usage Fee Per 1,000 Gallons (7,000 - 11,000 Gallons)	$ 2.50	$ 2.50	0.00%
3rd Tier Usage Fee Per 1,000 Gallons (12,000 and Up)	$ 3.50	$ 3.50	0.00%

ATTACHMENTS

Plate compactor
Pipe Locator
Sunrise EOPC
Grader WCS 7 Year
Fuel Tank
Sewer sampling
Mountain West Parks Chips
VSS Bike Path
Housing Authority Request
Water Upgrades
Budget in Brief

SUGGESTED MOTION

No motion necessary. This item is a chance for council to make any changes for the bouldering wall, Sherrif department, or any other changes prior to the preliminary approval.

Sewer Fund Budget FY2026

1.0 Proposed Budget

Account #	Sewer	FY25 Budget	FY26 Budget	FY27 Budget
50-53-803	Capital Expenditures	$ 10,000	$ 10,000	$ 33,827
50-53-704	City of Driggs	$ 1,187,219	$ 516,081	$ 426,984
50-53-811	Debt Service COD	$ 205,648	$ 171,348	$ 158,284
50-53-811	Debt Services (LS & PWF)	$ 103,754	$ 242,144	$ 242,684
50-53-708	Equipment Transfer	$ 60,133	$ 59,192	$ 59,192
50-53-712	Lease Payment	$ 43,061	$ 43,061	$ -
50-53	Testing			$ 19,900
50-53-702	Phone Services	$ 6,260	$ 4,000	$ 3,000
50-53-706	Power/Utilities	$ 22,500	$ 20,000	$ 17,000
50-53-601	Professional City Staff	$ 358,827	$ 423,679	$ 433,871
50-53-703	Professional Development	$ 7,000	$ 9,000	$ 9,000
50-53-699	Purchased Services	$ 80,000	$ 102,000	$ 102,000
50-53-805	Victor Plant	$ -	$ 520,000	$ -
50-53-705	Supplies	$ 56,159	$ 65,000	$ 65,000
	Total	**$ 2,140,561**	**$ 2,185,505**	**$ 1,570,742**
$ Increase year over year		**base**	**$ 44,944**	**$ (614,763)**
% Increase year over year		**base**	**2.10%**	**-28.13%**
% Increase from base year		**base**	**2.10%**	**-26.62%**

2.0 Number of ERU's on System

1946 5/27/2025

3.0 Proposed Fee Schedule

Description		Proposed Rate	Existing Rate
Total Revenue Requirement		$ 1,570,742.00	$ 1,570,742.00
Anticipated Fees from Teton Springs		$ 100,000.00	$ 100,000.00
Proposed Monthly Fee		$ 62.98	$ 98.47

1.0 Operation & Maintenance

Category	Fiscal Year 2025	2026	2027	
Salaries and Benefits	$ 11,462	$ 9,025	$ 8,977	
General Maintenance	$ 7,332	$ 8,898	$ 10,202	
Equipment	$ 1,483	$ 1,483	$ 790	
Capital expenditures		$ -	$ 2,920	
Billing issues	$ 5,000	$ -		
Contingency	$ 5,000	$ 5,000	$ 2,000	lowered by 3k
City administration fee 10%	$ 2,528	$ 2,528		Remove fee?
Total Number of Shares				
Reserves (10% of Operational Cost)				
Total	**$ 32,805**	**$ 26,934**	**$ 24,889**	

*Budgeted Amount

**Pro-Forma Year

2.0 Trail Creek Share Breakdown

Category	# of Shares	# of Shares		
Shares - Total	219	219		
Shares - City Parks (City Property)	49.18	49.18		
Shares - City Property Owners (Old Town)	114.82	114.82	**110.00**	
Shares - Golf Vista Park (City Property)	9.04	9.04		
Share - Golf Vista Property Owners	45.96	45.96	**63.39**	**Golf vista, rendeveoux, victor town homes**
Total Check	**219**	**219**	**173.39**	
			45.61	

3.0 Trail Creek Sprinkler Fee

Category	Fiscal Year 2025	2026	2027	
Trail Creek Sprinkler Company Yearly Fee	$ 3,969.00	$ 5,535.00	$ 6,839.00	Trail creek's increase
Number of Shares Billed	219.00	219.00	219.00	
Average Charge per Share	$ 18.12	$ 25.27	$ 31.23	
Charge for City Property Owners (Old Town)	$ -	$ -	$ -	$ 1,424.32
Charge for Golf Vista Property Owners	$ -	$ 1,161.59	$ 1,435.25	$ 2,859.58

4.0 Revenue Requirement Summary

Category	Fiscal Year 2025	2026	2027	Alternative?
Operation and Maintenance	$ 27,805.00	$ 26,934.00	$ 24,889.00	$ -
Golf Vista		$ 1,161.59	$ 1,435.25	$ 2,859.58
Total Revenue Requirement - Old Town	$ 26,627.00	$ 25,772.41	$ 23,453.75	$ 22,029.42
Recommended Yearly Fee Per Share	**$ 242.06**	**$ 234.29**	**$ 213.22**	**$ 200.27**

Finances are hard to understand. Complicated. I gained experience 2 summers ago A LITTLE trying to figure out what was going on with irrigation charges.

I am involved this year because then MONTHLY irrig RATE Charges ~~were~~ ~~high~~ in the 2027 budget went up for irrigation but down for water and sewer rates.

1. Irrigation fund contingency/reserve fund stands at 25,978.00 end of FY 25.

2. ADD 5,000 contingency at end of year FY26. $ 30,978.00 in reserve for the Irrigation fund. (PLUS ANY LEFT OVER REVENUE)

3. End of year 25, $16,263 left in fund from Budget Revenue

   End of year 26 ?? right Now $12,304.00

   all expenses in except any ~~new~~ new work on leaks/Breaks.

4. Conclusion: rates need to go down not up

New finding: 219 TOTAL shares Manage By the city

49.18
9.04
~~TOTAL~~ SHARES FOR CITY PROP

OLD TOWN SHARES

58.22 CITY OWNED PROPERTY
114.82 OLD TOWN RESIDENCES
173.04 SHARES

27,031.75 Revenue requested for FY27
÷ 173.04
$156.21 per share/acre

$156.21 per share
× 173.04
27,031.75 revenue

Since being billed/charged for maintenance by the city old Town residents have paid for the shares allocated to the city for city property located in old town.

Sherman park property was purchased in 1934, the 58 acres (58 SHARES) includes Sherman park!

FY 27

28,467 revenue
- 6839 TC WATER FEE

21,628 MAINTENANCE ONLY

ARBITRARY

-10% 19,465.20 MAIN — 10% CITY PARKS

19,465.20 REVENUE MAINTENANCE
+3585.83 OLD TOWN TC. FEE # 31.23A SHARE MAIN
23,057.03 COST

÷
114.82 SHARES

$200.44 per share

UTILITY RATES

Irrigation fees – increase of $11.45 per acre per year

1.0 Operation & Maintenance

Category	Fiscal Year 2025	2026	2027
Salaries and Benefits	$ 11,462	$ – 9,025	$ 8,977
General Maintenance	$ 7,332	$ – 8,898	$ 10,202
Equipment	$ 1,483	$ 1,483	$ 790
Capital expenditures		$ -	$ 2,920
Billing issues	$ – 5,000	$ -	
Contingency	$ 5,000	$ – 5,000	$ 3,050
City administration fee 10%	$ 2,528	$ 2,528	$ 2,528
Total Number of Shares			
Reserves (10% of Operational Cost)			
Total	**$ 32,805**	**$ 26,934**	**$ 28,467**

*Budgeted Amount

**Pro-Forma Year

2.0 Trail Creek Share Breakdown

Category	# of Shares
Shares - Total	219
Shares - City Parks (City Property)	49.18
Shares - City Property Owners (Old T	114.82
Shares - Golf Vista Park (City Proper	9.04
Share - Golf Vista Property Owners	45.96
Total Check	219

114.82
49.18
9.04
173.04 OCT TOWN SHARES

$ 203.23 yearly fee 2027

3.0 Trail Creek Sprinkler Fee

Category	Fiscal Year 2025	2026	2027
Trail Creek Sprinkler Company Year	$ 3,969.00	$ 5,535.00	$ 6,839.00
Number of Shares Billed	219.00	219.00	219.00
Average Charge per Share	$ 18.12	$ 25.27	$ 31.23
Charge for City Property Owners (Old	$ -	$ -	$ 3591.45
Charge for Golf Vista Property Owne	$ -	$ 1,161.59	$ 1,435.25

Trail creek's increase

4.0 Revenue Requirement Summary

Category	Fiscal Year 2025	2026	2027
Operation and Maintenance	$ 27,805.00	$ 26,934.00	$ 28,467.00
Golf Vista		$ 1,161.59	$ 1,435.25
Total Revenue Requirement - Old To	$ 26,627.00	$ 25,772.41	$ 27,031.75
Recommended Yearly Fee Per	**$ 242.06**	**$ 234.29**	**$ 245.74**

PASS THRU FEE