

FLORIDA RURAL WATER ASSOCIATION

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October 20, 2025

Mr. John Rittenhouse, General Manager
Cedar Key Water and Sewer District
P.O. Box 309
Cedar Key, FL 32625

Dear Mr. Rittenhouse:

The Florida Rural Water Association (FRWA) is pleased to submit the Water System Asset Management and Fiscal Sustainability (AMFS) plan to the Cedar Key Water and Sewer District. FRWA prepared this Plan in partnership with the FDEP Safe Drinking Water State Revolving Fund (SDWSRF) Program to identify your system's most urgent and critical needs.

Water and wastewater systems represent critical infrastructure designed to protect the public health and the environment. This report assesses the current conditions of your water fixed capital assets (e.g., water production facilities, distribution system, hydrants, and valves), and more importantly provides recommendations, procedures, and tools to assist with long range asset protection and water utility reinvestment. FRWA will be available to support the Cedar Key Water and Sewer District AMFS plan recommendations and implementation.

The following report is considered a living document with tools for your use which must be updated at least annually (quarterly updates are recommended) by the system's utility management. FRWA will provide electronic copies for your use and future modification and will remain available to assist in updating and revising the system's AMFS plan.

As a valued FRWA member, it is our goal to help make the most effective and efficient use of your limited resources. This tool is an unbiased, impartial, independent review and is solely intended for achievement of drinking water system fiscal sustainability and maintaining your valuable utility assets. Florida Rural Water Association has enjoyed serving you and wishes your system the best in all its future endeavors.

Sincerely,

Dylan Scheider,
FRWA Utility Asset Management Team

Copy: Eric Myers, DWSRF State Revolving Fund
Alicia Keeter, Florida Rural Water Association, Executive Director

**Cedar Key Water and Sewer District Asset Management
and Fiscal Sustainability Plan**



Prepared for:

**Cedar Key Water and Sewer District
PWS # 2380178**

Prepared by:

**FLORIDA RURAL WATER ASSOCIATION
Asset Management Program
In partnership with
Florida Department of Environmental Protection
and
State Revolving Fund Program**





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Executive Summary

Asset Management Plan Defined

Asset Management Plan (AMP): The International Infrastructure Management Manual defines an asset management plan as a “plan developed for the management of one or more infrastructure assets that combines multi-disciplinary management techniques (including technical and financial) over the life cycle of the asset in the most cost-effective manner to provide a specific level of service.”

Lowest life cycle cost refers to the most appropriate cost for rehabilitating, repairing, or replacing an asset. While the level of service is determined by the utility consisting of its staff, customers, board members and regulators. Asset management is implemented through an asset management program and includes a written asset management plan.

Benefits of an AMP

Implementing and maintaining an active Asset Management Plan will provide numerous benefits to the Utility and its Customers, such as:

- Prolonging asset life and aiding in rehabilitation/repair/replacement decisions.
- Increased operational efficiencies.
- Informed operational and management decisions.
- Increased knowledge of asset criticality.
- Meeting consumer demands with a focus on system sustainability and improved communication.
- Setting rates based on sound operational and financial planning.
- Budgeting by focusing on activities critical to sustained performance.
- Meeting system service expectations and regulatory requirements.
- Improving responses to emergencies.
- Improving security and safety of assets.
- Capital improvement projects that meet the true needs of the system and community.
- Provides an impartial unbiased report to help explain rate sufficiency to the community.

State Revolving Fund Requirement

An active Asset Management Plan (AMP) is a requirement for participation in the State Revolving Fund Program (SRF). Asset Management and Fiscal Sustainability (AMFS) program details are identified in Rulemaking Authority FS. Law Implemented 403.8532 (FS. History–New 4-7-98, Amended 8-10-98, 7-17-17) and in Florida Administrative Code (FAC) 62-503.700(7). To be accepted for interest rate adjustment and to be eligible for reimbursement, an asset management plan must be adopted by ordinance or resolution, and written procedures must be in place to not only implement the plan, but to do so in a timely manner.

The plan must include each of the following:

- (a) Identification of all assets within the system.
- (b) An evaluation of the current age, condition, and anticipated useful life of each asset.
- (c) The current value of the assets.
- (d) The cost of operating and maintaining all assets.
- (e) A capital improvement plan based on a survey of industry standards, life expectancy, life cycle analysis, and remaining useful life.
- (f) An analysis of funding needs.
- (g) An analysis of population growth and drinking water use projections, as applicable, for the planning area, and an impact fee model, if applicable, for commercial, industrial, and residential rate structures.
- (h) The establishment of an adequate funding rate structure.
- (i) A threshold rate set to ensure the proper operation of the utility. If the system transfers any of the utility proceeds to other funds, the rates must be set higher than the threshold rate to facilitate the transfer and proper operation of the utility.
- (j) A plan to preserve the assets including renewal, replacement, and repair of the assets, as necessary and a risk-benefit analysis to determine the optimum renewal or replacement time.

AMP Development Stakeholders

The development of this AMFS Plan involved the collective efforts of system Management and Staff, the Florida Department of Environmental Protection State Revolving Fund (FDEP-SRF), and the Florida Rural Water Association (FRWA). Resources included Engineers (technical and financial), Certified Operators (operation and maintenance), Rate Sufficiency Analysts and utility staff with first-hand experience with the system.

Critical Assets and Priority Action List

The Table located below contains a listing of the Cedar Key Water and Sewer District Critical Assets and Processes that were found to need Capital and/or Operational funding to operate as designed and within Regulatory Compliance. Please see [Section 4](#) for a detailed description of the asset improvements listed below.

Critical Assets List

Cedar Key Critical Asset List				
Item	Condition	Design Life	Installed	COF
WTP Generator	Failed	20	2003	Major
WTP Transfer Switch	Failed	20	1993	Major
Lime Softening Tank	Poor	25	2007	Major
Catwalk at WTP	Very Poor	25	2007	Major
3 System Valves	Failed	25	Varies	Moderate
49 System Valves	Poor	25	Varies	Moderate
1 Hydrant	Failed	50	1991	Moderate
6 Hydrants	Poor or lower	50	Varies	Moderate

Asset Management and Fiscal Sustainability
Plan

Based on the list of Critical Assets and Processes that were found to need Capital and/or Operational funding and the State requirements for participation in the State Revolving Fund Program (SRF), a Priority Action List was developed to help Cedar Key Water and Sewer District prioritize action items and establish target dates for timely completion. The Priority Action List is found on the following page.

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Cedar Key Water And Sewer District			
Priority Action List			
Action Items	Target Date(s)	Cost Estimate	Responsible Parties
1. Pass Resolution Adopting AMFS Plan and Rate Schedule	60 Days From Receipt of Final Plan	No Cost	Board of Commissioners
2. Train Employees on Diamond Maps	60 Days After Adoption	No Cost *	General Manager
3. Implement RevPlan	60 Days After Adoption	No Cost	General Manager
4. Develop Valve Exercising and Replacement Program	Within 6 Months after Adoption	No Cost	General Manager and Staff
5. Develop Hydrant Maintenance Program	Within 6 Months After Adoption	No Cost	General Manager and Staff
6. Repair/Replace WTP Generator and Automatic Transfer Switch	FY 2026	\$75,000	Board of Commissioners, General Manager
7. Explore Hiring Full-Time/Part time Maintenance/Meter staff	Fy 2026	Cost Will Vary Depending on Job Scope	Board And General Manager
8. Continue To Explore Financial Assistance Options	On-Going Beginning FY 2026	No Cost	General Manager and Staff
9. Develop Operation and Maintenance Program and Procedures	Within 1 Year after Adoption	No Cost	General Manager or Designee
10. Conduct Energy Audit	Within 1 Year after Adoption	Free From FRWA *	General Manager
11. Develop Change Out/Repair and Replacement Program for Critical Assets in failed and poor condition	Within 1 Year after Adoption	No Cost	General Manager or Designee
12. Engage a Registered Engineer To Review, Plan, Design, Permit, and Construct Capital Projects (e.g., Building Repair, Distribution Repairs and Improvements)	On-Going beginning FY 2026	Professional Service and Construction Cost based on Project Scope	General Manager

Asset Management and Fiscal Sustainability Plan

13. Repair or Replace Lime Softening Tank and Catwalk at WTP	Beginning FY 2026 and On-Going	TBD	General Manager and Staff
14. Replace 1 Hydrant in Failed Condition; Repair/Replace 4 Hydrants in Poor; 2 very Poor Condition; Install 6 Hydrant Valves; and begin Replacing 2 Hydrant/Valve Assemblies Annually	Failed in FY 2026 Poor in FY 2027-2028 and On-going beginning in 2029	Very Poor/Failed \$10,500; Poor \$2,000; Hydrant Valves \$7,200; and Annual Replacement \$10,000 per year	General Manager/Superintendent
15. Install 3 New Hydrant valves	FY 2026-2027	\$3,600	General Manager/Superintendent
16. Replace 9 System Valves in Failed Condition; Repair/Replace 43 System Valves in Poor Condition	Failed in FY 2026; Poor in FY 2027-2028	\$10,800	General Manager/Superintendent
17. Replace (16) 2" Wheel Handle valves	FY 2026-2027	\$8,000	General Manager/Superintendent
18. Locate, Evaluate, clean out (21+) Valves in Poor or Failed Condition or Unlocated Valves Shown on System Maps	FY 2026 On-Going	No Cost	General Manager/Superintendent
19. Update Water System Mapping	Annually	No Cost	General Manager/Superintendent
20. Replace Approximately (55) Damaged Water Meters	On-Going	27,500	General Manager
21. Provide Additional Staff Training Opportunities	Annually	Cost May Vary*	General Manager
22. Implement Annual Asset Replacement Program	Annually	Cost will Vary Based on Asset Replacement Program and Strategy	Board, General Manager

Asset Management and Fiscal Sustainability Plan

23. Revise AMFS Plan and RevPlan Model	Annually	No Cost*	Board, General Manager
24. Conduct Rate Sufficiency Study and Adjust Rate Structure as Needed with RevPlan	Annually	No Cost*	General Manager
25. Update Energy Audit	Every 2 to 3 Years	No Cost*	General Manager

* As a member of the Florida Rural Water Association, FRWA is able to assist Cedar Key Water and Sewer District with this Service.

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Fiscal Strategy and AMP Process Recommendations.

Based on this asset management and fiscal sustainability study, broad **recommendations** relating to the Asset Management Planning Process over the next five years found in the Priority Action List are as follows:

1. Adopt this Asset Management and Fiscal Sustainability Plan (AMFS) study in the form of a Resolution. Appendix A contains a sample Resolution for the Cedar Key Water and Sewer District.
2. Engage a Florida Registered Engineer to support the Utility in review, funding, planning, design, permitting, and construction of critical capital and operational action items as recommended in this AMFS study.
3. Make funding applications to the following programs/agencies in support of Utility System Upgrades/Improvements as recommended by this AMFS plan. A synopsis of water utility funding programs can be found at the following link: <http://www.frwa.net/funding.html>.
 - a. FDEP-State Revolving Fund (SRF)
 - b. Regional Water Management District
 - c. Florida Department of Commerce Community Development Block Grant (CDBG)
 - d. USDA Rural Development Direct Loan/Grant (USDA RD)
 - e. FDEO Rural Infrastructure Fund Grant (RIF)
 - f. Local Funding Initiative Requests
4. Evaluate and Adopt a Utility rate structure that will ensure rate sufficiency as necessary to implement capital improvements.
5. Begin using Diamond Maps for Asset Management Planning (AMP) and Computerized Maintenance Management System (or another CMMS of your choice).
6. Continue to build your asset management program by:
 - a. Collecting critical field data and attributes on any new or remaining assets.
 - b. Improve processes which provide cost savings and improved service.
 - c. Implementing a checklist of routine maintenance measures.
 - d. Benchmarking critical processes annually.
 - e. Develop policies that will support funding improvements.
 - f. Develop manuals, SOPs, and guidelines for critical processes.
 - g. Identify responsible persons or groups to implement processes to protect critical assets.

- h. Attend asset management training annually.

1. Introduction

In accordance with FDEP Rule 62-503.700(7), F.A.C., State Revolving Fund (SRF) recipients are encouraged to implement an Asset Management Plan for all funded assets to promote the utility system's long-term sustainability. To be accepted for the ***financing rate adjustment and to be eligible for principal forgiveness/reimbursement***, an asset management plan must:

- A. Be adopted by Resolution or Ordinance.
- B. Have written procedures in place to implement the plan.
- C. Be implemented in a timely manner.

The plan must include each of the following:

1. Identification of all assets within the utility system.
2. An evaluation of the utility system assets' current:
 - a. Age
 - b. Condition
 - c. Anticipated useful life of each asset.
3. Current value of utility system assets.
4. Operation and maintenance cost of all utility system assets.
5. A Capital Improvement Program Plan (CIPP) based on a survey of industry standards, life expectancy, life cycle analysis and remaining useful life.
6. An analysis of funding needs.
7. The establishment of an adequate funding rate structure.
8. An asset preservation plan that includes:
 - a. Renewal
 - b. Replacement
 - c. Repair
 - d. A risk-benefit analysis to determine optimum renewal or replacement timing.
9. An analysis of population growth and water treatment demands projections for the

utility's planning area and an impact fee model, if applicable, for commercial, industrial, and residential rate structures; and

10. A threshold rate set to ensure proper water system operation and maintenance; if the potential exists for the project sponsor to transfer any of the system proceeds to other funds, rates must be set higher than the threshold rate to facilitate the transfer and maintain proper operation of the system.

Fiscal Sustainability represents the accounting and financial planning process needed for proper management of system assets. It assists in determining such things as:

- a. Asset maintenance, repair, or replacement cost.
- b. Accurate and timely capital improvement project budgeting.
- c. Forecasting near and long-term capital improvement needs.
- d. Whether the system is equipped for projected growth.
- e. Whether adequate reserves exist to address emergency operations.

Fiscal sustainability analysis requires a thorough understanding of the system's assets' current condition and needs. Therefore, fiscal sustainability follows asset management and is improved by sound asset management. Conversely, asset management requires a healthy fiscal outlook since servicing and care of current assets is not free. Timely expenditures for proper servicing and care of current assets are relatively small when compared to repair and replacement expenditures that inevitably occur with component failure due to neglect.

Having a solid AMFS plan in place will benefit Cedar Key Water and Sewer District in determining which assets are to be insured and for what amount, and to more effectively and efficiently identify its capital improvement needs and solutions. Additionally, the State Revolving Fund (SRF) requires a system to adopt and implement an AMFS plan to qualify for loan interest rate reduction if funding is sought. An AMFS helps a system more effectively and efficiently identify its capital improvement needs and solutions.

This AMFSP's intended approach is to assist Cedar Key Water and Sewer District with conducting a basic inventory and condition assessment of its current assets. It is expected that the System will periodically re-evaluate the condition of its assets, at least annually, to determine the remaining useful life. A reminder can be established for staff that a given component is nearing time for servicing, repair, or replacement. Furthermore, major capital improvement needs can be reassessed periodically as they are met or resolved. In short, **this plan is not designed to be set in stone, but is intended to be a living, dynamic, evolving document.** It is recommended that the System conduct at least an annual plan review and revise it as necessary throughout the year, resulting in a practical and useful tool for staff.

2. Asset Management Plan

Components of Asset Management

Asset Management can be described as ‘a process for maintaining the desired level of customer service at the best appropriate cost.’ Within that statement, a desired level of service’ is simply what the utility wants their assets to provide. ‘Best appropriate cost’ is the lowest cost for an asset throughout its life. The goal is to provide safe, reliable service while at the same time being conscious of the costs involved in both short and long term.

Asset Management includes building an inventory of the utility’s assets, developing and implementing a program that schedules and tracks all maintenance tasks, generally through work orders, and developing a set of financial controls that will help manage budgeted and actual annual expenses and revenue. By performing these tasks, targeting the system’s future needs will be much easier.

Asset Management provides documentation that helps the utility understand the assets they have, how long these assets will last, and how much it will cost to maintain or replace these assets. The Plan also provides financial projections which show the utility whether rates and other revenue mechanisms are sufficient to supply the utility’s future needs, 5, 10, even 20 years ahead.

Asset Management is made up of five core questions:

1. What is the current status and condition of the utility’s assets?
2. What is Level of Service (LOS) required?
3. What assets are considered critical to meeting the required LOS?
4. What are the utility’s Capital Improvement Program Plan (CIPP), Operations and maintenance plan (O&M), and asset’s Minimum Life Cycle Cost strategies?
5. What is the utility’s long term financial strategy?

The purpose of an Asset Management and Fiscal Sustainability plan is to help the utility operate and maintain their system in the most effective and financially sound manner. An AMFS plan is a living document and is not intended to sit on a shelf. It must be maintained, updated, and modified as conditions and situations change. Experience will help the utility fine tune the plan through the years.

Implementation

Asset Management and Fiscal Sustainability Plan

In developing this plan, FRWA has collected information on most of the water system assets. The information has been entered into Diamond Maps; a cloud based geographical information system (GIS). FRWA, in partnership with FDEP, has contracted with Diamond Maps to develop Asset Management software specifically for small systems at an affordable cost. Continuing with Diamond Maps will cost \$20 per month for a single license, or as many licenses as necessary at the rates listed in the following table.

The software is easy to use, as it is set up for small communities and for water/wastewater systems. Since Cedar Key Water and Sewer District has around 1,016 customers, the cost would be around \$30 per month for unlimited users.

DIAMOND MAPS	
Meter Count	Unlimited-Use Subscription
250	\$15 Per Month
500	\$20 Per Month
1,000	\$30 Per Month
2,000	\$45 Per Month
3,000	\$60 Per Month
4,000	\$75 Per Month
5,000	\$90 Per Month
10,000	\$165 Per Month

Since the Cedar Key Water and Sewer District has recently begun using Diamond Maps as their asset management tool, it will be easy to move the data collected by FRWA to the system's account.

Having an asset management tool to keep data current is essential for tracking the utility's assets into the future, to assist with planning and funding for asset rehabilitation or replacement, to schedule and track asset maintenance by issuing work orders and assigning tasks to personnel who will perform the work and update in the system.

In addition to the CMMS tool, Diamond Maps, the Florida Rural Water Association (FRWA) has partnered with the Florida Department of Environmental Protection (FDEP) State Revolving Loan (SRF) program and Raftelis Financial Consultants to create an online financial tracking and revenue sufficiency modeling tool, RevPlan.

RevPlan is designed to enhance asset and financial management for small/medium Florida water and wastewater utilities. It provides a free-to-member online tool to achieve financial resiliency, and to maintain utility assets for long-term sustainability. Additionally, RevPlan is programmed to populate asset information directly from Diamond Maps.

By inputting your accurate budgetary, operation and maintenance costs, capital improvement plan costs, existing asset and funding information, this tool assists the user in identifying any rate adjustments and/or external funding necessary to meet the utility finance requirements, and the impact rate increases/borrowing may have on customers.

There are a few important elements of a successful RevPlan outcome:

- The tool is only as accurate as the information used.
- One person should be assigned the task of annual RevPlan updates.
- Updating asset information in Diamond Maps is essential.

FRWA staff have entered a preliminary model into RevPlan to help the utility get started. The assets collected along with financial information provided by the system were entered to create the model. Each year (or as projects come about) the system is encouraged to update RevPlan and use it to help understand the impacts of future projects and rate increases. Details from the model are located in the financial section of the plan.

Level of Service (LOS)

As a provider of water services, a utility must decide what Level of Service (LOS) is required for its customers. When setting these goals, most importantly, the utility must decide the level of service it will provide. Ideally, these goals would be conveyed to the utility's customers via a 'Level of Service Agreement.' This document demonstrates the utility's accountability in meeting the customer's needs and its commitment to doing so. There are four key elements regarding LOS:

1. Provide safe and reliable water service while meeting regulatory requirements.
2. Budget improvement projects focused on assets critical to sustained performance based on sound operational and financial planning.
3. Maintain realistic rates and adjust as necessary to ensure adequate revenue reserves for targeted asset improvement.
4. Ensure long-term system resilience and sustainability.

Targets must be set for individual parameters. Metrics should be created to help the utility direct efforts and resources toward predetermined goals. The established goals must include consideration of costs, budgets, rates, service levels, and level of risk. These goals are set in an agreement between the utility and its customers.

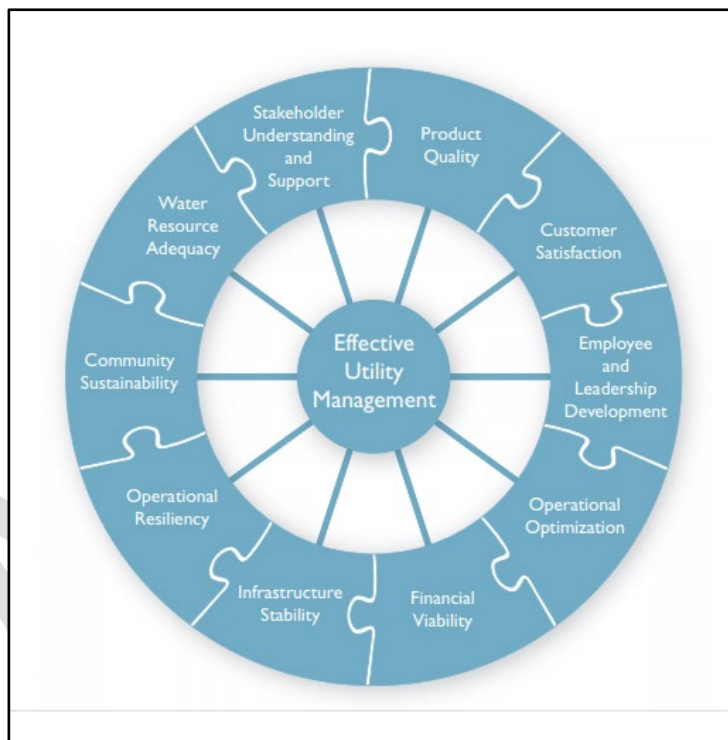
In 2008, a unique coalition representing the "Collaborating Organizations," which include the U.S. Environmental Protection Agency and a growing number of major water sector associations supported an approach developed by water sector leaders for water utility management. The approach is based around the Ten Attributes of an Effectively Managed Utility and Five Keys to

Asset Management and Fiscal Sustainability Plan

Management Success—known as Effective Utility Management (EUM). These Attributes provide a clear set of reference points and are intended to help utilities maintain a balanced focus on all important operational areas rather than reactively moving from one problem to the next or focusing on the “problem of the day.”

The Ten Attributes of an Effectively Managed Utility provide useful and concise goals for water sector utility managers seeking to improve organization-wide performance. The Attributes describe desired outcomes that are applicable to all water and wastewater utilities. They comprise a comprehensive framework related to operations, infrastructure, customer satisfaction, community sustainability, natural resource stewardship, and financial performance.

Water and wastewater utilities can use the Attributes to select priorities for improvement, based on each organization’s strategic objectives and the needs of the community it serves. The Attributes are not presented in a particular order but rather can be viewed as a set of opportunities for improving utility management and operations.



To begin, the utility will assess current conditions by ranking the importance of each Attribute to the utility, based on the utility’s vision, goals, and specific needs. The ranking should reflect the interests and considerations of all stakeholders (managers, staff, customers, regulators, elected officials, community interests, and others). Once you have chosen to improve one or more Attributes, the next step is to develop and implement a plan for making the desired improvements. Improvement plans support the implementation of effective practices in your chosen attribute area(s). An effective improvement plan will:

1. Set Near- and Long-term Goals: Set goals as part of the improvement plan to help define what is being worked toward. Near- and long-term goals for the utility should be linked to the strategic business plan, asset management plan, and financial plan. Goals should also be “SMART.”
 - **S – Specific:** What exactly will be achieved? Make the goals specific and well defined. Each goal should be clear to anyone with even a basic knowledge of the utility.

- **M – Measurable:** Can you measure whether you are achieving the objective? You must be able to tell how close you are to achieving the goal. You must also be able to determine when success is achieved.
 - **A – Assignable and Attainable:** Can you specify who is responsible for each segment of the objective? Is the goal attainable? Setting a goal to have zero water outages is great, but unrealistic. A better choice might be to set a goal that states no outage will exceed six hours.
 - **R – Realistic:** Do you have the capacity, funding, and other resources available? The staff and resources of the utility must be considered when setting goals. Available personnel, equipment, materials, funds, and time play a role in setting realistic targets.
 - **T – Time-Based:** What is the timeframe for achieving the objective? There must be a deadline for reaching the goal. Adequate time must be included to meet the target. However, too much time can lead to apathy and negatively affect the utility's performance.
2. Identify Effective Practices: Each Attribute area for improvement will be supported by effective practices implemented by the utility. A substantial number of water sector resources exist that detail effective utility practices for each of the Attributes.
 3. Identify Resources Available and Resources Needed: For each practice/activity to be implemented as part of the improvement plan, identify resources (financial, informational, staff, or other) that exist on-hand, and those that are needed, to support implementation.
 4. Identify Challenges: For the overall improvement plan and for specific practices/activities to be implemented, identify key challenges that will need to be addressed.
 5. Assign Roles and Responsibilities: For each improvement action, identify roles and responsibilities for bringing the implementation to completion.
 6. Define a Timeline: Establish start date, milestones, and a completion target for each activity/improvement action.
 7. Establish Measures: Establish at least one (or more) measure of performance for items to be implemented under the improvement plan.

More information and resources on Effective Utility Management (EUM) can be found at www.WaterEUM.org.

The idea is to set goals and meet them. Reaching the goals should not be overly easy. Effort should be involved. The goals should target areas where a need exists. If the bar is set too low, the process is pointless. Most importantly, the utility must decide the level of service it will provide. The following table shows examples of what might be included as Level of Service goals. The LOS items for Cedar Key Water and Sewer District must be specific to the system and ideally conveyed to the utility's customers via a 'Level of Service Agreement.' This document demonstrates the utility's accountability in meeting the customer's needs and its commitment to do so.

CKWSD, through the hard work of its certified water and wastewater operators, is proud that its drinking water exceeds mandated purity levels established by the Florida Department of Environmental Protection (FDEP) and the wastewater treatment process meets all environmental safety standards set forth by FDEP.

With above information in mind, CKWSD has established a set of Operations Goals for the future of the water and wastewater utility.

Goal I: Continue working as a member of the Waccasassa Water and Wastewater Cooperative toward a more permanent and reliable source of raw water and a more permanent and reliable source point to discharge wastewater off of our island. This Cooperative (W3C), consists of the City of Bronson, the Town of Otter Creek, and CKWSD, was formed to strengthen the members' ability to find permanent water and Wastewater supply solutions.

Goal II: Begin the construction phase of the Sewer Lift Station Rehabilitation Project to replace all 17 of the sewer lift stations on Cedar Key. The rehabilitation of these stations will upgrade our sewer distribution system, but will also provide hardening against future hurricane and storm surge damage.

Goal III: Replace all damaged water meters over the next three-year period, beginning with the replacement of 100 between October 1, 2024 – September 30, 2025. The remainder of the damaged water meters will be replaced in annual cycles.

Goal IV: Replace the four generators which supply emergency power to our water and wastewater system through a FEMA-BRIC grant. These generators continue to serve us well but they average an age of over 35 years and require expensive annual maintenance.

CKWSD has also established a set of Administrative Goals for the future of our water and wastewater utility.

Goal I: Monthly review of all financial records of CKWSD, audits, profit and loss statements, budget statements, balance sheets, bank account transactions.

Goal II: Ensure the General Manager is leading District staff in a manner and direction which reflects the mission of the Board of Commissioners.

Goal III: Continue the District's work to ensure all Open Meeting, Ethics, and Public Notifications rules are followed by the Board of Commissioners and District Staff.

3. System Description

Overview

Cedar Key Water and Sewer District (CKWSD) is an Independent Special District created under a Special Act on June 7, 1963, and provides water and sewer services to the Cedar Key islands in Levy County, Florida. The CKWSD Board of Commissioners are elected by the constituents of Cedar Key, Florida and the five members of the Board serve two-year terms. CKWSD serves 1,025 residential and commercial customers with 720 of those customers full-time residents. The District raises revenues by way of an ad valorem tax and charges for water and sewer services as authorized by its Charter. Cedar Key has a fifty-year-old water treatment plant. This plant processes raw water from offsite wells and operates 24/7, processing an average of 125,162 gallons daily.

Form of Government

The CKWSD Board is composed of five Board members. The CKWSD Board is the legislative body of the district with the power to adopt Ordinances, Resolutions and regulations. The Chairman is recognized as the official head of the CKWSD for all ceremonial purposes, and by the courts for the purpose of serving civil process.

System Government

Cedar Key Water and Sewer District	
Board of Commissioners	
Michael Borelli	Commissioner/Chairman
Johnathan Ferguson	Commissioner
Leslie Sturmer	Commissioner
Sue Colson	Commissioner
Joe Hand	Commissioner

System Management and Water Staff

The success of Cedar Key Water and Sewer District results from the partnerships, diverse skills, and unselfish contributions of their respective staff members. CKWSD is staffed by five full-time employees. FRWA appreciates the assistance of those employees that helped in the preparation of this Plan.

Cedar Key	
Staff	
John Rittenhouse	General Manager
Alica Johns	Secretary/Billing Clerk
Gabe Doty	Superintendent
Billy Quinn	Superintendent
Nickolas Hensel	Operator

System Components

CKWSD owns and operates a .360 MGD design capacity FDEP permitted WTP (2380178) The drinking water is supplied from three wells to the WTP which uses onsite treatment of hypochlorination, corrosion control and sequestration treatment, and the addition of hydrated lime. WTP has an average daily demand of .124 MGD and a maximum daily demand of .300 MGD (2024 sanitary survey). Storage components for water total 272,000 gallons.

Name	Capacity	Material	Last Inspected
EST Tank 1	250,000 Gallons	Steel	May-24
Clear Well	20,000 Gallons	Concrete	N/A
Transfer Tank 1	1000 Gallons	Polythylene	N/A
Transfer Tank 2	1000 Gallons	Polythylene	N/A
Lime Softening	10,000 Gallons	Steel	N/A

The distribution system was originally installed in the early 1960’s. Since that time, the distribution system has been updated, replaced and/or expanded to better meet the needs of the System. The system is comprised of primarily Polyvinyl Chloride (PVC) Pipe, High Density Polyethylene (HDPE) Pipe, and Ductile Iron (DI) Pipe. The piping sizes range from two inches to eight inches used in the transmission of the finished water. The treatment process is achieved through hypochlorination, corrosion control and sequestration treatment and lime stabilization. According to the last sanitary survey (MAY 2024) and the last consumer confidence report, water quality and most of the system’s equipment were in satisfactory condition and met all standards.

Number of Connections and Average Use

The System has 1,025 metered connections. That consists of 979 small users with a monthly average of 2,210 gallons per user, 37 large users with a monthly average of 23,100 per user and 8 GRATIS connections with a monthly average of 3,710, 1 park meter with a monthly average of 121,500 gallons.

4. Current Asset Conditions

Assets Critical to Sustained Performance

The System’s water utility is composed of **critical infrastructure**. The utility provides essential services for the community. The proper provision of these services protects the public health

and the environment. The Florida Department of Environmental Protection has strict requirements for the proper operation and maintenance of the utility system, and the System is responsible for meeting these requirements.

Every water and wastewater system are made up of assets. Some you can see, while some you cannot. These are the physical components of the system, such as pumps, valves, pipes, tanks, motors, hydrants, and buildings. Each is important in its own way and serves as a function to make the system operate as it should.

One trait common to all assets is that they lose value over time. With age comes deterioration; with deterioration comes a decreased ability to provide the level and type of service the utility should give to its customers. Another trait common to assets is that they must be maintained. Maintenance costs increase as these assets age. Operation costs can rise with age as equipment becomes worn and less efficient. At some point, it is wiser to replace components rather than continue with more frequent and costly repairs. Failed or failing equipment can cause inadequate treatment, customer complaints, damage to private property, negative environmental impacts, permit violations, and regulatory fines.

Another unfortunate reality is that all assets will ultimately fail, and if not properly maintained, some will fail prematurely. How the utility manages the consequences of these failures is vital. Not every asset presents the same failure risk. Not every asset is equally critical to the performance of the utility. Factors that contribute to asset failure are numerous and include age, environment (e.g., weather, corrosive environments), excessive use and improper or inadequate maintenance.

Replacement versus rehabilitation is always a consideration. What is best for the utility? What is best for the customer? The proper decision must be made based on information gleaned from all available resources. Continuing the use of a Computerized Maintenance Management System (CMMS) will ensure the System's assets last longer, perform better, and provide more reliable service. Utilizing data contained in Diamond Maps, maintenance schedules can be created following both manufacturers' recommendations as well as those of industry professionals. Work orders should be created and scheduled to ensure that work is assigned and completed. Tracking and recording maintenance tasks encourages accountability of staff assigned to maintain the equipment. Diamond Maps can do this for you and is included with an active account. FRWA staff can assist the System in creating these schedules as well as provide training in Diamond Maps.

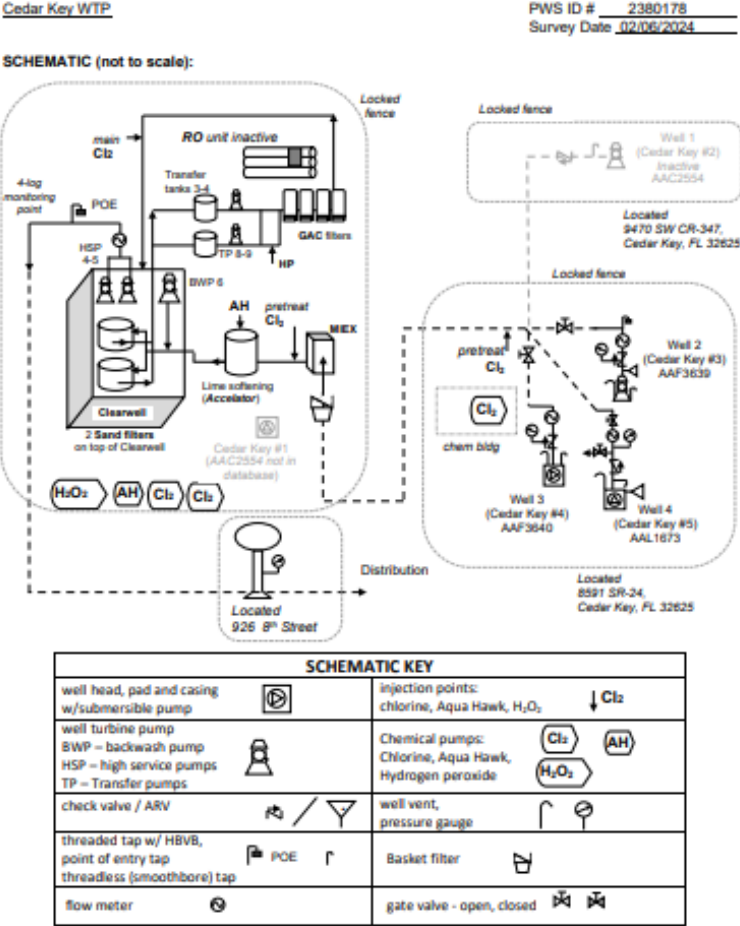
Collection and Assessment

It is the goal of FRWA and the AMP program to assess as close to 100% as possible the production and distribution assets of the System. The System's Water Mains and Water Meters were not assessed as a part of this report due to the time and difficulty in properly evaluating these components. These assets are shown to be in average condition; however, a percentage of these assets are likely to be found in poor or failed conditions. FRWA encourages the system to update the age and condition of these components in Diamond Maps and the Plan when better information is made available.

Water Production Facilities

The water production facilities are overall in average condition with no deficiencies noted on the last inspection. Previous tank inspections concluded that there were no serious issues with the storage tanks associated with the water facility. The next scheduled inspection for elevated storage tank is 2029 according to the latest Sanitary Survey.

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During the assessment of the facilities assets the items that were found to be in poor or failed condition or in average condition with immediate maintenance needs are as follows:

Asset Name	Condition	Reported Issue
WTP Generator	Failed	Not Operational
WTP Automatic Transfer Switch	Failed	Not Operational
Lime Softening Accelerator	Poor	Lots of corrosion all Catwalk above and around tank in bad shape

The active assets at the water production facilities are generally in average condition. Except for the backup generator and the Automatic Transfer Switch that are in failed condition. The lime accelerator tank and walkways are showing signs of deterioration and corrosion. It is recommended that all supply lines, storage tanks and structures be cleaned and repainted. The catwalks, generators, and the ATS should be repaired or replaced. Regular maintenance and upkeep of the equipment and supply lines at the wells and plants will ensure longer life before the need for replacement. Time should also be taken to clean debris and remove obsolete equipment no longer needed in the operation of the facilities.

It is recommended that the System develop a maintenance and replacement strategy for all the components at the well facilities.

Distribution System

The water distribution system was originally installed in the mid to early 1960’s. Since that time, the distribution system has been updated, replaced and/or expanded to better meet the needs of the System. The system is comprised of primarily Polyvinyl Chloride (PVC) Pipe, High Density Polyethylene (HDPE) Pipe and Ductile Iron (DI) Pipe. There are approximately 21.5 miles of pipes ranging from two inches (2”) to eight inches (8”) used in the transmission of the finished water.

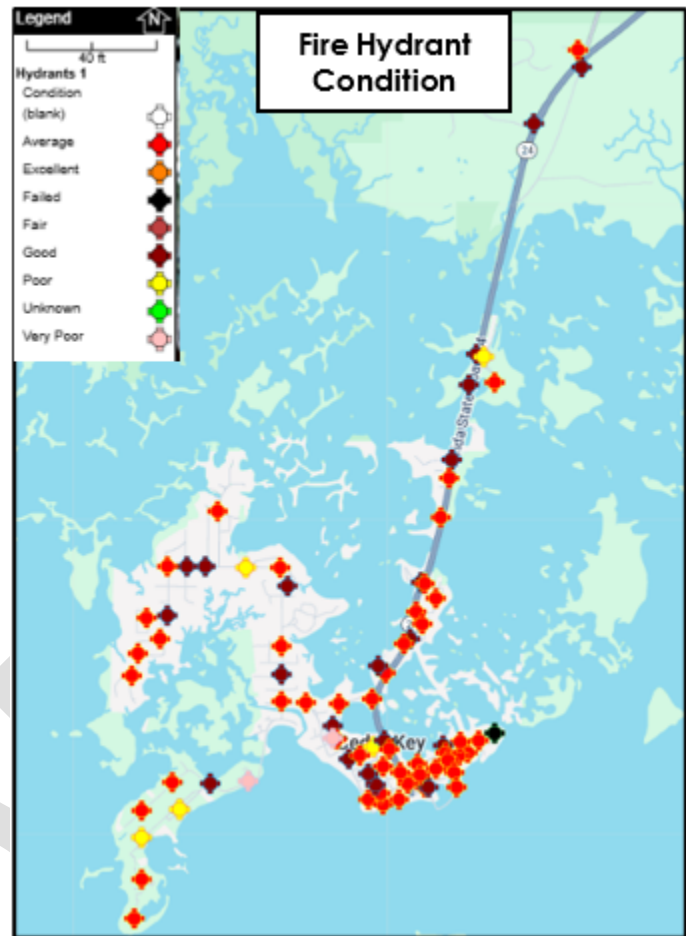
As lines begin to approach the end of their useful lives, many will begin to deteriorate, making full repairs difficult. The combination of main breaks and system leaks may cause challenges for the system and higher than expected water loss. As with most systems, water loss can be a significant portion of the water produced by a utility. Cedar Key District has an average water loss of around 17%. The most commonly accepted maximum water loss is fifteen percent (15%) of

water produced, with accepted ranges from seven and a half percent (7.5%) to twenty-five percent (25%). While an assessment of the distribution piping was not conducted during this phase, the System should keep close records of the work conducted on the mains. This should include pictures of the interior of pipes, coupons when new taps are installed, and work orders of all service and main repairs. By compiling this data over time, the System will be able to determine which areas of the distribution system need further evaluation, and which may need replacement. This documentation can be compiled using the work order component of Diamond Maps. The replacement of failing lines and older meters will help improve the System's non-revenue water loss.

Old or poorly constructed pipelines, inadequate corrosion protection, poorly maintained valves and mechanical damage are some of the factors contributing to leakage. It is recommended that Cedar Key begin a leak detection program to search for and reduce previously undetected leaks, as well as a meter replacement program. Water lost after treatment and pressurization, but before being delivered for the intended use, is water, money and energy wasted. Accurate location and repair of leaking water pipes in a supply system reduces these losses. Once a leak is detected, CKWSD must take corrective action to minimize water losses in the water distribution system.

Regular maintenance, collecting coupons and documenting water main breaks and water quality complaints is an effective way to monitor the existing conditions of the piping, as it is often difficult to adequately assess. This documentation will provide the System a good starting point on developing a replacement strategy for some of the older or problematic water mains. Issues like lead service line connections or lead poured joints are a common occurrence with older water mains and should be removed from service, as well as any asbestos pipe which also contain health risks.

Hydrants



FRWA assessed all of the known 77 fire hydrants. The majority of hydrants assessed were in average working order and did not require any immediate need for repairs. Routine maintenance items like painting, replacing nozzle gaskets, repairing chains, and lubricating operating nuts and threads were the only deficiencies that were noted.

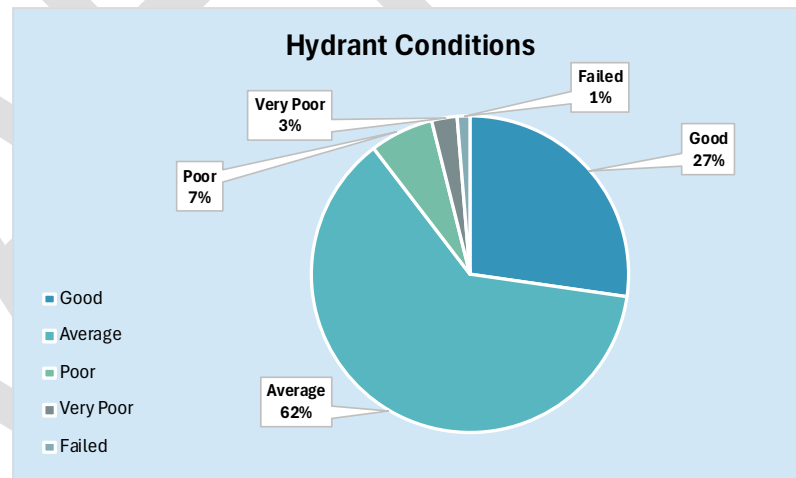
Fire hydrants have an expected life cycle of 50 years or more with proper routine maintenance and exercising. Four Hydrants (5%) were installed before 1975 meaning that some hydrants have already reached or are near to reaching the end of their useful life. The fire hydrants serve as a critical tool for firefighting and flushing water from dead-end lines. The hydrants should be inspected and exercised at least annually. The flow should be measured and recorded for each hydrant. Records of the flows and dates

assessed and exercised can then be updated into Diamond Maps to create a historic database and a good record of work that has been or needs to be done. The work order feature in Diamond Maps may be utilized for the task of creating a hydrant maintenance and exercising program.

Of the 77 hydrants, approximately ninety-two percent (92%) have hydrant valves. It is recommended that when a hydrant is added or replaced, that a hydrant valve be installed to match existing ground level with the addition of a concrete collar.

During the course of the assessment, FRWA assessed or visually inspected 77 hydrants. Of these:

- Twenty-One (21) hydrants were in good condition (27%) with no deficiencies being noted.
- Forty-Nine (49) hydrants were in average condition (62%) – Minor to moderate corrosion, broken chains, minor leaks during flushing, needs painting and/or minor maintenance deficiencies.
- Four (4) hydrants were in poor condition (7%) – Moderate to heavy corrosion, some difficulty turning, leaking before flushing, damaged, and/or too low to the ground.
- Two (2) hydrants were in very poor condition (3%) – Very stiff to turn. Did not turn off all the way.
- One (1) hydrant was in failed condition (1%) – Too close to the ground and leaning, will not operate.



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Asset Name	Condition	Condition Comment	GPS Location	
FH-103	Failed	To close to the ground and Leaning bad does not operate	29.1390574	-83.0271241
FH-88	Poor	Too low	29.1326631	-83.0518949
FH-91	Poor	Too low, leaning	29.1343981	-83.0492046
FH-120	Poor	Nuts and bolts on the collar about rusted apart	29.1382345	-83.0356769
FH-130	Poor	Needs riser caps to close to the ground	29.1621162	-83.0279595
FH-84	Very Poor	Very hard to open and close	29.1361803	-83.0444249
FH-94	Very Poor	Very stiff opening does not shut off all the way bleeds by	29.138741	-83.0384806

As the hydrant conditions change, poor condition hydrants need to be serviced, repaired, or replaced within two years. Failed hydrants should be repaired or replaced immediately for fire prevention capabilities as well as system flushing. A minimum of \$3,500 should be budgeted for each hydrant replacement and an additional \$1,200 for hydrants without a valve. This amount at a minimum should be budgeted for hydrant replacements until all hydrants have been repaired or replaced that are in a failed or poor condition. Poor condition hydrants need to be evaluated and repaired as needed. In some instances, the repair may be as simple as adding grease, while other repairs may include rebuilding or raising the hydrant. A minimum of \$500 should be placed aside for repair of each hydrant rated as poor.

For future assessments of the hydrants, a flow test should be performed annually, and a report should be presented to the System with the findings. Typically, this is done by the local fire departments. Having the hydrants flow tested is a crucial piece of information needed for fire protection. Simply flowing the hydrant is different from a flow test. A special meter must be used to accurately measure the flow and gallons per minute (gpm) for each hydrant.

It is recommended that the system develop a written maintenance and flushing plan for the hydrants. As the hydrants begin to reach the end of their useful life, it is recommended that the System begin an annual hydrant replacement program and begin planning for the upgrading of three-inch or four-inch lines to six-inch in order to accommodate the existing undersized hydrants. It is also recommended that the System install hydrant valves as hydrants are added or replaced in the system.

Estimated total cost to replace/repair hydrants throughout system: \$19,700.

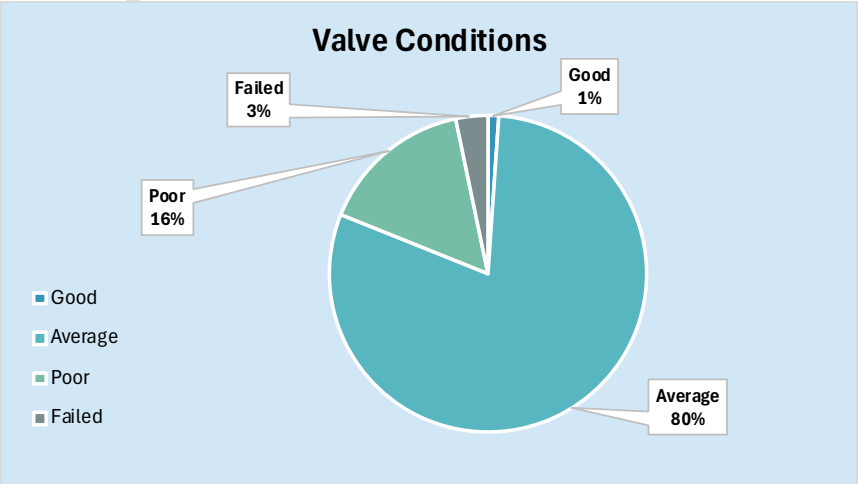
- **Estimated cost to replace very poor and failed condition hydrants: \$10,500.**
- **Estimated cost to repair poor condition hydrants: \$2000**
- **Estimated cost to add valves to 6 hydrants: \$7,200.**

System and Hydrant Valves

A total of 204 System Valves and 71 Hydrant Valves were collected and assessed by FRWA.

During the course of the assessment:

- Three (3) valves were in good condition (1%)
- Two Hundred and Twenty (220) valves were in average condition (80%).
- Forty-eight (48) valves were in poor condition (16%).
- Four (4) valves were in failed condition (3%).



FDEP requires a valve exercising program to be administered where all valves are turned at least once a year. Doing this will not only extend the life span of the valves but will help ensure that they are operational in a time of need. As the System begins exercising, repairing, and replacing valves, the ratings can be updated in Diamond Maps. Notating in Diamond Maps valves that are not operational and those that require repairs or replacement are useful information when they are used during emergencies and flushing programs.

Water valves used for the isolation of water are a crucial asset when dealing with water line breaks and help direct flushing of clean water to a certain point or side of the system. These valves have a life span of 25 years or more and can continue to remain operational after that with proper exercise. During exercising, valves can be assessed or evaluated by closing off valves and checking flows at hydrants and other flush points. Some valves are required to be turned up and down multiple times if not exercised, to properly operate. While exercising valves, it is good practice to have a flush point open, if possible (hydrant or other flushing device fitting), to help wash out the buildup and deposits that form inside the seat of the valve.

Additionally, it was reported by the system that some valves may be completely buried or paved over. Buried valves should be located and the GPS locations of these valves should be updated during the implementation phase to reflect current conditions and changes should be made to locations if they are found to be inaccurate. As old lines are replaced or water breaks necessitate, new valves should be installed in order to better isolate sections of the system and to replace any smaller line size wheel valves.

Valve ID	Condition Reported Issue		GPS Location	
wwValvInFac-23	Failed	Paddle wheel packing Leaking	29.14781	83.0417
wwValvInFac-70	Failed	Will not operate	29.13865	83.0384
wwValvInFac-179	Failed	Will not operate	29.13627	83.0335

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wwValvInFac-14	Poor	Valve is off	29.13661	83.0342
wwValvInFac-38	Poor	Buried and under water cannot get on valve	29.13596	83.0474
wwValvInFac-45	Poor	Sealed Shut	29.13184	83.0526
wwValvInFac-47	Poor	Buried	29.12986	83.0518
wwValvInFac-48	Poor	Buried	29.12787	83.0525
wwValvInFac-51	Poor	Sealed Shut	29.13425	83.0499
wwValvInFac-56	Poor	Sealed Shut	29.14094	83.0404
wwValvInFac-58	Poor	Sealed Shut	29.13984	83.0394
wwValvInFac-83	Poor	Buried	29.13635	83.0366
wwValvInFac-85	Poor	Valve box offset	29.13465	83.035
wwValvInFac-86	Poor	Unable to locate	29.13472	83.035
wwValvInFac-139	Poor	Buried cannot locate	29.1372	83.0325
wwValvInFac-140	Poor	Buried	29.13718	83.0326
wwValvInFac-156	Poor	Paved Over	29.13756	83.0354
wwValvInFac-157	Poor	Sealed Shut	29.13756	83.0354
wwValvInFac-183	Poor	Too tight to operate	29.13675	83.0338
wwValvInFac-223	Poor	Buried	29.14731	83.0312
wwValvInFac-225	Poor	Buried	29.14733	83.0313
wwValvInFac-262	Poor	Inside airport fence unable to access	29.13676	83.0485
wwValvInFac-263	Poor	Valve is off did not turn	29.14934	83.0421

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wwValvInFac-265	Poor	Paddle wheel Gate valve did not operate	29.15261	83.0464
wwValvInFac-269	Poor	Paddle wheel Gate valve did not operate	29.15066	83.0489
wwValvInFac-271	Poor	Paddle wheel Gate valve did not operate	29.14927	83.0499
wwValvInFac-272	Poor	Buried	29.14923	83.05
wwValvInFac-273	Poor	Paddle wheel Gate valve did not operate	29.14808	83.0501
wwValvInFac-274	Poor	Paddle wheel Gate valve did not operate	29.14817	83.0501
wwValvInFac-275	Poor	Paddle wheel Gate valve did not operate	29.14817	83.0499
wwValvInFac-276	Poor	Paddle wheel Gate valve did not operate	29.1471	83.0501
wwValvInFac-281	Poor	Buried	29.12983	83.0519
wwValvInFac-282	Poor	Buried	29.12985	83.0519
wwValvInFac-283	Poor	Paddle wheel valve top broke off did not try to turn	29.14173	83.0422
wwValvInFac-284	Poor	Paddle wheel valve top broke off did not try to turn	29.14924	83.0442
wwValvInFac-285	Poor	Buried	29.13589	83.0318

Hydrant Valves

wwValvInFac-64	Failed	Will not operate	29.138514	-83.0295408
wwValvInFac-4	Poor	Buried	29.1622548	-83.0284085
wwValvInFac-17	Poor	Valve at an angle stiff to turn	29.1492669	-83.0500539
wwValvInFac-23	Poor	Stiff to turn	29.1492308	-83.044582

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wwValvInFac-24	Poor	Turns open and close gut tight the whole way	29.1491545	-83.0421382
wwValvInFac-26	Poor	Buried	29.1492473	-83.0474119
wwValvInFac-27	Poor	Buried	29.14441	-83.0421173
wwValvInFac-30	Poor	Sealed Shut	29.1409341	-83.0403305
wwValvInFac-31	Poor	Buried	29.1361778	-83.0444235
wwValvInFac-33	Poor	Buried	29.1277113	-83.0524271
wwValvInFac-50	Poor	Unable to Locate	29.1378989	-83.0290081
wwValvInFac-52	Poor	Can not turn valve box offset	29.1301188	-83.0519183
wwValvInFac-65	Poor	Valve is off unable to assess	29.1385981	-83.0282801
wwValvInFac-67	Poor	Could not get onto the valve	29.1408336	-83.0380198
wwValvInFac-69	Poor	Buried	29.1343182	-83.0518691
wwValvInFac-73	Poor	Buried cannot locate	29.134406	-83.0492156

It is recommended that all valves buried or paved over be located, mapped, and assessed. It is also recommended that any inline wheel valves be replaced and that all valves be raised to match the existing ground level with the addition of a concrete collar to prevent damage from mowers or adjacent road work.

Estimated total cost to replace/repair valves throughout system: \$25,400.

Estimated cost to replace (5) 6" and (3) 8" failed and Poor condition valves: \$10,800.

Estimated cost to replace (10) 2" wheel handle valves: \$5,000

Estimated cost to replace annually up to 8 valves throughout system: \$9,600.

Estimated Cost to locate, evaluate, clean out and reset (34) valve boxes: No extra cost if done by system.

Water Meters

The System currently has and maintains 1,025 active water meters throughout the System for residential, commercial use. The guidelines for meter replacement vary from different manufacturers but industry standards are set at replacement being done every 20 years or 1,000,000 gallons. Older meters slow down over time and lead to higher numbers of unaccounted water and lost revenue. It is recommended that the System continue setting funds aside to be able to replace older meters and the meters that have been damaged by recent storms.

- **Estimated cost to replace meters throughout the system that was damaged by the hurricane (approximately 55 Meters @ \$500 per meter): \$27,500**

The numbers above are an illustration from a system that has gone through a meter replacement project recently and incorporated newer technology that lets the system obtain meter readings remotely. The actual cost will vary by the vendor and technology that is chosen to best fit the System's needs.

Water meters should be considered a critical component of the System's revenue stream. Inaccurate meters can cost a System thousands of dollars over time. Therefore, making sure that meters are working properly, and replacing old and broken meters annually, is an industry standard and best management practice. Regular testing of large meters (two inches and above) or meters installed at high use locations is also recommended. Meters testing below AWWA standards should be repaired or replaced ensuring accuracy and preventing lost revenue.

5. Operations and Maintenance Strategies (O&M)

O&M consists of preventive and emergency/reactive maintenance. The strategy for O&M varies by the asset, criticality, condition, and operating history. All assets have a certain risk associated with their failure. This risk must be used as the basis for establishing a maintenance program to make sure that the utility addresses the highest risk assets. In addition, the maintenance program should address the level of service performance objectives to ensure that the utility is running at a level acceptable to the customer. Unexpected incidents could require changing the maintenance schedule for some assets. This is because corrective action must be taken in response to unexpected incidents, including those found during routine inspections and O&M activities. Utility staff will record condition assessments when maintenance is performed, at established intervals, or during scheduled inspections. As an asset is repaired or replaced, its condition will improve and therefore it can reduce the overall risk of the asset failing. This maintenance strategy should be revisited annually.

Two important considerations in planning O&M strategies are:

- Unplanned repairs should be held at 30% or less of annual maintenance activities.
- Unplanned maintenance in excess of 30% indicates a need to evaluate causes and adjust strategies.

Staff Training

Due to the system's size and current maintenance needs, it is recommended that the Board of Commissioners consider hiring one more full-time or even a part time staff member to assist with daily system maintenance, repair needs and meter reading. Operationally the production and distribution system are operating efficiently. Unfortunately, the small size of the staff has limited the ability of the utility to respond to some maintenance issues in a timely manner. The current staff is sufficient to meet permit demands, but future demands on the system along with aging assets nearing the end of their useful life will make this more difficult.

Utility maintenance is quite unique. It can involve one or a combination of water system repairs, customer service issues, troubleshooting and repair, pump and motor repairs and other technical work. This skill set is not common. Training staff, whether they are new or long-term employees, is especially important. It is recommended that the System initiate or enhance their training program for its employees. In addition to technical training, safety training is also necessary. Treatment Plants and distribution/collection systems can be dangerous places to work. Electrical

safety, troubleshooting panel boxes, trenching and shoring, and confined space entry are just a few of the topics that could benefit the System and its staff.

FRWA personnel can provide some of the training needed by CKWSD staff members. Training services that we offer to members are listed on our website <http://www.frwa.net> under the Training Tab.

There is no such thing as too much training. The more your staff knows, the more capable, safe, and professional they become. This enhanced sense of professionalism will improve the quality of overall service and accountability to the community.

Preventive Maintenance

Preventive maintenance is the day-to-day work necessary to keep assets operating properly, which includes the following:

1. Regular and ongoing annual tasks necessary to keep the assets at their required service level.
2. Day-to-day and general upkeep designed to keep the assets operating at the required levels of service.
3. Tasks that provide for the normal care and attention of the asset including repairs and minor replacements.
4. Performing the base level of preventative maintenance as defined in equipment owner's manuals.

These preventative maintenance guidelines are supplemented by industry accept best management practices (BMPs).

Equipment must be maintained according to manufacturers' recommendations to achieve maximum return on investment. By simply following the manufacturer's suggested preventive maintenance the useful life of equipment can be increased two to three times when compared to "run till failure" mode of operation. Communities that have disregarded preventive maintenance practices can achieve positive returns from a relatively small additional investment. Deferred maintenance tasks that have not historically been performed due to inadequate funding or staffing must be programmed into future operating budgets. Proper funding provides staffing and supplies to achieve life expectancy projected by the manufacturer and engineer.

Table 5.A on the following page is a sample O&M Program for this system and is based on best management practices, manufacturers’ recommended service intervals, staff experience, and other sources. *This schedule is only an example.* The true schedule must be created by Cedar Key Water System staff, based on their historical knowledge and information gleaned from the O&M Manuals and other sources.

Task Name	Frequency	Task Name	Frequency
Visually Inspect Well Site for Damage or Tampering	Per Visit	Respond to any complaints	As they occur
Ensure proper operation of equipment (note any issues)	Per Visit	Decommission unnecessary equipment	As they occur
Calibrate all meters and necessary equipment	Per Visit	Inspect chemical system and alarms	Every six months
Check plant as per DEP requirements	Per Visit	Perform P/M on pumps and motors	Manufacturer recommendation
Complete all log work	Per Visit	Perform P/M on plant and safety equipment	Manufacturer recommendation
Collect all samples	As required by Permit	Inspect storage tank	Annually
Perform general housekeeping on grounds and building.	Weekly	Calibrate meters and backflows	Annually
Exercise Generator	Monthly	Exercise hydrants and valves	Annually
Confirm submittal of monthly reports	Monthly	Update AMFSP	Annually

Diamond Maps can be used to schedule maintenance tasks. Recurring items (e.g., annual flow meter calibrations, generator testing) can be set up in advance. In fact, all maintenance activities can be coordinated in Diamond Maps using its work order feature.

Performing the work is important. Tracking the work is also important. Being able to easily check when specific maintenance tasks were performed or are scheduled will make the utility run more efficiently and prolong the life of critical equipment.

Best Management Practices (BMP)

Utility owners, managers, and operators are expected to be responsible stewards of the system. Every decision must be based on sound judgment. Using Best Management Practices (BMPs) is an excellent tool and philosophy to implement. BMPs can be described as utilizing methods or techniques found to be the most effective and practical means in achieving an objective while making optimum use of the utility’s resources.

Proactive vs Reactive Maintenance

Reactive maintenance is often carried out by customer requests or sudden asset failures. Required service and maintenance to fix the customer's issue(s) or asset failure is identified by staff inspection and corrective action is then taken. Reactive maintenance is sometimes performed under emergency conditions, such as a main break at the treatment plant causing a water disruption. As mentioned above, if your system is responding to and performing reactive/emergency maintenance more than 30% of the time, you will need to adjust your maintenance schedules and increase proactive maintenance schedules.

Proactive maintenance consists of preventive and predictive maintenance. Preventive maintenance includes scheduled tasks to keep equipment operable. Predictive maintenance tasks try to determine potential failure points. An example of predictive maintenance is infrared analysis of electrical connections. Using special equipment, a technician can "see" loose or corroded connections that would be invisible to the naked eye. This allows the utility to "predict" and correct a potential problem early. Assets are monitored frequently, and routine maintenance is performed to increase asset longevity and prevent failure.

Upon adoption of this AMFS plan or any DEP-approved AMP, the FRWA Utility Asset Management (UAM) team intends to upload CKWSD's asset data definition file into "Diamond Maps", described in [Section 2](#), and will populate the field data. The appropriate System personnel will be trained in Diamond Maps functionality and can immediately begin using it for scheduling and tracking system asset routine and preventive maintenance.

6. Capital Improvement Plan

A Capital Improvement Plan is a multi-year financial planning tool that looks into the future to forecast the System's asset needs. It encourages the system and the community to forecast not only what expenditures they intend and expect to make, but also to identify potential funding sources in order to plan for the acquisition of the assets more carefully. The CIP is designed to be a flexible planning tool and is updated and revised on an annual basis.

Capital improvement projects generally create new assets that previously did not exist or upgrades or improves an existing component's capacity. These projects are the consequence of growth, environmental needs, or regulatory requirements. Included in a CIP are typically:

1. Any expenditure that purchases or creates a new asset or in any way improves an asset beyond its original design capacity.
2. Any upgrades that increase asset capacity.

Asset Management and Fiscal Sustainability Plan

3. Any construction designed to produce an improvement in an asset's standard operation beyond its present ability.

Capital improvement projects will populate this list. Renewal expenditure does not increase the asset's design capacity, but restores an existing asset to its original capacity, such as:

1. Any activities that do not increase the capacity of the asset (i.e., activities that do not upgrade and enhance the assets but merely restore them to their original size, condition, and capacity, for example, rebuilding an existing pump).
2. Any rehabilitation involving improvements and realignment or anything that restores the assets to a new or fresh condition (e.g., distribution main repair or hydrant replacement).

In making renewal decisions, the utility considers several categories other than the normally recognized physical failure or breakage. Such renewal decisions include the following:

1. Structural
2. Capacity
3. Level of service failures
4. Outdated functionality
5. Cost or economic impact

The utility staff and management typically know of potential assets that need to be repaired or rehabilitated. Reminders in the Diamond Maps task calendar let the staff members know when the condition of an asset begins to decline according to the manufacturer's life cycle recommendations. The utility staff members can take these reminders and recommendations into account. Because the anticipated needs of the utility will change each year, the CIP is updated annually to reflect those changes.

It is recommended that CKWSD's develop a comprehensive CIP and continue their work in planning and identifying improvement projects. Asset recommendations from this Plan can be incorporated into the process of developing and approving a Capital Improvement Plan as part of the annual budget process. The table below calculates both water and wastewater projects.

7. Financial

Budget/Financial Sufficiency

In order for an Asset Management Plan to be effectively put into action, it must be integrated with financial planning and long-term budgeting. The development of a comprehensive financial plan will allow CKWSD to identify the financial resources required for sustainable asset management based on existing asset inventories, desired levels of service, and projected growth requirements.

This report, with the assistance of RevPlan, helps develop such a financial plan by presenting several scenarios for consideration and culminating with final recommendations.

The assets collected, along with financial information provided by the system, was entered into RevPlan to create a preliminary financial sufficiency model for the System. CKWSD should update RevPlan each year and use it to help understand the impacts of future projects and rate increases. The System will then have the ability to modify the rate structure to determine which proposed rate scenarios may support current and upcoming debt and expenses. Members of FRWA staff are available to assist the System with RevPlan and updating financial models.

The use of RevPlan allows the system to input current financial data and develop their own financial planning projections based on various time frames. The System will have the ability to modify the rate structure to determine which proposed rate scenarios may support current and upcoming debt and expenses. Members of FRWA staff are available to assist the System with RevPlan and updating financial models.

Cedar Key Water System	
Total Replacement Cost of Water System	\$8,542,152.51
Percent of Assets Needing Replacement	4.86%
Cost of Replacing All Assets Needing Replacement	\$414,796.26
Annual Replacement Cost of System	\$173,070.91

Please note that the \$8.5 million dollar replacement cost of the water system documented above, along with the annual replacement cost of \$173,070 for the system is low. These figures do not include certain assets such as large equipment, vehicles, and some property improvements normally associated with maintaining a utility system. As a result, any proposed rate adjustments suggested by FRWA should be considered a minimum or a starting point for review and consideration by the System.

Based on the findings of the Asset Management Plan, it is important for CKWSD to start setting aside reserves for the replacement of its assets, to make sure that the base charge adequately covers fixed costs and that the usage charges are sufficient to fund its variable costs.

Reserves

Maintaining adequate operating reserves enhances a system’s ability to manage potential risks, provides the ability to manage fluctuations in revenue, and the ability to meet working capital needs. Operating reserves are also important when facing fiscal emergencies that can result from emergency repairs, droughts, natural disasters, and unforeseen economic influences.

While there is not a one size that fits all approach to building reserves, FRWA cautions utilities about dropping below 90 days and encourages them to work towards a balance of cash on hand equal to or greater than 270 days of the current year’s O&M budget. In the beginning of FY 2025 the unrestricted fund balance was approximately \$456,600 which is equivalent to 361 days of the current O&M Budget.

Rates

A 'rule of thumb' FRWA subscribes to regarding rates is that base charges pay for fixed expenses and usage charges fund the variable expenses. Rates should generate sufficient revenue to cover the full cost of operating a water system. By charging customers the full cost of water, small water systems send a message that water is a valued commodity that must be used wisely and not wasted. When rates are set to cover the full cost of production, water systems are more likely to have financial stability and security.

A recent rate study completed by FRWA concluded that base rates and the usage charge need to be increased for all customers.

The current residential, commercial, and institutional rate structure is as follows:

Water Usage Rates	Residential, Commercial and Institutional
Small Users Base Rate	\$33.60
0 to 3,000 Gallons	\$3.30 per 1,000 Gallons
3,001 to 6,000 Gallons	\$ 6.17 per 1,000 Gallons
6,001 to 9,000 Gallons	\$ 8.72 per 1,000 Gallons
9,001 Gallons or More	\$ 11.27 per 1,000 Gallons
Large Users Base Rate	\$70.35
0 to 3,000 Gallons	\$3.30 per 1,000 Gallons
3,001 to 6,000 Gallons	\$6.17 per 1,000 Gallons
6,001 to 9,000 Gallons	\$8.72 per 1,000 Gallons
9,001 Gallons or More	\$11.27 per 1,000 Gallons

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	2025	2026	2027	2028	2029
Revenue Requirements:					
Operating Expenses	\$663,600	\$679,300	\$699,700	\$720,700	\$742,300
Debt Service	\$49,900	\$50,300	\$50,700	\$51,000	\$51,300
Other Expenses/Transfers	\$28,500	\$25,500	\$26,300	\$27,100	\$27,900
Capital Expenditures	\$76,100	\$36,500	\$106,100	\$106,100	\$106,100
Gross Revenue Requirements	\$818,100	\$791,600	\$882,800	\$904,900	\$927,600
Less: Other Revenue	\$220,200	\$218,700	\$218,700	\$218,700	\$218,700
Net Revenue Requirements	\$597,900	\$572,900	\$664,100	\$686,200	\$708,900
Existing Rate Sufficiency:					
Revenue from Existing Rates	\$571,800	\$571,800	\$571,800	\$571,800	\$571,800
Revenue Surplus/(Deficiency)	-\$26,100	-\$1,100	-\$92,300	-\$114,400	-\$137,100

As shown in the above table the current water rates without an adjustment will not support the current or future needs of the system.

Proposed Scenario

A 5% increase to the base and usage rates in 2026, A 12% Increase in 2027, A 7% in 2028 followed by 3% thereafter for each customer class will adequately fund the water system.

Asset Management and Fiscal Sustainability
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	2025	2026	2027	2028	2029
Proposed Rate Sufficiency:					
Revenue from Proposed Rates	\$571,800	\$598,900	\$670,800	\$717,800	\$739,300
Increase in Revenue	\$0	\$27,100	\$99,000	\$146,000	\$167,500
Cumulative %					
All Customer Classes					
Base Charges	0.00%	5.00%	17.60%	25.83%	29.61%
Usage Charges	0.00%	5.00%	17.60%	25.83%	29.61%
Current Year %					
All Customer Classes					
Base Charges	0%	5%	12%	7%	3%
Usage Charges	0%	5%	12%	7%	3%
Revenue Surplus/(Deficiency)	-\$26,100	\$26,000	\$6,700	\$31,600	\$30,400

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Rate Recommendation

Based on the preliminary financial sufficiency model developed in RevPlan, FRWA recommends that the district pursue rates more in line with the Proposed Scenario. In addition, FRWA encourages the District to review RevPlan, growth projections, and Consumer Price Index (CPI) changes at least annually to determine if additional rate increases are needed as well as to pursue aggressively alternative revenue funding sources for the future capital projects identified in the Capital Improvements Plan.

Proposed Rate Schedule

**Cedar Key Water and Sewer
District
Cedar Key FY2026
Fiscal Year: 2026
Rate Schedule**

	2025	2026	2027	2028	2029
Drinking Water					
Small User					
Base Charges Inside City					
5/8-inch	\$32.00	\$33.60	\$37.63	\$40.27	\$41.47
Usage Charges Inside City					
0 to 3,000 gallons	\$3.14	\$3.30	\$3.70	\$3.95	\$4.07
3,001 to 6,000 gallons	\$5.88	\$6.17	\$6.91	\$7.39	\$7.62
6,001 to 9,000 gallons	\$8.30	\$8.72	\$9.77	\$10.45	\$10.76
9,001 gallons or more	\$10.73	\$11.27	\$12.62	\$13.51	\$13.91
	2025	2026	2027	2028	2029
Large User					
Base Charges Inside City					
5/8-inch	\$70.35	\$70.35	\$78.79	\$84.31	\$86.80
Usage Charges Inside City					
0 to 3,000 gallons	\$3.14	\$3.30	\$3.70	\$3.95	\$4.07
3,001 to 6,000 gallons	\$5.88	\$6.17	\$6.91	\$7.39	\$7.62
6,001 to 9,000 gallons	\$8.30	\$8.72	\$9.77	\$10.45	\$10.76
9,001 gallons or more	\$10.73	\$11.27	\$12.62	\$13.51	\$13.91

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Cedar Key Water and Sewer District
Cedar Key FY2026
Fiscal Year: 2026
Typical Monthly Bill, Small User Inside City,
5,000 Gallons

	2025	2026	2027	2028	2029
Drinking Water					
Base Charge	\$32.00	\$33.60	\$37.63	\$40.27	\$41.47
Usage Charge, 5,000 Gallons	\$21.18	\$22.24	\$24.91	\$26.65	\$27.45
Drinking Water Total	\$53.18	\$55.84	\$62.54	\$66.92	\$68.92
Wastewater					
Base Charge	\$31.00	\$32.55	\$37.43	\$40.05	\$41.25
Usage Charge, 5,000 Gallons	\$17.88	\$18.79	\$21.61	\$23.12	\$23.81
Wastewater Total	\$48.88	\$51.34	\$59.04	\$63.17	\$65.06
Combined Bill	\$102.06	\$107.18	\$121.58	\$130.09	\$133.98

8. Energy Management

Energy costs often make up twenty-five to thirty percent of a utility's total operation and maintenance costs. They also represent the largest controllable cost of providing water and wastewater services. EPA's *"Ensuring a Sustainable Future: An Energy Management Guidebook for Wastewater and Water Utilities"* provides details to support utilities in energy management and cost reduction by using the steps described in this guidebook. The Guidebook takes utilities through a series of steps to analyze their current energy usage, use energy audits to identify ways to improve efficiency and measure the effectiveness of energy projects.

Energy Conservation and Cost Savings

CKWSD should ensure all assets, not just those connected to a power source, are evaluated for energy efficiency. It is highly recommended that staff conduct an energy assessment or audit. The following are common energy management initiatives the System should implement going forward:

1. Load management.
2. Replace weather-stripping and insulation on buildings.
3. Installation of insulated metal roofing over energy inefficient shingle roofing.
4. On-demand hot water heaters.
5. Variable frequency driven pumps and electrical equipment.
6. Energy efficient infrastructure.
7. LED lighting.
8. Meg electric motors.
9. MCC electrical lug thermal investigation.
10. Flag underperforming assets for rehabilitation or replacement.

The above 10 energy saving initiatives are just a start and most can be accomplished in-house. A more comprehensive energy audit, conducted by an energy consultant/professional, is recommended to evaluate how much energy is consumed system-wide and identify measures that can be taken to utilize energy more efficiently. The primary goal is reducing power consumption and cost through physical or operational changes.

Each system will have unique opportunities to reduce energy use or cost depending on system specific changes and opportunities within the power provider's rate schedules. For example, an audit of an individual water treatment plant (WTP) will attempt to pinpoint wasted or unneeded facility energy consumption.

With the cost of electricity rising, the reduction of energy use should be a priority for systems. A key deliverable of an energy audit is a thorough analysis of the effect of oversize on energy efficiency. Plants are designed to perform at maximum flow and loading conditions. Unfortunately, most plants are not efficient at average conditions. Aging infrastructure is another source of inefficient usage of energy in WTPs across the country. The justification for addressing aging infrastructure related to energy waste is also included in the energy audit process.

Energy Conservation Measures

The following table provides typical water and wastewater high-use energy operations and associated potential energy saving measures.

High Energy Using Operations	Energy Saving Measures
Lighting	<ul style="list-style-type: none"> • Motion sensors • T5 low and high bay fixtures • Pulse start metal halide. • Indirect fluorescent • Super-efficient T8s • Comprehensive control for large buildings
Heating, Ventilation, Air Conditioning (HVAC)	<ul style="list-style-type: none"> • Water source heat pumps • Prescriptive incentives for remote telemetry units • Custom incentives for larger units • Low volume fume hood • Occupancy controls • Heat pump for generator oil sump

Energy Audit Approach

An energy audit is intended to evaluate how much energy is consumed and identify measures that can be taken to utilize energy more efficiently. The primary goal is reducing power consumption and costs through physical and operational changes. Each system will have unique opportunities to reduce energy use or cost depending on system specific changes and opportunities within the power provider’s rate schedules. An audit of an individual production plant is an attempt to pinpoint wasted or unneeded facility energy consumption. It is recommended to perform an energy audit every two to three years to analyze a return on investment.

A water system energy audit approach checklist, similar to the one below for pumps and motors, can be a useful tool to identify areas of potential concern and to develop a plan of action to resolve them.

	Additional Equipment Information to Gather	Conditions to Consider
<ul style="list-style-type: none"> • Pump style • Number of pump stages • Pump and motor speed(s) • Pump rated head (name plate) • Motor rated power and voltage (name plate) • Full load amps • Rated and actual pump discharge • Operation schedules 	<ul style="list-style-type: none"> • Pump manufacturer’s pump curves. • Actual pump curve • Power factor • Load profile • Analysis of variable frequency drives (vfd’s) if present • Pipe sizes • Water level (source) • Motor current • Pump suction pressure. • Discharge pressure 	<ul style="list-style-type: none"> • Maintenance records • Consistently throttled values. • Excessive noise or vibrations • Buildup of sand and/or grit • Evidence of wear or cavitation on pump, impellers, or pump bearings. • Out-of-alignment conditions • Significant flow rate/ pressure variations • Active bypass piping • Restrictions in pipes or pumps • Restrictive/leaking pump shaft packing

Several grants and loans are available to systems for completing projects recommended through the energy audit approach. A list of common funding sources is found in Section 9 of this Plan.

FRWA offers Energy Assessments to our members and SRF recipients that are participating in the AMFSP program. It is recommended that audits be completed every two to three years. For future energy assessments, please contact your local Circuit Rider or the FRWA office to participate.

9. Conclusions

Our conclusions are based on our observations during the data collection procedure, discussions with CKWSD staff, regulatory inspection data, and our experience related to similar assets.

Areas needing attention are detailed in Section 4 and include:

Water Production and Distribution System:

- Make needed repairs to the poor and failed assets identified in this Plan and develop a maintenance and replacement strategy for all the components at the water production facility.
- Surplus or remove from the site, any equipment that is no longer needed or used in the operation of the facility.
- Clean and remove any obstructions and debris in buildings and around water production sites.
- Provide for any maintenance activities at the Storage Tanks as outlined in future tank inspection reports.
- Develop a regular operational maintenance program for the system.
- Create and then regularly update the Capital Improvement Plan to fund the replacement of production and distribution assets following the creation of a Replacement Strategy.
- Set aside an annual amount in the Capital Improvement Plan for small distribution system improvement projects. Increase the amount in future years and begin line and valve replacements.
- Replace the WTP backup Generator and Automatic Transfer Switch.

Hydrants and Hydrant Valves:

- Develop an annual hydrant maintenance program to coincide with the flushing program and record any deficiencies inside Diamond Maps.
- Repair all poor condition hydrants and hydrant valves and replace all failed condition hydrants and hydrant valves.
- Ensure operation of accompanying hydrant valves and install new valves with any hydrant installation.
- Conduct an annual flow test at each of the hydrants.
- Begin an annual hydrant replacement program.
- Clean and paint all Hydrants to help protect from the elements.

Water System Valves:

- Continue the annual valve exercising program and record any deficiencies inside Diamond Maps.
- Repair all poor condition system valves and replace all failed condition system valves. Replace any inline 2" wheel valves throughout the system with 2" square nut valves.

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- Locate and clean out buried valve boxes and exercise if possible. Evaluate any remaining valves throughout system for accurate representation in Diamond Maps.
- Reset all offset valve boxes and exercise valve. Update condition information in diamond maps.
- Raise system valves to match the existing ground level with the addition of a concrete collar.
- As old lines are replaced or water breaks necessitate, install new valves in order to isolate sections of the system.

Water Meters:

- Continue with replacing all damaged and any malfunctioning water meters throughout the system.

Other Areas:

- Implement an Asset Management Planning (AMP) and Computerized Maintenance Management System (CMMS) program to maintain assets efficiently and effectively.
- Develop a Capital Improvement Plan and work in planning and identifying water system improvement projects. Pursue alternative revenue funding sources for capital improvement projects.
- Staff training on maintenance, safety, and use of the AMP/CMMS tools.
- Strengthen the water system fund in order to cover daily expenses, debt service, capital replacement costs, emergencies, and unexpected revenue shortfalls. Rates must be increased and routinely monitored to ensure adequate funding for operations and system improvements. Cash reserves are essential to a utility's operation, and it is recommended that the System continue building a water fund cash reserve.
- Perform regular audits of Energy Saving initiatives. Even small changes in energy use can result in large savings.
- ***Adopt the Asset Management Plan by Resolution or Ordinance.*** This demonstrates the utility's commitment to the plan. After adoption, implementation of the AMP must occur.

Implementing this Asset Management and Fiscal Sustainability Plan

Implementing an Asset Management and Fiscal Sustainability Plan requires several items:

1. **Assign specific personnel** to oversee and perform the tasks of Asset Management.
2. **Develop and use a Computerized Maintenance Management System (CMMS) program.** The information provided in this AMFS plan will give the utility a good starting point to begin. Properly maintaining assets will ensure their useful life is extended and will ultimately save money. Asset maintenance tasks are scheduled and tracked, new assets

are captured, and assets removed from service are retired properly using CMMS. Transitioning from reactive to preventive and predictive maintenance philosophies will net potentially large savings for the utility. Diamond Maps is one example among many options that are available. FRWA can help with set up and implementation.

3. **Develop specific Level of Service items.** Create a Level of Service (LOS) Agreement and inform customers of the Utility's commitment to providing the stated LOS. Success can be shared with customers. This can dramatically improve customer relations. This also gives utility employees goals to strive for and can positively impact morale. We have included a sample LOS list in Section 2.
4. **Develop specific Change Out/Repair/Replacement Programs.** The System budgets for Repair and Replacement and should continue to evaluate the system to adjust the annual budgeted amounts accordingly. An example includes budgeting for a certain number of stepped system refurbishments each year.
5. **Modify the existing rate structure.** The System should make changes to their rate structure to capture all possible revenue and share the burden of maintaining the system among all classes of users. Continue to make sure adequate funds are available to properly operate and maintain the facilities. Rate increases, when required, can be accomplished in a stepped fashion rather than an 'all now' approach to lessen the resulting customer impact.
6. **Explore financial assistance options.** Financial assistance is especially useful in the beginning stages of Asset Management since budget shortfalls are likely to exist and high-cost items may be needed quickly. For a table of common funding sources, see Section 9.
7. **Revisit the AMFS plan annually.** An Asset Management Plan is a living document. It can be revised at any time but must be revisited and evaluated at least once each year. Common updates or revisions include:
 - Changes to your asset management team.
 - Updates to the asset inventory.
 - Updates to asset condition and criticality ranking charts.
 - Updates to asset condition and criticality assessment procedures.
 - Updates to operation and maintenance activities.
 - Changes to financial strategies and long-term funding plans.

The annual review should begin by asking yourself:

“What changes have occurred since our last Asset Management and Fiscal Sustainability Plan update?”

Funding Sources for Water and Wastewater Systems

On the following page is a table of common funding sources, including web links and contact information. All municipal systems should be making the effort to secure funding, which can be in the form of low or no interest loans, grants, or a combination of both.

FRWA offers funding and technical assistance in the form of preparing funding documentation. This includes Request for Inclusion (RFIs), Applications, and Disbursement Requests. FRWA offers this as a free service to communities in Florida using knowledgeable employees dedicated to assisting with funding. For more information on how your system can benefit from this assistance, please contact the FRWA office.

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Agency/Program	Website	Contact
FDEP Drinking Water State Revolving Fund Program (DWSRF)	https://floridadep.gov/wra/srf/content/dwsrf-program	Eric Meyers eric.v.meyers@FloridaDEP.gov 850-245-2991
FDEP Clean Water State Revolving Fund Loan Program (CWSRF)	https://floridadep.gov/wra/srf/content/cwsrf-program	Catherine Murray Catherine.M.Murray@FloridaDEP.gov 850-245-2966
USDA Rural Development- Water and Wastewater Direct Loans and Grants	https://www.rd.usda.gov/programs-services/rural-economic-development-loan-grant-program https://www.rd.usda.gov/programs-services/water-waste-disposal-loan-grant-program	Jeanie Isler pamela.isler@usda.gov 352-338-3440
Economic Development Administration- Public Works and Economic Adjustment Assistance Programs	https://www.eda.gov/resources/economic-development-directory/states/fl.htm https://www.grants.gov/web/grants/view-opportunity.html?oppld=294771	Greg Vaday gvaday@eda.doc.gov 404-730-3009
National Rural Water Association- Revolving Loan Fund	https://nrwa.org/initiatives/revolving-loan-fund/	Alicia Keeter Alicia@frwa.net 850-668-2746
Florida Department of Commerce - Florida Small Cities Community Development Block Grant Program	http://www.floridajobs.org/community-planning-and-development/assistance-for-governments-and-organizations/florida-small-cities-community-development-block-grant-program	Shanita Jackson shanita.jackson@deo.myflorida.com 850-717-8416
Northwest Florida Water Management System - Cooperative Funding Initiative (CFI)	https://www.nfwfwater.com/Water-Resources/Funding-Programs	Christina Coger Christina.Coger@nfwfwater.com 850-539-5999

Closing

This Asset Management and Fiscal Sustainability plan is presented to the Cedar Key Water and Sewer District for consideration and final adoption. Its creation would not have been possible without the cooperation of the System staff and the Florida Department of Environmental Protection State Revolving Fund (FDEP-SRF).

As a valued FRWA member, it is our goal to help make the most effective and efficient use of your limited resources. The Asset Management and Fiscal Sustainability Plan is an unbiased, impartial, independent review and is solely intended for achievement of drinking water and wastewater system fiscal sustainability and maintaining your valuable utility assets. The Florida Rural Water Association has enjoyed serving you and will happily assist Cedar Key Water and Sewer District with any future projects to ensure your Asset Management Plan is a success.

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APPENDIX A: Sample Resolution

RESOLUTION NO. 2025-_____

A RESOLUTION OF THE CEDAR KEY WATER AND SEWER DISTRICT, APPROVING THE CEDAR KEY WATER AND SEWER DISTRICT DRINKING WATER ASSET MANAGEMENT AND FISCAL SUSTAINABILITY PLAN; AUTHORIZING THE GENERAL MANAGER TO TAKE ALL ACTIONS NECESSARY TO EFFECTUATE THE INTENT OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS Florida Statutes provides financial assistance to local government agencies to finance construction of the municipal utility system improvements; and

WHEREAS, the Florida Department of Environmental Protection State Revolving Fund (SRF) has designated the CKWSD Utility System Improvements identified in the Drinking water Asset Management and Fiscal Sustainability Plan, as potentially eligible for available funding; and

WHEREAS, as a condition of obtaining funding from the SRF, the System is required to implement an Asset Management and Fiscal Sustainability Plan for the System’s Utility System Improvements; and

WHEREAS, the Cedar Key Water and Sewer District Board of Commissioners has determined that approval of the attached Drinking water Asset Management and Fiscal Sustainability Plan for the proposed improvements, in order to obtain necessary funding in accordance with SRF guidelines, is in the best interest of the District.

NOW, THEREFORE, BE IT RESOLVED BY THE CEDAR KEY WATER AND SEWER DISTRICT BOARD OF COMMISSIONERS the following:

Section 1. That the Board of Commissioners hereby approves the Cedar Key Water and Sewer District Drinking Water Asset Management and Fiscal Sustainability Plan dated _____, attached hereto and incorporated by reference as a part of this Resolution.

Section 2. That the General Manager is authorized to take all actions necessary to effectuate the intent of this Resolution and to implement the Drinking water Asset Management and Fiscal Sustainability Plan in accordance with applicable Florida law and Cedar Key Water and Sewer District Board of Commissioners direction in order to obtain funding from the SRF.

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Section 3. That the Cedar Key Water and Sewer District Board of Commissioners will annually evaluate existing rates to determine the need for any increase and will increase rates in accordance with the financial recommendation found in the Drinking water Asset Management and Fiscal Sustainability Plan or in proportion to the District’s needs as determined by the Board of Commissioners in its discretion.

Section 4. That this Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED on this _____ day of _____, 2025.

Cedar Key Water and Sewer District

Michael Borelli, Chairman

ATTEST:

APPROVED AS TO FORM:

District Clerk

District Attorney

Appendix B: Master Asset List

Cedar Key Water and Sewer District Drinking Water Asset List						
Name	Installed	Design Life	Condition	COF	EOL	Replacement Cost
Electrical Equipment						
Generator Wells	1993	20	Average	Moderate	2035	35000
Wells ATS	1997	20	Average	Moderate	2035	5000
Wells Control Panel	1997	20	Average	Moderate	2035	10000
WTP Generator	2003	20	Failed	Moderate	2025	65000
WTP ATS	1993	20	Failed	Moderate	2025	5000
Hydrant Valves						
WV	2013	25	Average	Moderate	2037	1200
WV-417	2013	25	Average	Moderate	2036	1200
WV-418	2000	25	Average	Moderate	2037	1200
WV-135	1995	25	Average	Moderate	2037	1200
WV-431	2013	25	Average	Moderate	2037	1200
WV-437	2013	25	Average	Moderate	2037	1200
WV-458	2013	25	Average	Moderate	2037	1200
WV-466	2010	25	Average	Moderate	2037	1200
WV-463	2013	25	Average	Moderate	2037	1200
WV-453	2005	25	Average	Moderate	2037	1200
WV-147	2000	25	Average	Moderate	2037	1200
WV	2006	25	Average	Moderate	2037	1200
WV	2013	25	Average	Moderate	2037	1200
WV-229	2013	25	Average	Moderate	2037	1200
WV-227	2013	25	Average	Moderate	2037	1200
WV	2006	25	Average	Moderate	2037	1200
WV	2013	25	Average	Moderate	2037	1200
WV	2004	25	Average	Moderate	2037	1200
WV-228	2012	25	Average	Moderate	2037	1200
WV-235	2003	25	Average	Moderate	2037	1200
WV-239	2011	25	Average	Moderate	2037	1200
WV-241	2010	25	Average	Moderate	2037	1200
WV-251	2013	25	Average	Moderate	2037	1200
WV-446	2006	25	Average	Moderate	2037	1200
WV-293	2010	25	Average	Moderate	2037	1200

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WV	2010	25	Average	Moderate	2037	1200
WV-286	1993	25	Average	Moderate	2037	1200
WV-288	2010	25	Average	Moderate	2037	1200
WV-379	2000	25	Average	Moderate	2037	1200
WV-387	1991	25	Average	Moderate	2037	1200
WV-381	1991	25	Average	Moderate	2037	1200
WV-311	2010	25	Average	Moderate	2037	1200
WV-370	2010	25	Average	Moderate	2036	1200
WV-398	1991	25	Average	Moderate	2037	1200
WV-307	2010	25	Average	Moderate	2037	1200
WV-305	2010	25	Average	Moderate	2037	1200
WV-304	2010	25	Average	Moderate	2037	1200
WV-362	1992	25	Average	Moderate	2037	1200
WV-470	2010	25	Average	Moderate	2036	1200
WV-323	2010	25	Average	Moderate	2036	1200
WV-333	2000	25	Average	Moderate	2037	1200
WV-349	2010	25	Average	Moderate	2036	1200
WV-359	2010	25	Average	Moderate	2036	1200
WV-355	1992	25	Average	Moderate	2036	1200
WV-392	2010	25	Average	Moderate	2036	1200
WV-345	1992	25	Average	Moderate	2037	1200
WV-348	2019	25	Average	Moderate	2037	1200
WV-338	2010	25	Average	Moderate	2037	1200
WV-332	1991	25	Average	Moderate	2037	1200
WV-328	2010	25	Average	Moderate	2036	1200
WV-269	2011	25	Average	Moderate	2037	1200
WV-256	2000	25	Average	Moderate	2036	1200
WV-440	2005	25	Average	Moderate	2037	1200
WV-424	1980	25	Average	Moderate	2037	1200
WV-301	2000	25	Average	Moderate	2036	1200
WV-325	2010	25	Failed	Moderate	2024	1200
WV-434	2013	25	Good	Moderate	2042	1200
WV-423	2013	25	Poor	Moderate	2032	1200
WV	2013	25	Poor	Moderate	2032	1200
WV-230	1976	25	Poor	Moderate	2032	1200
WV-231	1976	25	Poor	Moderate	2032	1200
WV	2024	25	Poor	Moderate	2032	1200
WV-238	2000	25	Poor	Moderate	2031	1200
WV-272	2000	25	Poor	Moderate	2032	1200
WV-248	2000	25	Poor	Moderate	2032	1200
WV-266	2008	25	Poor	Moderate	2031	1200

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WV-320	2010	25	Poor	Moderate	2032	1200
WV-262	2000	25	Poor	Moderate	2032	1200
WV-319	1990	25	Poor	Moderate	2031	1200
WV	2010	25	Poor	Moderate	2032	1200
WV-258	1990	25	Poor	Moderate	2031	1200
WV	1995	25	Poor	Minor	2032	1200

Hydrants

FH-37	2010	50	Average	Moderate	2050	3500
FH-71	2013	50	Average	Minor	2050	3500
FH-72	2013	50	Average	Minor	2050	3500
FH-73	2004	50	Average	Minor	2050	3500
FH-75	2013	50	Average	Minor	2050	3500
FH-78	1976	50	Average	Minor	2050	3500
FH-79	1976	50	Average	Minor	2050	3500
FH-81	1976	50	Average	Minor	2050	3500
FH-83	2010	50	Average	Minor	2050	3500
FH-86	2008	50	Average	Moderate	2049	3500
FH-87	2008	50	Average	Moderate	2049	3500
FH-89	2008	50	Average	Minor	2050	3500
FH-90	2008	50	Average	Minor	2050	3500
FH-93	2011	50	Average	Moderate	2050	3500
FH-95	2006	50	Average	Minor	2050	3500
FH-97	1994	50	Average	Moderate	2049	3500
FH-98	2010	50	Average	Moderate	2049	3500
FH-99	2010	50	Average	Moderate	2049	3500
FH-102	2010	50	Average	Minor	2050	3500
FH-104	1999	50	Average	Moderate	2049	3500
FH-105	2010	50	Average	Minor	2050	3500
FH-106	2011	50	Average	Moderate	2049	3500
FH-107	1973	50	Average	Moderate	2049	3500
FH-109	1991	50	Average	Moderate	2049	3500
FH-110	2011	50	Average	Moderate	2049	3500
FH-111	2010	50	Average	Moderate	2049	3500
FH-112	1992	50	Average	Moderate	2050	3500
FH-113	2011	50	Average	Minor	2050	3500
FH-115	2010	50	Average	Moderate	2049	3500
FH-116	1992	50	Average	Moderate	2049	3500
FH-117	2011	50	Average	Moderate	2049	3500
FH-118	1992	50	Average	Moderate	2050	3500
FH-119	2010	50	Average	Moderate	2049	3500
FH-122	1991	50	Average	Minor	2050	3500

Asset Management and Fiscal Sustainability
Plan

FH-123	2010	50	Average	Moderate	2049	3500
FH-124	1991	50	Average	Minor	2050	3500
FH-129	1980	50	Average	Minor	2050	3500
FH-133	2013	50	Average	Minor	2050	3500
FH-134	2013	50	Average	Minor	2050	3500
FH-136	2006	50	Average	Minor	2050	3500
FH-137	2005	50	Average	Minor	2050	3500
FH-138	2008	50	Average	Minor	2050	3500
FH-139	2006	50	Average	Minor	2050	3500
FH-141	2013	50	Average	Minor	2050	3500
FH-142	2013	50	Average	Minor	2050	3500
FH-144	2010	50	Average	Moderate	2050	3500
FH-145	2013	50	Average	Minor	2050	3500
FH-146	2006	50	Average	Minor	2050	3500
FH-147	2013	50	Average	Moderate	2050	3500
FH-103	1991	50	Failed	Minor	2025	3500
FH-74	2012	50	Good	Minor	2060	3500
FH-76	2013	50	Good	Minor	2060	3500
FH-77	2013	50	Good	Minor	2060	3500
FH-80	2003	50	Good	Minor	2060	3500
FH-82	2011	50	Good	Minor	2060	3500
FH-85	2013	50	Good	Minor	2060	3500
FH-92	2011	50	Good	Moderate	2059	3500
FH-96	2010	50	Good	Minor	2060	3500
FH-100	2010	50	Good	Moderate	2060	3500
FH-101	2010	50	Good	Minor	2060	3500
FH-108	2010	50	Good	Minor	2060	3500
FH-114	2019	50	Good	Moderate	2060	3500
FH-121	2010	50	Good	Minor	2060	3500
FH-126	2013	50	Good	Moderate	2060	3500
FH-127	2013	50	Good	Minor	2060	3500
FH-128	2013	50	Good	Moderate	2060	3500
FH-131	2013	50	Good	Minor	2059	3500
FH-132	2013	50	Good	Minor	2060	3500
FH-135	2013	50	Good	Minor	2060	3500
FH-140	2005	50	Good	Minor	2060	3500
FH-143	2010	50	Good	Minor	2060	3500
FH-88	2008	50	Poor	Moderate	2039	3500
FH-91	2008	50	Poor	Moderate	2040	3500
FH-120	1992	50	Poor	Minor	2040	3500

Asset Management and Fiscal Sustainability
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FH-130	1995	50	Poor	Minor	2040	3500
FH-84	2008	50	Very Poor	Minor	2030	3500
FH-94	1993	50	Very Poor	Moderate	2030	3500
Motors						
Well pump motor	1987	20	Average	Moderate	2035	7500
BWP Motor	2020	20	Average	Moderate	2035	7500
HSP 2 Motor	2024	20	Good	Moderate	2039	25000
HSP 1 Motor	2024	20	Good	Moderate	2039	25000
TP 2 Motor	2024	20	Good	Moderate	2039	7500
TP1 Motor	2023	20	Good	Moderate	2039	7500
Pumps						
Well pump	1974	20	Average	Moderate	2035	10000
Backwash Pump	1992	20	Average	Moderate	2035	10000
HSP 2	1993	20	Average	Moderate	2035	10000
HSP 1	1992	20	Average	Moderate	2035	10000
Transfer Pump 1	2012	20	Average	Moderate	2035	7500
Transfer Pump 2	2012	20	Average	Moderate	2035	7500
Well 5 Pump	2016	20	Average	Moderate	2035	10000
Well 4 Pump	1994	20	Average	Moderate	2035	10000
Storage Tank						
EST	1993	50	Average	Major	2050	1250000
Clear Well	1993	50	Average	Moderate	2050	100000
Transfer Tank 1	2020	50	Average	Moderate	2050	5000
Transfer Tank2	2020	50	Average	Moderate	2050	5000
Lime softening Accelerator	1993	50	Poor	Moderate	2040	50000
System Valves						
WV-119	2000	25	Average	Moderate	2037	1600
WV-120	2000	25	Average	Moderate	2037	1600
WV-133	2000	25	Average	Moderate	2036	1200
WV-143	2000	25	Average	Moderate	2037	1600
WV-148	2000	25	Average	Moderate	2037	1600
WV-149	2000	25	Average	Moderate	2037	400
WV-159	2000	25	Average	Moderate	2037	1600
WV-160	2000	25	Average	Moderate	2037	1600
WV-185	2000	25	Average	Moderate	2037	1600
WV-198	2000	25	Average	Moderate	2037	400
WV-232	2000	25	Average	Minor	2037	1200
WV-237	2000	25	Average	Moderate	2037	1200
WV-240	2000	25	Average	Moderate	2037	1200
WV-242	2000	25	Average	Moderate	2037	1200
WV-243	2000	25	Average	Moderate	2037	400

Asset Management and Fiscal Sustainability Plan

WV-246	2000	25	Average	Moderate	2036	800
WV-247	2000	25	Average	Moderate	2036	800
WV-249	2000	25	Average	Moderate	2037	800
WV-250	2000	25	Average	Moderate	2036	1200
WV-253	2000	25	Average	Minor	2037	1600
WV-255	2000	25	Average	Moderate	2036	1600
WV-257	2000	25	Average	Moderate	2036	1200
WV-259	2000	25	Average	Moderate	2037	400
WV-260	2000	25	Average	Moderate	2036	1200
WV-270	2000	25	Average	Moderate	2036	1600
WV-271	2000	25	Average	Moderate	2036	400
WV-274	2000	25	Average	Moderate	2037	1200
WV-276	2000	25	Average	Moderate	2036	400
WV-283	2000	25	Average	Moderate	2036	1600
WV-284	2000	25	Average	Moderate	2036	1600
WV-285	2000	25	Average	Moderate	2036	1600
WV-289	2000	25	Average	Moderate	2037	400
WV-290	2000	25	Average	Moderate	2036	1600
WV-291	2000	25	Average	Moderate	2036	1200
WV-292	2000	25	Average	Moderate	2036	400
WV-294	2000	25	Average	Minor	2037	1200
WV-295	2000	25	Average	Minor	2037	1200
WV-296	2000	25	Average	Minor	2037	400
WV-297	2000	25	Average	Minor	2037	400
WV-298	2000	25	Average	Moderate	2036	400
WV-306	2000	25	Average	Moderate	2036	1600
WV-308	2000	25	Average	Moderate	2037	400
WV-309	2000	25	Average	Moderate	2036	400
WV-310	2000	25	Average	Moderate	2036	1600
WV-312	2000	25	Average	Minor	2037	1600
WV-313	2000	25	Average	Minor	2037	400
WV-314	2000	25	Average	Minor	2037	400
WV-315	2000	25	Average	Moderate	2036	400
WV-316	2000	25	Average	Moderate	2036	1600
WV-317	2000	25	Average	Minor	2037	1200
WV-318	1990	25	Average	Moderate	2036	1200
WV-321	1990	25	Average	Moderate	2036	1200
WV-322	1990	25	Average	Moderate	2037	1200
WV-324	2010	25	Average	Moderate	2036	1200
WV-326	2000	25	Average	Moderate	2036	1200
WV-327	2000	25	Average	Moderate	2036	1600

Asset Management and Fiscal Sustainability
Plan

WV-329	2000	25	Average	Moderate	2036	400
WV-330	2000	25	Average	Moderate	2036	1200
WV-331	2000	25	Average	Moderate	2036	1600
WV-334	2000	25	Average	Insignificant	2036	1200
WV-335	2000	25	Average	Moderate	2036	1600
WV-336	2000	25	Average	Moderate	2036	1600
WV-337	2000	25	Average	Moderate	2036	400
WV-339	2000	25	Average	Minor	2037	1600
WV-340	2000	25	Average	Minor	2037	1600
WV-341	2000	25	Average	Moderate	2036	1600
WV-342	1992	25	Average	Moderate	2037	1600
WV-343	2010	25	Average	Moderate	2036	1600
WV-344	2010	25	Average	Moderate	2036	400
WV-346	2000	25	Average	Moderate	2036	1600
WV-347	2019	25	Average	Minor	2037	1600
WV-350	2000	25	Average	Moderate	2036	1600
WV-351	2000	25	Average	Moderate	2036	1600
WV-352	2000	25	Average	Moderate	2036	1200
WV-353	2000	25	Average	Moderate	2036	1200
WV-354	2000	25	Average	Moderate	2036	1600
WV-358	2000	25	Average	Minor	2037	1600
WV-360	2000	25	Average	Moderate	2036	1200
WV-361	2025	25	Average	Moderate	2036	1600
WV-363	2000	25	Average	Moderate	2037	1600
WV-364	2000	25	Average	Moderate	2036	1200
WV-365	2000	25	Average	Moderate	2036	1600
WV-366	2000	25	Average	Minor	2037	400
WV-367	2000	25	Average	Moderate	2036	400
WV-368	2010	25	Average	Moderate	2036	400
WV-369	2010	25	Average	Moderate	2036	400
WV-371	2010	25	Average	Minor	2037	1200
WV-372	2000	25	Average	Moderate	2036	1600
WV-375	2000	25	Average	Moderate	2036	1600
WV-376	2000	25	Average	Moderate	2037	400
WV-377	2000	25	Average	Moderate	2036	400
WV-378	2000	25	Average	Moderate	2036	1600
WV-380	2000	25	Average	Moderate	2036	400
WV-382	2000	25	Average	Moderate	2036	1600
WV-383	2000	25	Average	Minor	2036	1600
WV-384	2000	25	Average	Moderate	2036	1200
WV-385	2000	25	Average	Moderate	2036	400

Asset Management and Fiscal Sustainability
Plan

WV-386	1991	25	Average	Minor	2037	1600
WV-388	2000	25	Average	Moderate	2036	1600
WV-389	2000	25	Average	Moderate	2036	1200
WV-390	2000	25	Average	Moderate	2036	400
WV-391	2000	25	Average	Moderate	2036	1600
WV-393	2010	25	Average	Moderate	2036	400
WV-394	2010	25	Average	Moderate	2037	400
WV-397	2000	25	Average	Moderate	2037	1600
WV-399	1991	25	Average	Minor	2037	1600
WV-401	2000	25	Average	Minor	2037	1600
WV-405	2000	25	Average	Moderate	2036	1600
WV-406	2000	25	Average	Moderate	2036	1600
WV-407	2000	25	Average	Moderate	2036	1600
WV-408	2000	25	Average	Moderate	2036	1600
WV-409	2000	25	Average	Moderate	2036	1600
WV-410	2000	25	Average	Moderate	2036	1600
WV-420	2000	25	Average	Moderate	2036	1600
WV-421	2000	25	Average	Moderate	2036	1600
WV-422	2000	25	Average	Moderate	2036	1600
WV-426	2000	25	Average	Moderate	2036	1200
WV-427	2013	25	Average	Minor	2037	1200
WV-429	2000	25	Average	Moderate	2036	1600
WV-430	2000	25	Average	Moderate	2036	1600
WV-432	2000	25	Average	Moderate	2037	1600
WV-433	2000	25	Average	Moderate	2036	1600
WV-435	2000	25	Average	Moderate	2036	1600
WV-436	2000	25	Average	Moderate	2037	1600
WV-438	2000	25	Average	Moderate	2037	400
WV-439	2000	25	Average	Moderate	2037	1600
WV-441	2005	25	Average	Moderate	2037	1600
WV-442	2000	25	Average	Minor	2037	400
WV-444	2000	25	Average	Moderate	2037	400
WV-447	2000	25	Average	Moderate	2037	1600
WV-449	2000	25	Average	Moderate	2037	1600
WV-450	2000	25	Average	Moderate	2036	400
WV-451	2000	25	Average	Moderate	2036	1600
WV-455	2000	25	Average	Moderate	2037	1600
WV-456	2000	25	Average	Moderate	2037	1600
WV-457	2000	25	Average	Moderate	2037	1600
WV-459	2000	25	Average	Moderate	2037	400
WV-460	2000	25	Average	Moderate	2037	1200

Asset Management and Fiscal Sustainability
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WV-461	2000	25	Average	Moderate	2037	1600
WV-462	2000	25	Average	Moderate	2037	1200
WV-464	2000	25	Average	Moderate	2037	400
WV-465	2000	25	Average	Moderate	2037	1600
WV-467	2000	25	Average	Moderate	2037	400
WV-468	2000	25	Average	Moderate	2036	1600
WV-471	2010	25	Average	Moderate	2036	1200
WV-472	2010	25	Average	Moderate	2037	1600
WV-473	2010	25	Average	Moderate	2037	1200
WV-474	2000	25	Average	Moderate	2036	400
WV	2000	25	Average	Moderate	2037	1600
WV	2000	25	Average	Moderate	2037	1600
WV	2000	25	Average	Minor	2037	800
WV	2000	25	Average	Moderate	2037	800
WV	2000	25	Average	Minor	2037	1200
WV	2000	25	Average	Moderate	2037	1200
WV	2000	25	Average	Moderate	2037	400
WV	2000	25	Average	Moderate	2037	1600
WV	2000	25	Average	Moderate	2036	1200
WV	2000	25	Average	Moderate	2036	400
WV	2000	25	Average	Moderate	2036	1200
WV	2000	25	Average	Moderate	2037	1609
WV	2000	25	Average	Moderate	2037	1600
WV	2000	25	Average	Moderate	2037	1200
WV	2000	25	Average	Moderate	2037	400
WV	2000	25	Average	Moderate	2037	1600
WV	2000	25	Average	Moderate	2037	400
WV-236	2000	25	Failed	Moderate	2025	400
WV-287	2000	25	Failed	Moderate	2024	1600
WV-396	2000	25	Failed	Moderate	2024	1600
WV-233	2000	25	Good	Moderate	2042	1200
WV	2000	25	Good	Moderate	2041	400
WV-218	2000	25	Poor	Minor	2032	400
WV-254	2000	25	Poor	Minor	2032	1600
WV-261	2000	25	Poor	Moderate	2031	1200
WV-263	2000	25	Poor	Minor	2031	1200
WV-264	2009	25	Poor	Minor	2031	400
WV-268	2009	25	Poor	Minor	2032	1200
WV-273	2000	25	Poor	Moderate	2031	1600
WV-275	2000	25	Poor	Moderate	2031	1600
WV-300	2000	25	Poor	Moderate	2031	400

Asset Management and Fiscal Sustainability
Plan

WV-302	2000	25	Poor	Moderate	2031	1600
WV-303	2000	25	Poor	Moderate	2031	1600
WV-356	2000	25	Poor	Moderate	2031	1200
WV-357	2000	25	Poor	Moderate	2031	1200
WV-373	2000	25	Poor	Moderate	2031	1200
WV-374	2000	25	Poor	Moderate	2031	1200
WV-400	2000	25	Poor	Minor	2031	400
WV-443	2000	25	Poor	Moderate	2032	400
WV-445	2000	25	Poor	Minor	2032	1600
WV	2000	25	Poor	Moderate	2032	1200
WV	2000	25	Poor	Minor	2032	400
WV	2000	25	Poor	Minor	2032	400
WV	2000	25	Poor	Moderate	2032	400
WV	2000	25	Poor	Moderate	2032	400
WV	2000	25	Poor	Moderate	2032	1200
WV	2000	25	Poor	Moderate	2032	400
WV	2000	25	Poor	Moderate	2032	400
WV	2000	25	Poor	Moderate	2032	400
WV	2000	25	Poor	Moderate	2032	400
WV	2000	25	Poor	Moderate	2032	1200
WV	2000	25	Poor	Moderate	2032	1200
WV	2000	25	Poor	Moderate	2032	400
WV	2000	25	Poor	Moderate	2032	400
WV	2000	25	Poor	Moderate	2032	1200

Treatment Equipment

GAC Filters	2020	25	Average	Moderate	2037	100000
DBP	2020	25	Average	Moderate	2037	150000
MIEX ion exchange	2008	25	Average	Moderate	2037	250000
Chlorine Pump	2020	25	Average	Moderate	2037	850
Aqua Hawk Pump	2020	25	Average	Moderate	2037	850

Wells

Well 03	1974	50	Average	Major	2049	52800
Well 05	2016	50	Average	Major	2049	86400
Well 04	1994	50	Good	Major	2059	86400

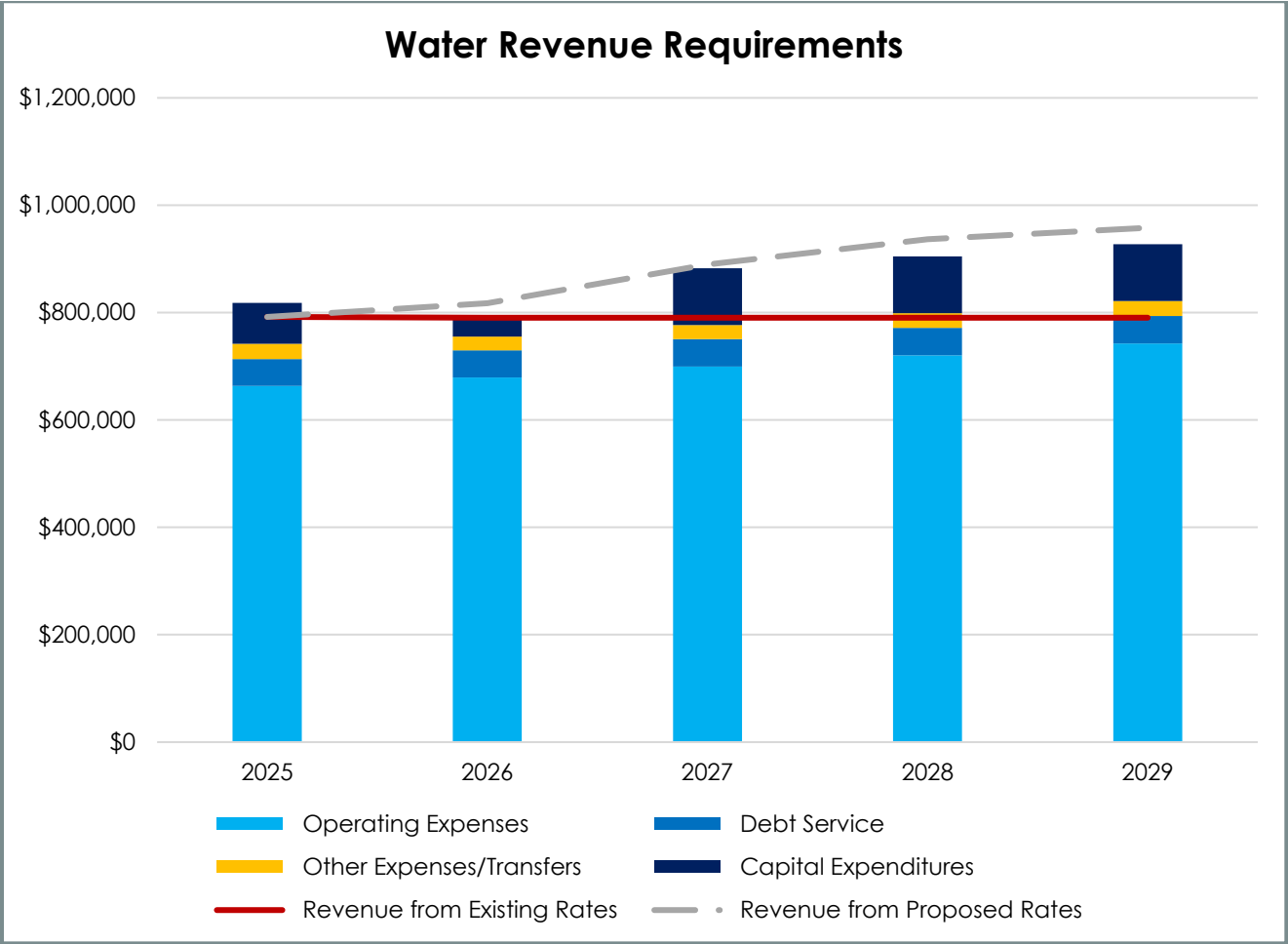
APPENDIX C: RevPlan

Asset Management and Fiscal Sustainability Plan

Cedar Key Water and Sewer District
Cedar Key FY2026
Fiscal Year: 2026
Water Revenue Requirements

	2025	2026	2027	2028	2029
Revenue Requirements:					
Operating Expenses	\$663,600	\$679,300	\$699,700	\$720,700	\$742,300
Debt Service	\$49,900	\$50,300	\$50,700	\$51,000	\$51,300
Other Expenses/Transfers	\$28,500	\$25,500	\$26,300	\$27,100	\$27,900
Capital Expenditures	\$76,100	\$36,500	\$106,100	\$106,100	\$106,100
Gross Revenue Requirements	\$818,100	\$791,600	\$882,800	\$904,900	\$927,600
Less: Other Revenue	\$220,200	\$218,700	\$218,700	\$218,700	\$218,700
Net Revenue Requirements	\$597,900	\$572,900	\$664,100	\$686,200	\$708,900
Existing Rate Sufficiency:					
Revenue from Existing Rates	\$571,800	\$571,800	\$571,800	\$571,800	\$571,800
Revenue Surplus/(Deficiency)	-\$26,100	-\$1,100	-\$92,300	-\$114,400	-\$137,100
Proposed Rate Sufficiency:					
Revenue from Proposed Rates	\$571,800	\$598,900	\$670,800	\$717,800	\$739,300
Increase in Revenue	\$0	\$27,100	\$99,000	\$146,000	\$167,500
Cumulative %					
All Customer Classes					
Base Charges	0.00%	5.00%	17.60%	25.83%	29.61%
Usage Charges	0.00%	5.00%	17.60%	25.83%	29.61%
Current Year %					
All Customer Classes					
Base Charges	0%	5%	12%	7%	3%
Usage Charges	0%	5%	12%	7%	3%
Revenue Surplus/(Deficiency)	-\$26,100	\$26,000	\$6,700	\$31,600	\$30,400

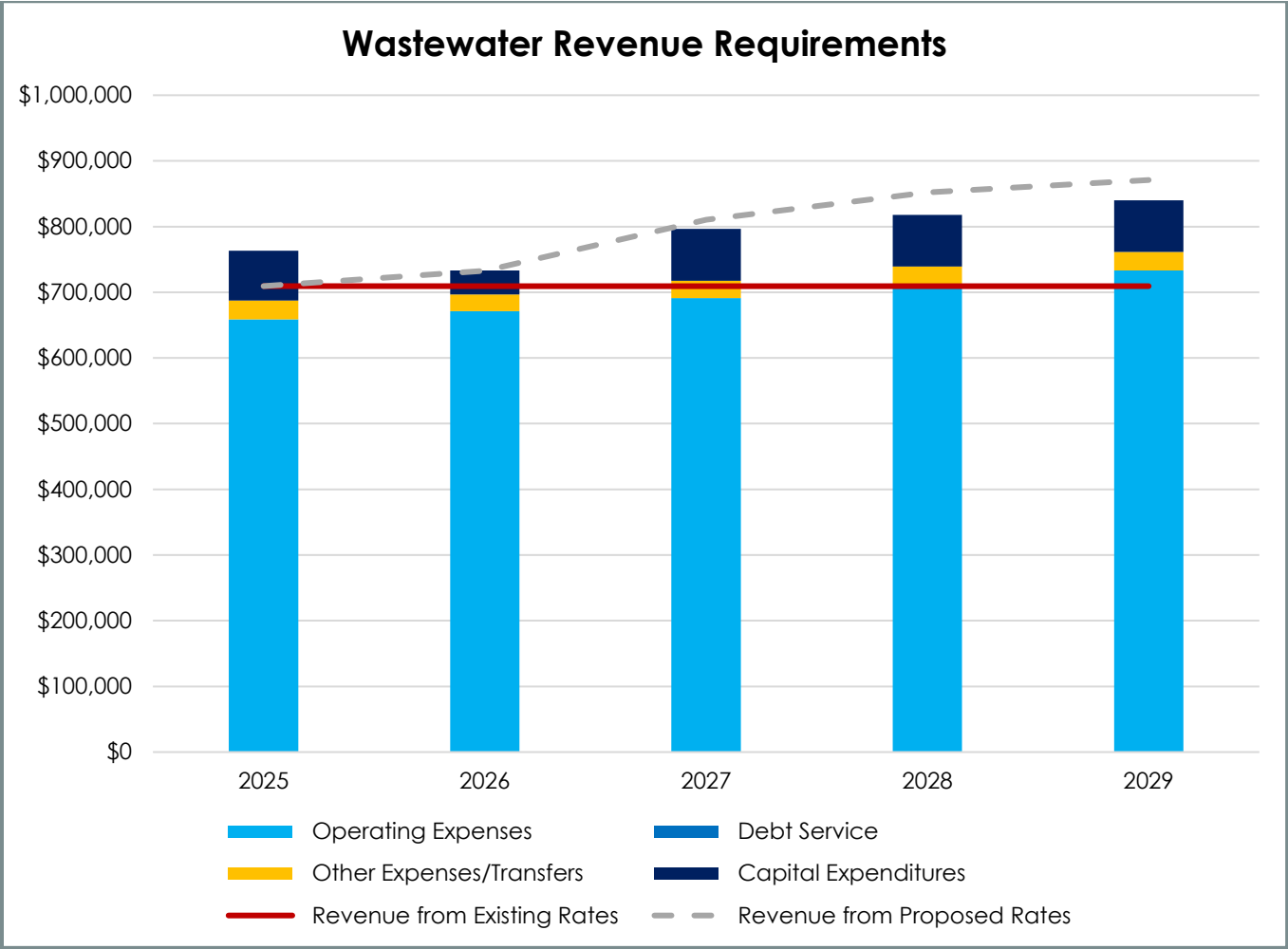
Asset Management and Fiscal Sustainability
Plan



Asset Management and Fiscal Sustainability Plan

Cedar Key Water and Sewer District
Cedar Key FY2026
Fiscal Year: 2026
Wastewater Revenue Requirements

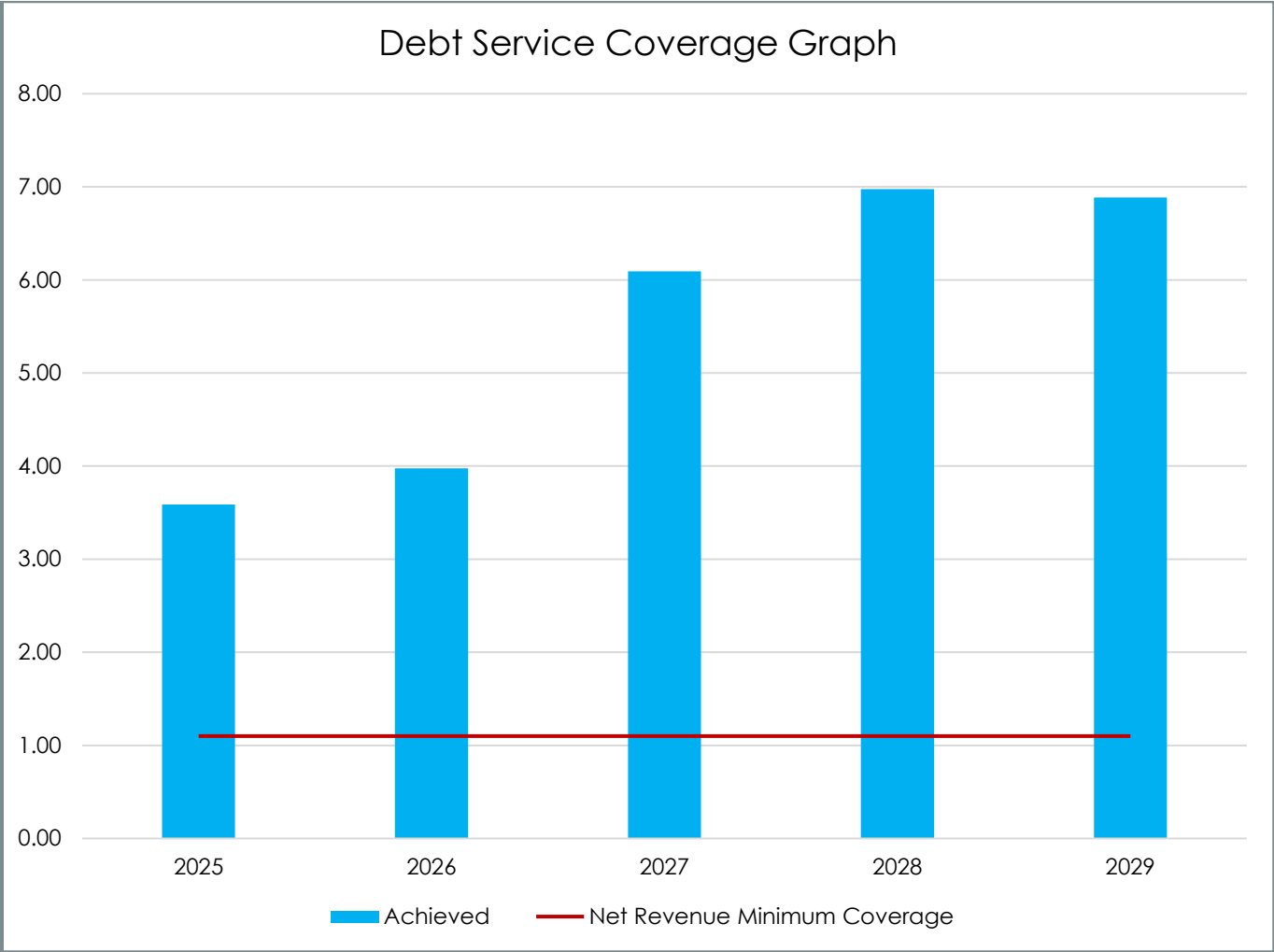
	2025	2026	2027	2028	2029
Revenue Requirements:					
Operating Expenses	\$658,800	\$671,100	\$691,300	\$712,000	\$733,400
Debt Service		\$0	\$0	\$0	\$0
Other Expenses/Transfers	\$28,500	\$25,500	\$26,300	\$27,100	\$27,900
Capital Expenditures	\$76,100	\$36,500	\$78,900	\$78,900	\$78,900
Gross Revenue Requirements	\$763,400	\$733,100	\$796,500	\$818,000	\$840,200
Less: Other Revenue	\$216,400	\$216,300	\$216,300	\$216,300	\$216,300
Net Revenue Requirements	\$547,000	\$516,800	\$580,200	\$601,700	\$623,900
Existing Rate Sufficiency:					
Revenue from Existing Rates	\$493,000	\$493,000	\$493,000	\$493,000	\$493,000
Revenue Surplus/(Deficiency)	-\$54,000	-\$23,800	-\$87,200	-\$108,700	-\$130,900
Proposed Rate Sufficiency:					
Revenue from Proposed Rates	\$493,000	\$516,500	\$594,000	\$635,600	\$654,600
Increase in Revenue		\$23,500	\$101,000	\$142,600	\$161,600
Cumulative %					
All Customer Classes					
Base Charges	0.00%	5.00%	20.75%	29.20%	33.08%
Usage Charges	0.00%	5.00%	20.75%	29.20%	33.08%
Current Year %					
All Customer Classes					
Base Charges	0%	5%	15%	7%	3%
Usage Charges	0%	5%	15%	7%	3%
Revenue Surplus/(Deficiency)	-\$54,000	-\$300	\$13,800	\$33,900	\$30,700



Asset Management and Fiscal Sustainability Plan

Cedar Key Water and Sewer District
 Cedar Key FY2026
 Fiscal Year: 2026
 Debt Service Coverage

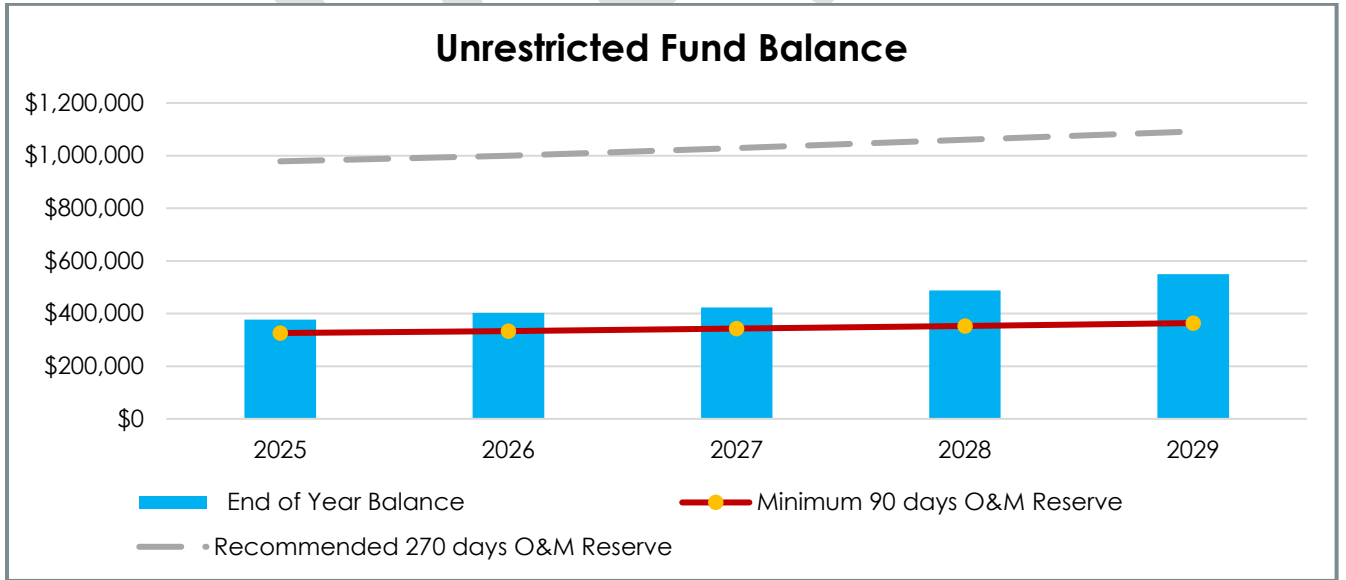
	2025	2026	2027	2028	2029
Revenue:					
Revenue from Proposed Drinking Water Rates	\$571,800	\$598,900	\$670,800	\$717,800	\$739,300
Revenue from Proposed Wastewater Rates	\$493,000	\$516,500	\$594,000	\$635,600	\$654,600
Subtotal - Rate Revenue	\$1,064,800	\$1,115,400	\$1,264,800	\$1,353,400	\$1,393,900
Miscellaneous Revenue - Drinking Water	\$220,200	\$218,700	\$218,700	\$218,700	\$218,700
Miscellaneous Revenue - Wastewater	\$216,400	\$216,300	\$216,300	\$216,300	\$216,300
Total Revenue	\$1,501,400	\$1,550,400	\$1,699,800	\$1,788,400	\$1,828,900
Operating Expenses:					
Drinking Water	\$663,600	\$679,300	\$699,700	\$720,700	\$742,300
Wastewater	\$658,800	\$671,100	\$691,300	\$712,000	\$733,400
Total Operating Expenses	\$1,322,400	\$1,350,400	\$1,391,000	\$1,432,700	\$1,475,700
Net Revenue	\$179,000	\$200,000	\$308,800	\$355,700	\$353,200
Debt Service:					
Drinking Water	\$49,900	\$50,300	\$50,700	\$51,000	\$51,300
Wastewater	\$0	\$0	\$0	\$0	\$0
Total Debt Service	\$49,900	\$50,300	\$50,700	\$51,000	\$51,300
Debt Service Coverage	3.59	3.98	6.09	6.97	6.88
Net Revenue Less Debt Service	\$129,100	\$149,700	\$258,100	\$304,700	\$301,900
Capital Expenditures:					
Drinking Water	\$76,100	\$36,500	\$106,100	\$106,100	\$106,100
Wastewater	\$76,100	\$36,500	\$78,900	\$78,900	\$78,900
Total Capital Expenditures	\$152,200	\$73,000	\$185,000	\$185,000	\$185,000
Other Expenses/Transfers:					
Drinking Water	\$28,500	\$25,500	\$26,300	\$27,100	\$27,900
Wastewater	\$28,500	\$25,500	\$26,300	\$27,100	\$27,900
Total Other Expenses/Transfers	\$57,000	\$51,000	\$52,600	\$54,200	\$55,800
Revenue Surplus/(Deficiency)	-\$80,100	\$25,700	\$20,500	\$65,500	\$61,100



Asset Management and Fiscal Sustainability Plan

Cedar Key Water and Sewer District
 Cedar Key FY2026
 Fiscal Year: 2026
 Unrestricted Fund Balance

	2025	2026	2027	2028	2029
Utility Reserve Funds:					
Beginning of Year Balance	\$456,600	\$376,500	\$402,200	\$422,700	\$488,200
Addition to Current Year	-\$80,100	\$25,700	\$20,500	\$65,500	\$61,100
End of Year Balance	\$376,500	\$402,200	\$422,700	\$488,200	\$549,300
Days of Cash on Hand	104	109	111	124	136
	2025	2026	2027	2028	2029
DW O&M Expense	\$663,600	\$679,300	\$699,700	\$720,700	\$742,300
WW O&M Expense	\$658,800	\$671,100	\$691,300	\$712,000	\$733,400
Total O&M Expense	\$1,322,400	\$1,350,400	\$1,391,000	\$1,432,700	\$1,475,700
Daily O&M Expense	\$3,623	\$3,700	\$3,811	\$3,925	\$4,043
Minimum 90 days O&M Reserve	\$326,071	\$332,975	\$342,986	\$353,268	\$363,871
Recommended 270 days O&M Reserve	\$978,214	\$998,926	\$1,028,959	\$1,059,805	\$1,091,614



Asset Management and Fiscal Sustainability Plan

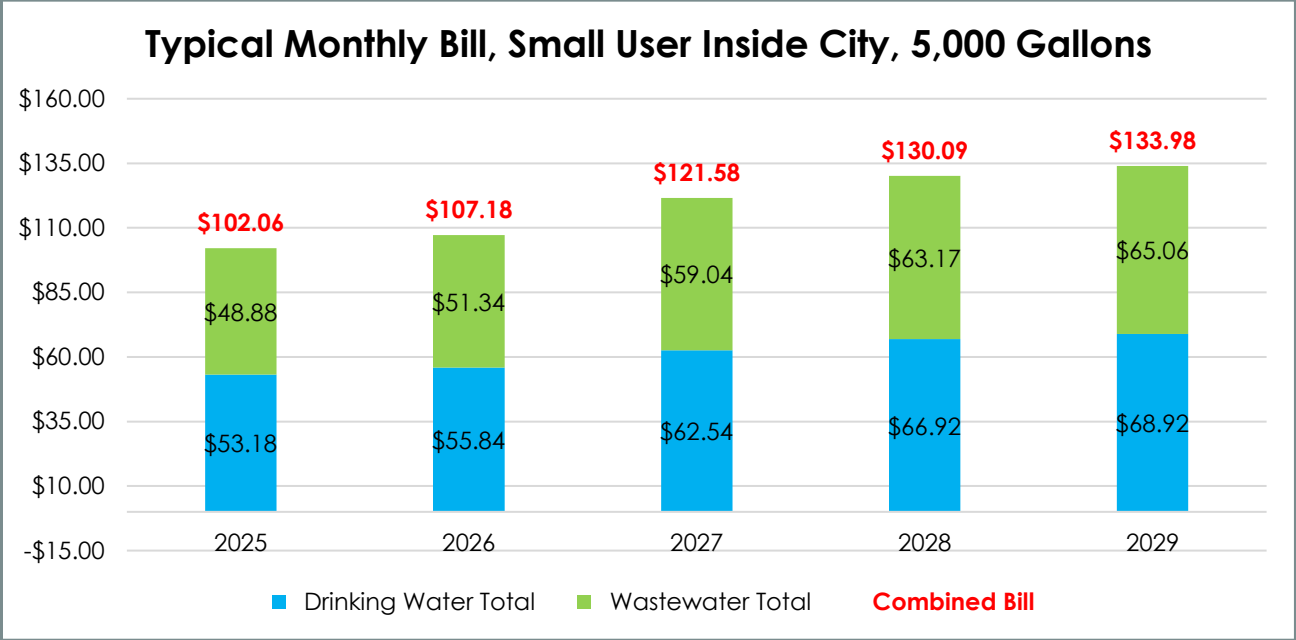
Cedar Key Water and Sewer Distric
 Cedar Key FY2026
 Fiscal Year: 2026
 Operating Expense Projection

Fund Name	Type of Expense	Cost Allocation	Description	Historical 2025	Budget 2026	Escalation Factor	2027	2028	2029	2030
510.01	Personnel	50% Water 50% Wastewater	salaries	\$310,000	\$310,000	CPI	\$319,300	\$328,900	\$338,700	\$348,900
510.02	Personnel	50% Water 50% Wastewater	social security/medicare	\$25,000	\$26,200	CPI	\$27,000	\$27,800	\$28,700	\$29,500
510.03	Personnel	50% Water 50% Wastewater	retirement	\$35,000	\$30,000	CPI	\$30,900	\$31,800	\$32,800	\$33,800
510.04	Personnel	50% Water 50% Wastewater	health,dental&life ins	\$70,000	\$65,000	CPI	\$67,000	\$69,000	\$71,000	\$73,200
510.05	Personnel	50% Water 50% Wastewater	workers comp.	\$6,000	\$6,000	CPI	\$6,200	\$6,400	\$6,600	\$6,800
510.07	Personnel	50% Water 50% Wastewater	uniform service	\$3,900	\$4,000	CPI	\$4,100	\$4,200	\$4,400	\$4,500
520.01	O&M	50% Water 50% Wastewater	office supplies	\$3,000	\$3,200	CPI	\$3,200	\$3,300	\$3,400	\$3,500
520.02	O&M	50% Water 50% Wastewater	postage& shipping	\$8,000	\$8,400	CPI	\$8,700	\$8,900	\$9,200	\$9,500
520.03	O&M	50% Water 50% Wastewater	copier,computer,billing	\$5,000	\$5,200	CPI	\$5,400	\$5,600	\$5,700	\$5,900
520.04	O&M	50% Water 50% Wastewater	printing and copying	\$2,500	\$2,600	CPI	\$2,700	\$2,800	\$2,900	\$3,000
520.07	O&M	50% Water 50% Wastewater	bank service charge	\$0	\$0	CPI	\$0	\$0	\$0	\$0
520.1	O&M	50% Water 50% Wastewater	rents	\$1,800	\$1,900	CPI	\$1,900	\$2,000	\$2,100	\$2,100
530.01	O&M	50% Water 50% Wastewater	fuel for equipment	\$9,000	\$9,400	CPI	\$9,700	\$10,000	\$10,300	\$10,600
530.02	O&M	50% Water 50% Wastewater	solid waste disposal	\$2,000	\$2,000	CPI	\$2,100	\$2,100	\$2,200	\$2,300
530.03	O&M	50% Water 50% Wastewater	telephone	\$12,000	\$12,600	CPI	\$13,000	\$13,400	\$13,800	\$14,200
540.01	Professional Services	50% Water 50% Wastewater	audit & accounting	\$35,000	\$36,800	CPI	\$37,900	\$39,000	\$40,200	\$41,400
540.02	Professional Services	50% Water 50% Wastewater	management/legal	\$35,000	\$40,000	CPI	\$41,200	\$42,400	\$43,700	\$45,000
540.03	Professional Services	50% Water 50% Wastewater	property appaiser fees	\$7,500	\$7,500	CPI	\$7,700	\$8,000	\$8,200	\$8,400
540.05	Professional Services	50% Water 50% Wastewater	tax collector fees	\$9,500	\$9,500	CPI	\$9,800	\$10,100	\$10,400	\$10,700
550.01	Maintenance	50% Water 50% Wastewater	vehicle	\$3,400	\$3,400	CPI	\$3,500	\$3,600	\$3,700	\$3,800
550.02	Maintenance	50% Water 50% Wastewater	equipment and tools	\$3,000	\$3,000	CPI	\$3,100	\$3,200	\$3,300	\$3,400
550.03	Maintenance	50% Water 50% Wastewater	building	\$5,000	\$5,000	CPI	\$5,200	\$5,300	\$5,500	\$5,600
550.04	Maintenance	50% Water 50% Wastewater	supplies	\$1,500	\$2,500	CPI	\$2,600	\$2,700	\$2,700	\$2,800
560.01	O&M	50% Water 50% Wastewater	Property/Liability Ins.	\$140,000	\$150,000	CPI	\$154,500	\$159,100	\$163,900	\$168,800
560.03	Other	50% Water 50% Wastewater	continuing education	\$2,500	\$2,500	CPI	\$2,600	\$2,700	\$2,700	\$2,800
560.04	Other	50% Water 50% Wastewater	annual fees and dues	\$12,000	\$12,000	CPI	\$12,400	\$12,700	\$13,100	\$13,500
560.05	Other	50% Water 50% Wastewater	ads and publications	\$6,000	\$5,000	CPI	\$5,200	\$5,300	\$5,500	\$5,600
560.06	Other	50% Water 50% Wastewater	miscellaneous-other	\$10,000	\$5,000	CPI	\$5,200	\$5,300	\$5,500	\$5,600
560.07	Other	50% Water 50% Wastewater	contingency-Other	\$25,000	\$25,000	CPI	\$25,800	\$26,500	\$27,300	\$28,100
610.01	O&M	100% Water	chemicals	\$122,000	\$100,000	CPI	\$103,000	\$106,100	\$109,300	\$112,600
610.02	O&M	100% Water	miex resin	\$22,000	\$25,000	CPI	\$25,800	\$26,500	\$27,300	\$28,100
610	O&M	100% Water	chemicals & filters-other	\$13,500	\$15,000	CPI	\$15,400	\$15,900	\$16,400	\$16,900
620.01	O&M	100% Water	in house lab	\$2,000	\$1,000	CPI	\$1,000	\$1,100	\$1,100	\$1,100
620.02	O&M	100% Water	outside lab	\$2,000	\$2,200	CPI	\$2,300	\$2,300	\$2,400	\$2,500
640.01	Maintenance	100% Water	pipng and distribution	\$15,000	\$15,000	CPI	\$15,400	\$15,900	\$16,400	\$16,900
640.02	Maintenance	100% Water	equipment	\$15,000	\$15,000	CPI	\$15,400	\$15,900	\$16,400	\$16,900
640.03	Maintenance	100% Water	building & grounds	\$5,000	\$5,000	CPI	\$5,200	\$5,300	\$5,500	\$5,600
640.04	Maintenance	100% Water	water tower maintenance	\$20,000	\$22,000	CPI	\$22,700	\$23,300	\$24,000	\$24,800
640.05	Maintenance	100% Water	generators annual maintenance	\$2,000	\$2,000	CPI	\$2,100	\$2,100	\$2,200	\$2,300
Fund Name	Type of Expense	Cost Allocation	Description	Historical 2025	Budget 2026	Escalation Factor	2027	2028	2029	2030
640.06	Maintenance	100% Water	water plant maintenance	\$7,500	\$7,500	CPI	\$7,700	\$8,000	\$8,200	\$8,400
640.07	Maintenance	100% Water	water meter replacement	\$15,000	\$15,000	CPI	\$15,400	\$15,900	\$16,400	\$16,900
650.01	O&M	100% Water	electric	\$25,000	\$26,000	CPI	\$26,800	\$27,600	\$28,400	\$29,300
650.02	O&M	100% Water	propane	\$1,000	\$1,000	CPI	\$1,000	\$1,100	\$1,100	\$1,100
650.03	O&M	100% Water	telephone	\$5,000	\$5,500	CPI	\$5,700	\$5,800	\$6,000	\$6,200
670.04	O&M	100% Water	new vehicle	\$0	\$0	CPI	\$0	\$0	\$0	\$0
685	O&M	100% Water	contingency-water	\$25,000	\$50,000	CPI	\$51,500	\$53,000	\$54,600	\$56,300
710.01	O&M	100% Wastewater	chemicals	\$30,000	\$35,000	CPI	\$36,000	\$37,100	\$38,200	\$39,400
720.01	O&M	100% Wastewater	in house lab	\$300	\$1,000	CPI	\$1,000	\$1,100	\$1,100	\$1,100
720.02	O&M	100% Wastewater	outside lab	\$15,000	\$20,000	CPI	\$20,600	\$21,200	\$21,900	\$22,500
730.01	O&M	100% Wastewater	permits	\$1,000	\$1,000	CPI	\$1,000	\$1,100	\$1,100	\$1,100
730.02	O&M	100% Wastewater	biosolids hauling	\$80,000	\$65,000	CPI	\$67,000	\$69,000	\$71,000	\$73,200
740.01	Maintenance	100% Wastewater	pipng & distribution	\$30,000	\$30,000	CPI	\$30,900	\$31,800	\$32,800	\$33,800
740.02	Maintenance	100% Wastewater	equipment	\$34,000	\$34,000	CPI	\$35,000	\$36,100	\$37,200	\$38,300
740.03	Maintenance	100% Wastewater	building and grounds	\$21,000	\$21,000	CPI	\$21,600	\$22,300	\$22,900	\$23,600
740.04	Maintenance	100% Wastewater	generators-maintenance	\$15,000	\$5,000	CPI	\$5,200	\$5,300	\$5,500	\$5,600
750.01	O&M	100% Wastewater	electric	\$33,000	\$22,000	CPI	\$22,700	\$23,300	\$24,000	\$24,800
750.02	O&M	100% Wastewater	propane	\$1,800	\$7,500	CPI	\$7,700	\$8,000	\$8,200	\$8,400
760.01	Professional Services	100% Wastewater	professional fees-wwtp	\$0	\$0	CPI	\$0	\$0	\$0	\$0
760.02	O&M	100% Wastewater	contingency-sewer	\$25,000	\$50,000	CPI	\$51,500	\$53,000	\$54,600	\$56,300
560.02	Other	50% Water 50% Wastewater	Election Expenses	\$1,500	\$1,500	CPI	\$1,500	\$1,600	\$1,600	\$1,700
720.03	O&M	100% Wastewater	Instrument Maintenance	\$6,200	\$7,500	CPI	\$7,700	\$8,000	\$8,200	\$8,400
			Total	\$1,379,400	\$1,401,400		\$1,443,700	\$1,486,800	\$1,531,500	\$1,577,400
			Drinking Water Total	\$692,050	\$704,800		\$726,100	\$747,650	\$770,250	\$793,400
			Wastewater Total	\$687,350	\$696,600		\$717,600	\$739,150	\$761,250	\$784,000

Asset Management and Fiscal Sustainability Plan

Cedar Key Water and Sewer District
 Cedar Key FY2026
 Fiscal Year: 2026
 Typical Monthly Bill, Small User Inside City, 5,000 Gallons

	2025	2026	2027	2028	2029
Drinking Water					
Base Charge	\$32.00	\$33.60	\$37.63	\$40.27	\$41.47
Usage Charge, 5,000 Gallons	\$21.18	\$22.24	\$24.91	\$26.65	\$27.45
Drinking Water Total	\$53.18	\$55.84	\$62.54	\$66.92	\$68.92
Wastewater					
Base Charge	\$31.00	\$32.55	\$37.43	\$40.05	\$41.25
Usage Charge, 5,000 Gallons	\$17.88	\$18.79	\$21.61	\$23.12	\$23.81
Wastewater Total	\$48.88	\$51.34	\$59.04	\$63.17	\$65.06
Combined Bill	\$102.06	\$107.18	\$121.58	\$130.09	\$133.98



Asset Management and Fiscal Sustainability Plan

Cedar Key Water and Sewer District					
Cedar Key FY2026					
Fiscal Year: 2026					
Rate Schedule					
	2025	2026	2027	2028	2029
Drinking Water					
Small User					
Base Charges Inside City					
5/8-inch	\$32.00	\$33.60	\$37.63	\$40.27	\$41.47
Usage Charges Inside City (per 1000 gallons)					
0 to 3,000 gallons	\$3.14	\$3.30	\$3.70	\$3.95	\$4.07
3,001 to 6,000 gallons	\$5.88	\$6.17	\$6.91	\$7.39	\$7.62
6,001 to 9,000 gallons	\$8.30	\$8.72	\$9.77	\$10.45	\$10.76
9,001 gallons or more	\$10.73	\$11.27	\$12.62	\$13.51	\$13.91
Large User					
Base Charges Inside City					
5/8-inch	\$70.35	\$70.35	\$78.79	\$84.31	\$86.80
Usage Charges Inside City (per 1000 gallons)					
0 to 3,000 gallons	\$3.14	\$3.30	\$3.70	\$3.95	\$4.07
3,001 to 6,000 gallons	\$5.88	\$6.17	\$6.91	\$7.39	\$7.62
6,001 to 9,000 gallons	\$8.30	\$8.72	\$9.77	\$10.45	\$10.76
9,001 gallons or more	\$10.73	\$11.27	\$12.62	\$13.51	\$13.91
City Park					
Base Charges Inside City					
5/8-inch	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Usage Charges Inside City (per 1000 gallons)					
0 gallons or more	\$3.14	\$3.30	\$3.70	\$3.95	\$4.07
	2025	2026	2027	2028	2029
Wastewater					
Small User					
Base Charges Inside City					
5/8-inch	\$31.00	\$32.55	\$37.43	\$40.05	\$41.25
Usage Charges Inside City (per 1000 gallons)					
0 to 3,000 gallons	\$2.54	\$2.67	\$3.07	\$3.29	\$3.38
3,001 to 6,000 gallons	\$5.13	\$5.39	\$6.20	\$6.63	\$6.83
6,001 to 9,000 gallons	\$7.47	\$7.84	\$9.02	\$9.65	\$9.94
9,001 gallons or more	\$9.77	\$10.26	\$11.80	\$12.62	\$13.00
Large User					
Base Charges Inside City					
5/8-inch	\$67.92	\$67.92	\$78.11	\$83.58	\$86.08
Usage Charges Inside City (per 1000 gallons)					
0 to 3,000 gallons	\$2.54	\$2.67	\$3.07	\$3.29	\$3.38
3,001 to 6,000 gallons	\$5.13	\$5.39	\$6.20	\$6.63	\$6.83
6,001 to 9,000 gallons	\$7.47	\$7.84	\$9.02	\$9.65	\$9.94
9,001 gallons or more	\$9.77	\$10.26	\$11.80	\$12.62	\$13.00

Asset Management and Fiscal Sustainability Plan

Cedar Key Water and Sewer District
 Cedar Key FY2026
 Fiscal Year: 2026
 Rate Revenue, Existing Rates for Fiscal Year 2026

Base Charge Revenues	Meter Sizes	Base Charge	Number of Connections	Annual Revenue
Drinking Water				
Small User				
Base Charges Inside City	5/8-inch	\$33.60	979.00	\$394,732.80
Large User				
Base Charges Inside City	5/8-inch	\$70.35	37.00	\$31,235.40
City Park				
Base Charges Inside City	5/8-inch	\$0.00	1.00	\$0.00
Subtotal				\$425,968.20
Wastewater				
Small User				
Base Charges Inside City	5/8-inch	\$32.55	927.00	\$362,086.20
Large User				
Base Charges Inside City	5/8-inch	\$67.92	30.00	\$24,451.20
Subtotal				\$386,537.40
Total				\$812,505.60

Usage Charge Revenues	Gallon Range	Rate per Thousand Gallons	Monthly Water Sold (kgal)	Annual Revenue
Drinking Water				
Small User				
Usage Charges Inside City				
Block 1	0 to 3,000 gallons	\$3.30	2,023.42	\$80,127.30
Block 2	3,001 to 6,000 gallons	\$6.17	0.00	\$0.00
Block 3	6,001 to 9,000 gallons	\$8.72	0.00	\$0.00
Block 4	9,001 gallons or more	\$11.27	0.00	\$0.00
Large User				
Usage Charges Inside City				
Block 1	0 to 3,000 gallons	\$3.30	111.00	\$4,395.60
Block 2	3,001 to 6,000 gallons	\$6.17	111.00	\$8,218.44
Block 3	6,001 to 9,000 gallons	\$8.72	111.00	\$11,615.04
Block 4	9,001 gallons or more	\$11.27	475.00	\$64,239.00
City Park				
Usage Charges Inside City				
Block 1	0 gallons or more	\$3.30	110.50	\$4,375.80
Subtotal				\$172,971.18

Wastewater				
Small User				
Usage Charges Inside City				
Block 1	0 to 3,000 gallons	\$2.67	1,891.42	\$60,600.99
Block 2	3,001 to 6,000 gallons	\$5.39	0.00	\$0.00
Block 3	6,001 to 9,000 gallons	\$7.84	0.00	\$0.00
Block 4	9,001 gallons or more	\$10.26	0.00	\$0.00
Large User				
Usage Charges Inside City				
Block 1	0 to 3,000 gallons	\$2.67	90.00	\$2,883.60
Block 2	3,001 to 6,000 gallons	\$5.39	90.00	\$5,821.20
Block 3	6,001 to 9,000 gallons	\$7.84	90.00	\$8,467.20
Block 4	9,001 gallons or more	\$10.26	423.92	\$52,192.62
Subtotal				\$129,965.61
Total				\$302,936.79

Combined Revenues				Annual Revenue
Drinking Water				
Base Charge Revenue				\$425,968.20
Usage Charge Revenue				\$172,971.18
Other Revenue				\$218,683.00
Subtotal				\$817,622.38
Wastewater				
Base Charge Revenue				\$386,537.40
Usage Charge Revenue				\$129,965.61
Other Revenue				\$216,283.00
Subtotal				\$732,786.01
Total				\$1,550,408.39

Asset Management and Fiscal Sustainability Plan

Cedar Key Water and Sewer District
Cedar Key FY2026
Fiscal Year: 2026
System Summary

System Statistic	Value
Number of Water Meters	1,016
Number of Wastewater Connections	957
Water Production (gallons/day)	125,162.00
Wastewater Treatment (gallons/day)	99,066.00

Cedar Key Water and Sewer District
Cedar Key FY2026
Fiscal Year: 2026
Capital Financing Plan

	Allocation	Fiscal Year 2024	Fiscal Year 2025
(a) Operating Revenues			
Drinking Water Rate Revenues	100% Water	\$542,975.31	\$537,391.22
Wastewater Rate Revenues	100% Wastewater	\$430,621.78	\$440,630.11
Subtotal		\$973,597.09	\$978,021.33
(b) Interest Income	50% Water 50% Wastewater	\$0.00	\$7,150.00
(c) Other Incomes			
Other Operating Revenues	50% Water 50% Wastewater	\$303,715.00	\$0.00
Investment income	50% Water 50% Wastewater	\$9,330.00	\$0.00
315-Ad valorem taxes	50% Water 50% Wastewater	\$376,430.00	\$417,765.35
Operating Grant	50% Water 50% Wastewater	\$209,668.00	\$0.00
325-Penalties	50% Water 50% Wastewater	\$0.00	\$6,200.00
335-New Meter Charges	100% Water	\$0.00	\$1,056.00
350-Misc Income	50% Water 50% Wastewater	\$0.00	\$58,000.00
365-Meter Installation Fee	50% Water 50% Wastewater	\$0.00	\$800.00
333- Other Miscellaneous	50% Water 50% Wastewater	\$0.00	\$1,772.15
340-Rental Income	50% Water 50% Wastewater	\$0.00	\$24,920.00
341-City Portion of Leases	50% Water 50% Wastewater	\$0.00	\$9,227.76
370-Water charge New Connection	100% Water	\$0.00	\$8,000.00
371-Sewer Charge New Connection	100% Wastewater	\$0.00	\$16,000.00
(d) Total Revenues		\$1,872,740.09	\$1,528,912.59
(e) Operating Expenses (excluding interest on debt, depreciation, and other non-cash items)	50% Water 50% Wastewater	\$1,575,018.00	\$980,685.48
(f) Net Revenues (f = d – e)		\$297,722.09	\$548,227.11