

BANYAN SPECIAL ASSESSMENT

The spreadsheet is designed to allocate the cost of constructing a water pipe network project. The total cost was **\$7,101,725.78**.

The properties that benefit from the project include 3571 house lots and 10 commercial and government lots. Each house lot is 0.25 acre in size. The 10 commercial lots vary in size.

We count each commercial lot as being equal to a certain number of ERUs (equivalent residential units). The ERU value of a commercial lot is equal to its area (acres) divided by 0.25 acres/ERU. The 10 commercial lots combined represent 625 ERUs.

The project is divided into two cost areas:

- The backbone network of pipes costs **\$1,562,380** (22% of the total project)
- The distribution network of pipes costs **\$5,539,346** (78% of the total project)

All 3571 + 625 ERUs (house lots and commercial lots) contribute to the cost of the backbone network, but only the 3571 ERUs (house lots) contribute to the cost of the distribution network. Non-residential lots cannot use the smaller distribution pipes and must pay to install a pipe to the large nearest backbone line.

The conclusion of the spreadsheet is that each house owes **\$1551.20** for the distribution pipes and **\$372.38** for the backbone pipes or a total of **\$1923.58** for the entire project. Each house lot had previously been charged **\$1640.00** based on an earlier estimate of the project costs. Thus, each house lot owes a balance of **\$283.58** to cover the entire project cost.

The spreadsheet also calculates what each commercial and government lot owes for the cost of the backbone pipes.

- Commercial lot of PLBCDD owes **\$2,979.03**.
- Commercial lots of School Board owe **\$111,355.97**.
- Commercial lots of Hendry County owe **\$26,304.79**.
- Commercial lots of CHL Holdings, Inc. owe **\$91,977.41**.