

Our Shared Water Usage

A basic description of our water system

Colonia Verde has 169 homes in its membership. As of July, 2018, 162 homeowners pay a monthly water assessment of \$60 to the HOA based on an equal distribution of our shared water usage. In turn, the HOA pays the water bills for all 162 homes. Seven homes on Camino Bacelar don't pay this assessment because they have individual water meters and deal directly with Tucson Water.



Water is delivered to our 162 homes through 26 meters scattered throughout the community. Each meter serves more than one home, some as few as two or three, one as many as 17. The Board has a map of those meters, and listings both by home address and by water meter ID showing which homes are served by which meter.

Around the 10th of each month Tucson Water reads our 26 meters. These readings generate 26 bills which are then sent to CV (actually to our Property Management company). So, the HOA receives monthly expense and water volume data for each meter, data which the HOA has charted back to the beginning of 2016.

Water volume is measured by cubic feet with one cubic foot of water equaling 7.48 gallons. One hundred cubic feet of water thus equals 748 gallons, and is called one CCF. This is the term, CCF, which is used to record water volume usage on our bills. So, for example, a usage of 10 CCF would be 10 times 748 gallons, or 7480 gallons.

Description of our water bills

Each water bill the HOA receives is composed of 4 Sections: Sewer, Water, Environmental Services, and Miscellaneous which together contain 9 individual cost components.

- **Sewer** contains 2 cost components: a service fee, and a volume fee for each CCF used
- **Water** contains 4 cost components: a service fee, a volume fee per CCF, a CAP (Central Arizona Project) fee for each CCF used, and a conservation fee for each CCF used
- **Environmental Services** contains one cost component: a groundwater protection fee which is a flat charge
- **Miscellaneous** contains two cost components: city, and state sales taxes

Assessments Compared to HOA Water Bills

The monthly HOA water assessment generates \$9720 (162 x \$60) in potential revenue. That in turn generates \$116,640 (12 x \$9720) in potential annual revenue.

- In 2016 the HOA's annual water bill was \$116,381
- In 2017, the HOA's annual water bill was \$122,877
- For 2018 the HOA budgeted \$127,000 for water; to date, (as of July 2018) the HOA was on track to spend somewhere between \$120,000 and \$122,000

In recent years, increases in monthly homeowner assessments have been driven primarily by water expenses. In spite of our current water bill, CV has not raised the monthly assessment for either 2017 or 2018, nor will it raise the assessment for 2019, as current efforts to encourage water conservation seem to be having some positive impact. But continued increases in water rates will make future water assessment increases inevitable.