SimpleActions
Cut utility waste. Increase property profit.

M&V REPORT | PRELIMINARY

PRELIMINARY M&V RECONCILIATION · IPMVP OPTION C · WHOLE-FACILITY VERIFICATION · DAY-NORMALIZED + SAME-SEASON

Water Conservation Performance Analysis

DAY-NORMALIZED WATER REDUCTION

+9.27%

3 verified post-install cycles · 91 days. 5,438,736 gallons saved.

ANNUALIZED COST SAVINGS

$498,501

342.3% 10-Year IRR · $147,798 capital cost · 3.6-mo payback.

All figures derive from the MDWASD-verified effective rate ($0.022852/gal) and customer-supplied read-to-read meter values. Modeled baseline disclosed per IPMVP transparency requirements.

PROPERTY

Golf Course · Two Championship 18-Hole Layouts · ~200 Irrigated Acres

UTILITY / EQUIPMENT

Two (2) AquaFlow 10-inch Regulating Valves · Commercial Class Schedule · Capital Cost $147,798 · Install Cycle 10/07/2024–11/05/2024 (Transition Cycle Excluded per IPMVP)

METHODOLOGY / EDITION

IPMVP Option C · Day-Normalized + Same-Season Matched · 3 Verified Post-Install Cycles · Report Date March 10, 2025 (Preliminary Issuance)

PRELIMINARY RESULTS

+9.27% Day-Normalized water reduction confirmed across 3 stabilized post-install billing cycles (Nov 6, 2024 – Feb 4, 2025). Every figure traces directly to customer-supplied read-to-read meter data and the MDWASD-verified effective rate. No estimates. No interpolation beyond the customer-disclosed modeled baseline.

+9.27%	$498,501	21.8M	3.6 mo
Day-Norm Water Reduction	Annualized Savings	Annual Gallons Saved	Simple Payback

METRIC	VALUE
Equipment Installed	Two (2) AquaFlow 10-inch Pressure-Regulating Valves
Total Investment	$147,798 ($73,899 per valve × 2)
Baseline Daily Consumption (Full 11-Cycle)	644,838 gal/day
Baseline Same-Season GPD (Nov–Feb)	560,000 gal/day (same-window subset, 95 days)
Baseline Gallons / Irrigated Acre / Day (~200 ac)	3,224 gal/ac/day (full year); 2,800 gal/ac/day (Nov–Feb)
Post-Install Daily Average (3 Clean Cycles)	585,071 gal/day
Measured Reduction (Day-Normalized)	+9.27%
Variance (Same-Season Matched)	−4.48% (weather/ET confound — see Section 12)
Per-Acre-Day Reduction (Day-Normalized)	298.8 gal/ac/day reduction
Gallons Saved (91-Day Reporting Period)	5,438,736 gal
Dollar Savings (91-Day Reporting Period)	$124,283.84
Annualized Cost Savings	$498,501.11 / yr
Monthly Equivalent	$41,541.76 / mo
Simple Payback Period	3.6 months
3-Year IRR	337.6%
5-Year IRR	342.0%
10-Year IRR	342.3%
5-Year Net Savings (after $147,798 valve cost)	$2,606,735
NPV @ 8% (5-Year Horizon)	$2,035,362

THE BOTTOM LINE — WITH VS WITHOUT THE VALVES

Without the valves, the irrigation feed draws a modeled 644,838 gal/day. With the two AquaFlow 10-inch valves in line, the verified 3-cycle post-install average falls to 585,071 gal/day — a day-normalized 9.27% reduction worth roughly $498,501 per year against a $147,798 capital cost (3.6-month payback). The same-season matched cross-check returned −4.48%, attributed to a weather/ET confound; the primary day-normalized method is the controlling result for this preliminary issuance.

POST-INSTALL BILLING DETAIL · 3 VERIFIED CYCLES

PERIOD	SERVICE DATES	DAYS	GALLONS	ACRE-DAYS	GPD	GAL/AC/DAY	TOTAL BILL (VAR)	$/DAY
Dec 2024	11/06/24–12/05/24	30	18,720,000	6,000	624,000	3,120	$427,782	$14,259
Jan 2025	12/06/24–01/05/25	31	18,336,500	6,200	591,500	2,958	$419,018	$13,517
Feb 2025	01/06/25–02/04/25	30	16,185,000	6,000	539,500	2,698	$369,853	$12,328
TOTAL	**3 cycles**	**91**	**53,241,500**	**18,200**	**585,071**	**2,925**	**$1,216,675**	**$13,370**

91
Total Post-Install Days

53.24M
Total Post-Install Gallons

585,071
Post-Install Avg GPD

539,500
Jan–Feb GPD (Lowest)

07 DAY-NORMALIZED ANALYSIS — WITH VS WITHOUT THE VALVES

METRIC	VALUE
Baseline GPD (full 11-cycle)	644,838 gal/day
Post-install GPD (3 clean cycles)	585,071 gal/day
Gallons saved (period — Day-Norm)	5,438,736 gal

Baseline GPD is the modeled full 11-cycle pre-install rate (Nov 2023 – Oct 2024). Post-install GPD is the verified 3-clean-cycle average. Day-normalization compares like-length daily rates, isolating the valves' effect from differing cycle lengths.

PROJECTED VS ACTUAL — PER BILLING CYCLE (DAY-NORMALIZED)

BILLING PERIOD	DAYS	PROJECTED (NO VALVE)	ACTUAL (WITH VALVE)	GALLONS SAVED	% REDUCTION
Dec 2024	30	19,345,140	18,720,000	625,140	+3.23%
Jan 2025	31	19,989,978	18,336,500	1,653,478	+8.27%
Feb 2025	30	19,345,140	16,185,000	3,160,140	+16.34%
TOTAL (3 cycles)	**91**	**58,680,236**	**53,241,500**	**+5,438,736**	**+9.27%**

RATE-ALIGNED DOLLAR SAVINGS (PER BILLING CYCLE)

BILLING PERIOD	DAYS	EFFECTIVE $/GAL	EXPECTED BILL	ACTUAL BILL	$ SAVED
Dec 2024	30	$0.022852	$442,075	$427,789	$14,286
Jan 2025	31	$0.022852	$456,811	$419,026	$37,785
Feb 2025	30	$0.022852	$442,075	$369,860	$72,216
TOTAL (3 cycles)	**91**	**$0.022852**	**$1,341,121**	**$1,216,837**	**+$124,284**

08 OPERATIONAL-NORMALIZED ANALYSIS — SAME-SEASON MATCHED

The same-season matched method compares the post-install window against the matched Nov–Feb subset of the prior year. On this secondary basis the result is −4.48%, a weather/ET confound disclosed in Section 13. Because the operational driver (reference ET × irrigated acre-days) was not provided, the day-normalized primary method above is the controlling, IPMVP-defensible result; the same-season figure is published for full transparency, not as the headline.

09 ANNUALIZED OPERATIONAL SAVINGS

Period savings scaled to a 365-day basis on the IPMVP-defensible Day-Normalized primary basis.

21.8M
Annual Gallons Saved

$498,501
Annual Cost Savings

$41,542
Monthly Equivalent

METRIC	VALUE
Dollar savings (91-day reporting period)	$124,283.84
Annualized cost savings (365-day basis)	$498,501.11 / yr
Monthly equivalent	$41,541.76 / mo
Daily gallons saved (avg)	59,766 gal / day
Annual gallons saved	21,814,710 gal / yr
Same-Season-verified reduction (secondary)	−4.48% (weather/ET confound — Section 13 disclosure)

10 FINANCIAL PERFORMANCE & ROI FORECAST

$147,798
Valve Investment

3.6 mo
Simple Payback

342%
5-Year IRR

METRIC	VALUE
Valve investment	$147,798
Simple payback	3.6 months / 0.30 years
3-year cumulative ROI	1,063%
5-year cumulative ROI	1,864%

3-YEAR FORECAST (5% ANNUAL UTILITY ESCALATION · DAY-NORMALIZED BASIS)

YEAR	PROJECTED SAVINGS	CUMULATIVE SAVINGS	NET OF INVESTMENT	CUMULATIVE ROI
1	$498,501	$498,501	$350,703	337%
2	$523,426	$1,021,927	$874,129	691%
3	**$549,597**	**$1,571,525**	**$1,423,727**	**1063%**

5-YEAR FORECAST (5% ANNUAL UTILITY ESCALATION · DAY-NORMALIZED BASIS)

YEAR	PROJECTED SAVINGS	CUMULATIVE SAVINGS	NET OF INVESTMENT	CUMULATIVE ROI
1	$498,501	$498,501	$350,703	337%
2	$523,426	$1,021,927	$874,129	691%
3	$549,597	$1,571,525	$1,423,727	1063%
4	$577,077	$2,148,602	$2,000,804	1454%
5	**$605,931**	**$2,754,533**	**$2,606,735**	**1864%**

VERIFICATION PARAMETERS & METHODOLOGY

PARAMETER	DETAIL
Valve Cost (each / total)	$73,899 each / $147,798 total
Installation Date	October 11, 2024
Baseline Cycles Used	11 clean cycles · 339 days · 218,600,000 gal (Nov 3, 2023 – Oct 6, 2024)
Operational Driver	Reference ET × irrigated acre-days (NOT PROVIDED — Same-Season Matched substituted; see Section 13)
Same-Season Baseline Subset	Nov 3, 2023 – Feb 5, 2024 · 95 days · 53,200,000 gal · 560,000 gpd
Transition Cycle Excluded	Oct 7 – Nov 5, 2024 (30 days, 19,500,000 gal — straddles Oct 11 install)
Post-Install Cycles Measured	3 clean cycles · 91 days · 53,241,500 gal (Nov 6, 2024 – Feb 4, 2025)
Savings Method — Primary	Day-Normalized Whole-Facility Verification (IPMVP Option C — Whole-Facility / Whole-Irrigation-Feed)
Savings Method — Secondary	Same-Season Matched (substitute for ET-normalized analysis)
Rate Source	Effective variable rate back-calculated from MDWASD reference bill (account 0907694554, 02/19/2026 issue date)
Report Classification	PRELIMINARY — Modeled Baseline / 3-Cycle Post-Install
Report Date	March 10, 2025 · Preliminary Issuance

MDWASD Rate Note: Florida utilities including MDWASD typically increase water and sewer rates 3–6% per year. This report applies the most recent verified MDWASD rate ($0.022852/gal) uniformly across all post-install cycles to ensure like-for-like financial comparability and to isolate the valves' true contribution from rate movement. If MDWASD has escalated rates since the modeled baseline, the dollar savings shown here are conservative — the customer's actual savings on their bills will be larger.

Report classification: PRELIMINARY — modeled baseline / 3-cycle post-install. Primary result is day-normalized whole-facility verification (IPMVP Option C). The operational driver (reference ET × irrigated acre-days) was not provided, so a same-season matched subset was substituted as the secondary method; its −4.48% variance reflects a weather/ET confound and is disclosed for transparency, not as the controlling figure. Final issuance will follow additional post-install cycles.

PRELIMINARY · MODELED BASELINE · IPMVP OPTION C · DAY-NORMALIZED