



INVOICE
12/5/2023

Customer

Name Chase Emmerson
Emmerson Holdings, LLC
7373 N. Scottsdale Road, #B210
Scottsdale, AZ 85253
chase@finalplat.com

Reference: 339th & I-10 - ICFA fees due on 120 Industrial Acres APN 504-11-007

EDUs	Description	Unit Price	TOTAL
889	Pursuant to ICFA No. 2008-0679693 and First Amendment to the ICFA executed February 5, 2021	\$ 7,967.59	\$ 7,083,069.38
Subtotal			\$ 7,083,069.38
TOTAL			\$ 7,083,069.38

Estimated fees due as of December 5, 2023, for 120 Acres of light industrial development at 347th Avenue and Roosevelt, per ICFA No. 2008-067693. Fees are estimated only, based on 1,533,500 square feet of light industrial development. The CPI-U has been updated as of 12/4/2023 and this invoice has been adjusted accordingly.

**Please remit payment to Global Water Resources, Inc., Attn: Emily Campbell
21410 N. 19th Avenue, Suite 220, Phoenix, AZ 85027. 480.999.4536**

Development Name - 339th and I-10
APN 504-11-007

Light Industrial calculation
Calculated as of 12/4/2023

Total EDUs per ICFA	2,174	Calculated EDUs based on 621 acres @ 3.5 EDU/acre
Previously funded EDUs	-	
Currently funded EDUs	420	120 acres calculated @ 3.5 EDU calculation per the terms of the ICFA
Remaining EDUs to be funded	1,754	

	Proposed Square Ft Light Industrial*	EDUs	ICFA fee per EDU	Total ICFA Fee before CPI and credits	Credits/Amounts previously applied per EDU*	Remaining ICFA Fee due (before CPI)	Updated ICFA fee per EDU (with credits)	CPI + 2%	Total ICFA Fee Plus CPI per EDU October 2023	Amount to be applied to total	Amt Previously paid relating to currently funded EDUs	Current Amount Due inclusive of CPI
EDUs per Acres per ICFA												
Total ICFA fees due per 120 acres (light industrial)	1,533,500.00	889	\$ 5,500	\$ 4,889,420	-	\$ 4,889,420	\$ 5,500	\$ 2,467.59	\$ 7,967.59	\$ -	\$ -	\$ 7,083,069.38

CPI-U plus 2% as of October 2023		
	Total \$5,500	
Base CPI-U	216.632	
Most Recent CPI-U	307.671	
CPI-U Change	91.039	
CPI-U Increase	142.0%	
100% + 2%	102.0%	
(Most Recent CPI -U / Base CPI-U) * (102%)	44.9%	
Base ICFA Fee	\$	5,500.00
CPI-U Change Plus 2% Fee per EDU	\$	2,467.59
Total ICFA Fee	\$	7,967.59

ICFA Fee per EDU, [Sec 6, Page 12 of ICFA No. 2008-0679693](#) \$ 5,500.00
Base CPI-U as of [May 2008](#) 216.632
CPI-U as of [October 2023](#) 307.671 [Hyperlink to Current CPI Info](#)
Note: No portion of the fee for the additional lots has been pre-paid.

* Per marketing materials for 120 acres at Roosevelt and 347th Ave.

Check Figure
\$0.0000