

CITY OF SIMI VALLEY



Ventura County Waterworks District No. 8

Water Rate Study and
Capacity Fee Update
Calendar Years 2026-2030

October 24, 2025



BARTLE WELLS ASSOCIATES
INDEPENDENT PUBLIC FINANCE ADVISORS

City of Simi Valley

CY 2026-2030 Water Rate Study and Capacity Fee Update

October 24, 2025

Prepared by:



Bartle Wells Associates
2625 Alcatraz Ave, #602
Berkeley, CA 94705
Tel: 510.653.3399
www.bartlewells.com



BARTLE WELLS ASSOCIATES
INDEPENDENT PUBLIC FINANCE ADVISORS

2625 Alcatraz Ave, #602
Berkeley, CA 94705
Tel 510 653 3399
www.bartlewells.com

October 24, 2025

City of Simi Valley
Ventura County Waterworks District No. 8
2929 Tapo Canyon Road
Simi Valley, CA 93063

Attn: Michel Kadah, Principal Engineer

Re: Calendar Years (CY) 2026-2030 Water Rate Study and Capacity Fee Update

Bartle Wells Associates (BWA) is pleased to submit the attached *CY 2026-2030 Water Rate Study and Capacity Fee Update* to Ventura County Waterworks District No. 8 (District). The study develops long-term financial projections for the District's waterworks utility and recommends rates and fees designed to fund the District's projected costs of providing water service.

The District has historically been proactive in raising rates to keep revenues in line with the costs of providing water service, which has allowed the District to address its operating and capital funding needs while maintaining the financial health of its water enterprise. The report recommends a series of overall 3.5% annual water rate increases in each of the next five years to provide adequate funding for capital improvement needs and keep up with operating cost inflation. The proposed rates also include some minor adjustments to the water rate structure designed to keep the District's rates aligned with the costs of providing service and pursuant to industry standards.

We enjoyed working with the District on this assignment and appreciate the ongoing collaboration, input and assistance received from District staff. Please contact us anytime if you have questions about this report or other issues related to utility rates and finance.

BARTLE WELLS ASSOCIATES

TABLE OF CONTENTS

1	Background, Objectives and Proposed Rates	1
1.1	Background	1
1.2	Water System Overview	1
1.3	Capital Improvement Funding Needs	2
1.4	Policy Goals & Objectives	2
1.5	Proposed Water Rates	3
2	Legal Requirements and Rate Methodology	5
2.1	Constitutional Rate Requirements	5
2.1.1	Article 13D, Section 6	5
2.2	Rate-Setting Methodology	6
2.3	Current and Historical Water Rates	6
2.4	Water Accounts and Use	7
2.5	Projected Water Purchases	9
2.6	Revenue Under Existing Rates	9
2.7	Financial Challenges / Key Drivers of Rate Increases	10
2.7.1	Capital Improvements and Replacement of Aging Infrastructure	10
2.7.2	Ongoing Operating Cost Inflation	13
2.8	Water Enterprise Financial Projections	13
2.9	Water Rate Revenue Projections	16
3	Cost of Service Analysis	17
3.1	Functional Cost Components	17
4	Rate Derivation	21
4.1	Rate Design	21
4.2	Proposed Rates	25
4.3	Bill Impacts	27
4.4	Regional Water Rate Survey	29
5	Capacity Fee Update	30
5.1	Background and Objectives	30
5.2	Government Code	30
5.3	Capacity Fee Derivation	30
5.3.1	Methodology	30
	Buy-In Approach	30
	Asset Valuation Method	31
	Water System Capacity	31
	Water System Valuation and Nexus	31
5.4	Fee Survey	35
5.5	Recommended Annual Adjustments	35
6	Conclusion and Recommendations	36
6.1	Conclusion	36
6.2	Recommendations	36
	APPENDIX A — Pass-Through Rate Calculation	37

APPENDIX B — 10-Year Capital Improvement Program	38
APPENDIX B — 10-Year Capital Improvement Program (continued)	39
APPENDIX C — Detailed Asset List	40

LIST OF TABLES

Table 1 – Proposed Water Rates.....	4
Table 2 – Historical and Current Water Rates	7
Table 3 – Water Accounts and Use	8
Table 4 – Projected Water Purchases	9
Table 5 – Fiscal Year Revenue Estimate.....	10
Table 6 – 10-Year Capital Improvement Program	12
Table 7 – 10-Year Cash Flow Projections	15
Table 8 – Proposed Rate Revenue Increases	16
Table 9 – FY 2024/25 Fire Allocation	18
Table 10 – Cost Allocation.....	19
Table 11 – Cost Allocation Revenue Requirement	20
Table 12 – CY 2025 Rate Derivation.....	21
Table 13 – Proposed 2025 Rate Calculation by Meter Size	22
Table 14 – Summary of Reallocated 2025 Rates	23
Table 15 – Reallocated Revenue Allocation by Customer Class	24
Table 16 – Proposed Water Rates.....	26
Table 17 – Sample Residential Bimonthly Bill Impacts	27
Table 18 – Projected Customer Base	31
Table 19 – Asset Valuation.....	33
Table 20 – Proposed Water Capacity Fees	34

LIST OF FIGURES

Figure 1 – 10-Year Capital Improvement Program	13
Figure 2 – Water Utility Projected Revenues & Expenses	16
Figure 3 – 2026 Bimonthly Bill Impacts for Single Family Customers.....	28
Figure 4 – 2026 Bimonthly Bill Impacts for Multi Family Customers.....	28
Figure 5 – Single Family Monthly Water Rate Survey.....	29
Figure 6 – Single Family Capacity Fee Survey	35

1 BACKGROUND, OBJECTIVES AND PROPOSED RATES

1.1 Background

The City of Simi Valley (City) is served by two water purveyors, Ventura County Waterworks District No. 8 (District) and the Golden State Water Company (GSWC). The District currently serves approximately 68 percent of the developed portion of the City as well as some unincorporated areas of Ventura County adjacent to the City. GSWC, a private water company, serves the remaining 32 percent of the City. The District service area covers approximately 45 square miles and serves a population of 86,737 residents. Established to provide reliable and efficient water services, the District is a self-supporting enterprise, with its operations funded primarily through water rates charged to its residential, commercial, and institutional customers.

The District's mission is to supply safe, clean, and reliable water while managing its resources and infrastructure sustainably. The Board of Directors of the District serves as the governing body and has responsibility for the District's operation and financial management. The District is responsible for the operation and maintenance of its water systems, including wells, reservoirs, pump stations, pipelines, and treatment facilities, ensuring consistent service to its customers in accordance with applicable state and local laws.

The District has provided prudent financial stewardship via adoption of gradual annual water rate increases. These increases have put the water enterprise on a strong financial footing, helped keep rates aligned with the costs of providing service and supported a balanced increase in funding for necessary maintenance, rehabilitation, and replacement of aging water system infrastructure.

The District last conducted a water rate study in 2019 leading to an adoption of 5 years of 3.5% average annual water rate increases effective January 1, 2021, through December 31, 2025.

1.2 Water System Overview

The District delivers approximately 7,500 million gallons of water (23,000 acre feet) annually to more than 26,000 service connections. The current water distribution system delivers water via 2,800 fire hydrants, 22 pump stations, 43 water storage reservoirs, and approximately 357 miles of distribution pipeline. The District also owns two wells in the Gillibrand Groundwater Basin located north of Simi Valley. Groundwater from this basin is pumped to the Tapo Canyon Water Treatment Plant for treatment and disinfection, before delivery to the distribution system.

The main source of water for the District is from the Calleguas Municipal Water District (Calleguas), in which District #8 has an agreement to purchase water as a member purveyor. A secondary, local, water supply is provided by the Tapo Canyon Water Treatment Plant, which has the capacity to produce up to 1.0 million gallons per day (MGD) from local groundwater.

Calleguas receives its water through Metropolitan Water District of Southern California (MWD), who serves as Southern California’s regional wholesaler of imported water. Calleguas operates as a link in this water supply chain, importing 100% of its supply from MWD and then distributing it to its 19 member purveyors throughout southeastern Ventura County. When MWD increases its rates, Calleguas must also raise rates to account for the rising costs of purchasing water from MWD, which cost comprises roughly 74% of Calleguas's water rate. This results in the District also needing to pass through these increases annually in the cost of water purchases to its customers.

1.3 Capital Improvement Funding Needs

While the District has completed a significant amount of capital improvements over the past decade, in recent years some projects have been temporarily delayed due to the recent COVID crisis as well as other factors including staff shortages. Deferring these costs enabled the District to mitigate recent construction cost increases, as well as maintain a strong financial footing. However, the District has chosen to move forward with its much-needed capital program at this time and has several large projects currently in design which will soon require funding.

Many of the District’s water pipelines and facilities are aging and will need to be rehabilitated or replaced over the next five years as they reach the end of their useful lives. The water enterprise is facing substantial capital improvement funding for those projects in upcoming years to meet this need. The District currently anticipates funding of approximately \$51.8 million in water system capital improvements over the next 5 years. These improvements are needed to address existing deficiencies, rehabilitation and/or replacement of aging infrastructure that have reached the end of its useful life, and to support safe and reliable service.

Water capital improvements primarily consist of rehabilitation and replacement of aging water pipelines and water storage tanks but also include pump station improvements, annual routine repair and replacement programs, and ongoing capital improvements to the overall water system.

1.4 Policy Goals & Objectives

Key policy goals and objectives of the water rate study include:

1. Develop water rates that:
 - a. recover the District’s costs of providing water service
 - b. are fair and equitable to all customers
 - c. are easy to understand and implement
 - d. comply with the legal requirements of Proposition 218 and other California law and regulations
 - e. provide adequate funding for capital improvement needs including near-term funding priorities and long-term rehabilitation and replacement of aging infrastructure
2. Recommend rates that maintain long-term financial sustainability of the water utility and put the water enterprises on course for balanced budgets.
3. Aim for steady, gradual annual rate increases to help minimize the annual impact on customers and mitigate the potential for larger, periodic rate spikes.

4. Maintain a prudent level of fund reserves in case of emergencies or catastrophic events such as prolonged economic downturns, earthquakes, or fires.

1.5 Proposed Water Rates

Table 1 shows the schedule of proposed water rates. Proposed rates account for both overall rate increases as well as some minor rate structure adjustments and decreases to keep rates aligned with the cost of providing service per industry standards. As proposed, water rate increases will become effective on January 1st at the beginning of each of the next five calendar years, starting January 1, 2026. It should be noted that there will be an adjustment in the first year resulting in an initial decrease of 2.33% in the single family rate and to the auto fire sprinkler (2" or less up to 4" Meter) fixed service charges in the 2026 calendar year, due to the structure realignment of rates mentioned earlier for the cost of service.

The proposed commodity rates incorporate the anticipated 2026 pass-through rate from Calleguas. Because future cost increases from Calleguas are not yet known, the proposed rates for 2027–2030 reflect no additional increases beyond 2026 costs. Any future Calleguas cost adjustments will be passed through to customers in accordance with Government Code Section 53756, updated annually on January 1 of each year.

Table 1 – Proposed Water Rates

	<i>Current Water Rates</i>	<i>Proposed Rates Effective:</i>				
		<i>Jan-1 2026</i>	<i>Jan-1 2027</i>	<i>Jan-1 2028</i>	<i>Jan-1 2029</i>	<i>Jan-1 2030</i>
Bimonthly Service Charges						
Residential						
Single Family	\$78.04	\$76.22	\$78.89	\$81.65	\$84.51	\$87.46
Multi Family	48.29	50.81	52.59	54.43	56.34	58.31
Commercial/Recycled Water						
0.75"	78.04	76.22	78.89	81.65	84.51	87.46
1"	125.94	127.03	131.48	136.08	140.84	145.77
1.5"	245.68	254.07	262.96	272.16	281.69	291.55
2"	389.37	406.50	420.73	435.46	450.70	466.47
3"	844.37	889.23	920.35	952.56	985.90	1,020.41
4"	1,514.90	1,600.61	1,656.63	1,714.62	1,774.63	1,836.74
6"	3,358.86	3,429.89	3,549.93	3,674.18	3,802.77	3,935.87
8"	3,358.86	4,065.05	4,207.33	4,354.58	4,506.99	4,664.74
Auto Fire Sprinkler						
2" or less	13.19	7.51	7.78	8.05	8.33	8.62
3"	26.47	21.83	22.59	23.38	24.20	25.05
4"	49.38	46.52	48.15	49.83	51.58	53.38
6"	131.66	135.13	139.86	144.75	149.82	155.06
8"	273.55	287.96	298.04	308.47	319.27	330.44
10"	486.98	517.85	535.98	554.73	574.15	594.25
Commodity Charges (per hundred cubic feet)¹						
Single Family	\$5.77	\$6.57	\$6.78	\$7.01	\$7.24	\$7.48
Commercial/Multi Family/Other	5.52	6.57	6.78	7.01	7.24	7.48
Landscape/Schools/etc.	6.30	6.57	6.78	7.01	7.24	7.48
Lift Charge (per ccf/lift)	0.17	0.19	0.19	0.20	0.21	0.22
Well Water	1.54	1.59	1.65	1.71	1.77	1.83
Recycled Water	3.58	3.76	3.89	4.02	4.16	4.31

¹ The commodity charges include the anticipated 2026 cost increase from Calleguas. Charges for 2027–2030 do not include potential future cost increases from Calleguas beyond 2026, which will be passed through to customers in accordance with Government Code Section 53756. Commodity Charges will be updated annually on January 1.

2 LEGAL REQUIREMENTS AND RATE METHODOLOGY

2.1 Constitutional Rate Requirements

The California Constitution includes two key articles that directly govern or impact the District's water rates: Article 10 and Article 13D. The rates developed in this study were designed to comply with both constitutional mandates as well as various provisions of California law that support and add further guidance for implementing these constitutional requirements. In accordance with the constitutional provisions, the proposed rates are designed to a) recover the District's cost of providing water service, b) equitably recover revenues in proportion to the cost for serving each customer, and c) promote conservation and discourage waste.

2.1.1 Article 13D, Section 6

Proposition 218 was adopted by California voters in 1996 and added Articles 13C and 13D to the California Constitution. Article 13D, Section 6 governs property-related charges, which the California Supreme Court subsequently ruled includes ongoing utility service charges such as water, sewer, and garbage rates. Article 13D, Section 6 establishes a) procedural requirements for imposing or increasing property-related charges, and b) substantive requirements for those charges. Article 13D also requires voter approval for new or increased property-related charges but exempts rate increases for water, sewer, and garbage services from requiring voter approval as these rates support essential services.

The substantive requirements of Article 13D, Section 6 require the District's water rates to meet the following conditions:

- 1) Revenues derived from the fee or charge shall not exceed the funds required to provide the property-related service.
- 2) Revenues derived from the fee or charge shall not be used for any purpose other than that for which the fee or charge was imposed.
- 3) The amount of a fee or charge imposed upon any parcel or person as an incident of property ownership shall not exceed the proportional cost of the service attributable to the parcel.
- 4) No fee or charge may be imposed for a service unless that service is actually used by, or immediately available to, the owner of the property in question.
- 5) No fee or charge may be imposed for general governmental services, such as police or fire services, where the service is available to the public at large in substantially the same manner as it is to property owners.

A few court decisions over the past 20 years have added some legal clarification regarding these substantive rate requirements. The water rates derived in this report are based on cost-of-service methodologies that are designed to equitably recover costs from water customers and comply with all legal requirements.

2.2 Rate-Setting Methodology

The rates developed in this report use a cost-of-service methodology to establish an equitable system of fixed and variable service charges, designed to recover the costs of providing service as recommended in the American Water Works Association (AWWA), *M1 Principles of Water Rates, Fees and Charges*.

2.3 Current and Historical Water Rates

The District has provided good financial stewardship by gradually raising water rates to keep pace with escalating costs of providing water service. **Table 2** shows a recent history of the District's water rates.

The last water rate study was conducted by the District in 2019. The 2019 water rate study led to the adoption of 5 years of rate increases that averaged 3.5% per year from January 1, 2021 to January 1, 2025. Future rates from this study will continue to reflect 3.5% annual rate increases effective on January 1 of each year from January 1, 2026, through January 1, 2030 in line to keep pace with the rising cost of services.

The District's water rates include two components:

- A fixed **Bimonthly Service Charge** that varies based on customer class. These fixed charges are levied independent of usage and recover a portion of the District's fixed costs for providing service. The District bills non-residential customers by meter size.
- Volumetric **Bimonthly Water Usage Rates (Commodity Charges)** vary based on customer class and are billed based on metered water use. The variable volumetric component is calculated based on the number of billing units of water delivered to a property, multiplied by rates that vary by customer class. One billing unit is equal to one hundred cubic feet (CCF)¹, also referred to as one "billing unit" or B.U., which equals 748 gallons of water.
 - The District's commodity charge accounts for the annual pass-through rate from Calleguas to reflect the wholesale water service the District receives from Calleguas. The pass-through rates are determined and added to the District's commodity usage rate each year to incorporate Calleguas's rate increases. A detailed description of the calculation can be found in Appendix A.

¹ CCF stands for hundred cubic feet, a common measure of water volume in North America. One hundred cubic feet equals 748 gallons of water.

Table 2 – Historical and Current Water Rates

	2021	2022	2023	2024	Current 2025
Bimonthly Service Charges					
Residential					
Single Family	\$68.00	\$70.38	\$72.85	\$75.40	\$78.04
Multi Family	42.06	43.54	45.07	46.65	48.29
Commercial/Recycled Water					
0.75"	68.00	70.38	72.85	75.40	78.04
1"	109.73	113.58	117.56	121.68	125.94
1.5"	214.08	221.58	229.34	237.37	245.68
2"	339.39	351.17	363.47	376.20	389.37
3"	735.80	761.56	788.22	815.81	844.37
4"	1,320.13	1,366.34	1,414.17	1,463.67	1,514.90
6"	2,927.03	3,029.48	3,135.52	3,245.27	3,358.86
Auto Fire Sprinkler					
2" or less	11.47	11.88	12.30	12.74	13.19
3"	23.05	23.86	24.70	25.57	26.47
4"	43.02	44.53	46.09	47.71	49.38
6"	114.71	118.73	122.89	127.20	131.66
8"	238.36	246.71	255.35	264.29	273.55
10"	424.35	439.21	454.59	470.51	486.98
Commodity Charges (per ccf)					
Residential	\$4.15	\$4.44	\$4.78	\$5.18	\$5.77
Commercial/Multi Family/Other	3.94	4.22	4.55	4.94	5.52
Landscape/Schools/etc.	4.62	4.92	5.28	5.69	6.30
Lift Charge (per ccf/lift)	0.13	0.14	0.15	0.16	0.17
Well Water	1.54	1.54	1.54	1.54	1.54
Recycled Water	3.10	3.21	3.33	3.45	3.58

2.4 Water Accounts and Use

Table 3 shows current and projected customer counts and water use by customer class. The District's 2020 Urban Water Management Plan (UWMP) projected population growth of 0.5% per year based on the Southern California Association of Governments (SCAG) projections. The annual projected customer growth rate used in this study is based on the City's 2021-2029 Housing Element Study which projected a growth rate of 0.6% adopted on February 27, 2023. However, this study assumes approximately half of the Housing Study's annual projected growth rate (0.3%) to be slightly conservative for financial planning purposes

Table 3 – Water Accounts and Use

<i>Annual Projected Growth Rate</i>	<i>0.30%</i>	<i>0.30%</i>	<i>0.30%</i>	<i>0.30%</i>	<i>0.30%</i>	<i>0.30%</i>	<i>0.30%</i>
	FY 2023/24 Est.	FY 2024/25	FY 2025/26	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30
Fixed (Number of Customers)¹							
Residential							
Single Family	22,715	22,783	22,852	22,920	22,989	23,058	23,127
Multi Family ²	6,840	6,860	6,881	6,901	6,922	6,943	6,964
Non-Residential							
3/4"	318	319	320	321	322	323	324
1"	380	381	382	384	385	386	387
1.5"	306	307	308	309	310	311	312
2"	547	549	550	552	554	555	557
3"	66	66	67	67	67	67	67
4"	26	26	26	26	26	26	26
6"	7	7	7	7	7	7	7
8"	2	2	2	2	2	2	2
Auto Fire Sprinkler							
2" or less	69	69	69	70	70	70	70
3"	5	5	5	5	5	5	5
4"	114	114	115	115	115	116	116
6"	112	112	113	113	113	114	114
8"	112	112	113	113	113	114	114
10"	5	5	5	5	5	5	5
	FY 2023/24	FY 2024/25⁶	FY 2025/26	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30
Variable (Number of HCF)³							
Residential	3,456,058	3,809,311	3,820,738	3,832,201	3,843,697	3,855,228	3,866,794
Comm./Multi Family/Ag./Ind.	851,342	938,360	941,175	943,998	946,830	949,671	952,520
Landscape/Schools/ Pools	1,213,655	1,337,706	1,341,719	1,345,744	1,349,781	1,353,831	1,357,892
Lift Charge (per ccf/lift) ⁴	4,080,139	4,092,379	4,104,657	4,116,971	4,129,321	4,141,709	4,154,135
Well Water ⁵	1,447	1,451	1,456	1,460	1,464	1,469	1,473
Recycled Water ⁵	26,954	27,035	27,116	27,197	27,279	27,361	27,443

¹ Source: "UB Accts by Type 2024."

² Source: "MULTI FAMILY ACCTS CURRENT 09-24-24."

³ Source: "Water Usage & Charge Summary By FY2022-2024" and "Water Usage."

⁴ Source: "Copy of LIFT CHARGES BY FISCAL YEAR."

⁵ Source: "Copy of WELL RECYCLED WATER CONSUMPTION BY FY."

⁶ Usage from residential, commercial and landscape users are projected to increase by 10.22% due to recovery from drought, while other classes are projected to increase by the growth rate.

2.5 Projected Water Purchases

The following table displays the projected water demand, wholesale water service rates, and total water purchase costs. The projected water demand accounts for the District’s projected growth and a projected system water loss of 8%.

Table 4 – Projected Water Purchases

	FY 2023/24	FY 2024/25	FY 2025/26	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30
Calleguas Water Purchases							
Potable Water Demand (ccf)	5,521,055	6,085,376	6,103,632	6,121,943	6,140,309	6,158,730	6,177,206
Potable Water Demand (af)	12,675	13,970	14,012	14,054	14,096	14,138	14,181
Wholesale Customer Demand (af)	753	753	753	753	753	753	753
Total Water Demand (af)	13,427	14,723	14,765	14,807	14,849	14,891	14,934
System Water Loss	7.0%	8.0%	8.0%	8.0%	8.0%	8.0%	8.0%
Required Potable Water Supply (af)	14,438	16,003	16,049	16,094	16,140	16,186	16,232
Less Available Groundwater (af)	3	3	3	3	3	3	3
Total Imported Water from Calleguas	14,435	16,000	16,046	16,091	16,137	16,183	16,229
Calleguas Fixed Charges							
Combined MWD & CMWD Capacity Charge							
<i>July-December</i>	\$727,143	\$772,899	\$826,810	\$819,225	\$857,152	\$864,737	\$864,737
<i>January-June</i>	\$772,899	\$826,810	\$819,225	\$857,152	\$864,737	\$864,737	\$864,737
Total Combined MWD & CMWD Capacity Charge ¹	\$1,500,042	\$1,599,709	\$1,646,035	\$1,676,376	\$1,721,889	\$1,729,474	\$1,729,474
MWD RTS Charge							
<i>July-December</i>	\$807,935	\$893,922	\$977,852	\$1,040,434	\$1,079,548	\$1,181,245	\$1,298,587
<i>January-June</i>	\$893,922	\$977,852	\$1,040,434	\$1,079,548	\$1,181,245	\$1,298,587	\$1,329,878
Total MWD RTS Charge ¹	\$1,701,857	\$1,871,773	\$2,018,285	\$2,119,982	\$2,260,793	\$2,479,831	\$2,628,465
Calleguas Variable Charge							
July-December Tier 1 Rate (\$/af) ¹	\$1,632	\$1,730	\$1,895	\$2,058	\$2,264	\$2,492	\$2,621
July-December Purchases (af)	8,144	9,027	9,053	9,078	9,104	9,130	9,156
July-December Tier 1 Charges	\$13,290,675	\$15,616,727	\$17,154,888	\$18,683,532	\$20,612,238	\$22,752,655	\$23,998,637
January-June Tier 1 Rate (\$/af) ¹	\$1,730	\$1,895	\$2,058	\$2,264	\$2,492	\$2,621	\$2,751
January-June Purchases (af)	6,291	6,973	6,993	7,013	7,033	7,053	7,073
January-June Tier 1 Charges	\$10,882,987	\$13,213,816	\$14,391,272	\$15,876,880	\$17,525,560	\$18,485,288	\$19,457,421
Total Tier 1 Charges	\$24,173,662	\$28,830,543	\$31,546,160	\$34,560,412	\$38,137,799	\$41,237,943	\$43,456,058
Total Projected Water Purchase Costs	\$27,375,561	\$32,302,025	\$35,210,480	\$38,356,770	\$42,120,480	\$45,447,248	\$47,813,997
<i>Fiscal Year Increase %</i>		18.00%	9.00%	8.94%	9.81%	7.90%	5.21%

¹ Using projected cost % increases from "LRFP 24-25 5 yr projection."

2.6 Revenue Under Existing Rates

Table 5 calculates the annual revenue under existing rates for the prior and current fiscal years. This table was developed to check and validate the revenue assumptions used in the rate study.

Table 5 – Fiscal Year Revenue Estimate

	FY 2023/24 Revenue	Estimated FY 2024/25 Revenue
Fixed		
Single Family	\$10,102,642	\$10,487,688
Multi Family	1,881,999	1,953,914
Non-Residential		
3/4"	141,317	146,703
1"	272,835	283,238
1.5"	428,754	445,096
2"	1,214,181	1,260,466
3"	318,737	330,884
4"	223,769	232,297
6"	128,630	133,532
8"	36,751	38,152
Auto Fire Sprinkler	310,523	322,371
Total Fixed Revenue:	15,060,137	15,634,341
Variable		
Residential	\$17,072,927	\$20,631,226
Comm./Multi Family/Ag./Ind.	4,006,415	4,853,197
Landscape/Schools/Pool	6,607,138	7,937,946
Lift Charge (per ccf/lift)	612,189	612,190
Well Water	2,228	2,235
Recycled Water	90,422	90,423
Total Variable Revenue:	28,391,319	34,127,217
Total Revenue:	43,451,456	49,761,558

2.7 Financial Challenges / Key Drivers of Rate Increases

Going forward, the District’s water enterprise is facing several continuing financial challenges that will require the District to raise rates gradually over the next five years. Key challenges and drivers of future rate increases are summarized as follows.

2.7.1 Capital Improvements and Replacement of Aging Infrastructure

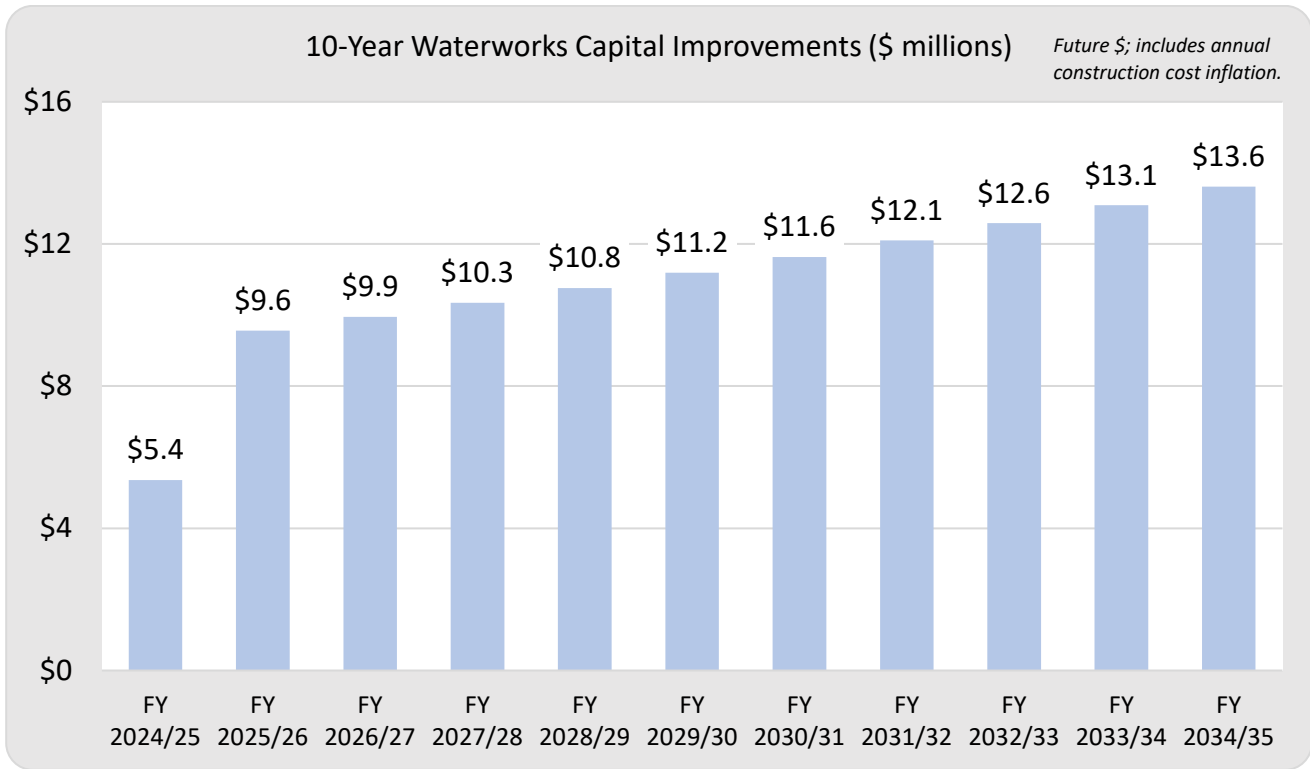
Many of the District’s water collection system pipelines and pump stations are aging and approaching the end of their useful lives. Some pipelines have significantly exceeded their estimated useful lives and need replacement in the upcoming 5-10 years. In addition, many of the District’s water tanks need to undergo rehabilitation and replacement as a result of age-related issues and to address seismic deficiencies. To address high-priority water system infrastructure needs, the District anticipates funding approximately \$51.8 million of capital improvement projects over the next five years to address current deficiencies, aging infrastructure replacement, and support safe and reliable service as shown on the following table

and figure. Annual capital spending was calculated by taking a ten-year average of the District's encumbrance and anticipated ten-year capital spending after removing the District's capital spending in FY 2024/25. Beginning in FY 2025/26, a 4.0% annual cost escalation will be applied to projected capital spending. A detailed capital improvement program can be found in Appendix B.

Table 6 – 10-Year Capital Improvement Program

Capital Improvement Plan	FY 2024/25	FY 2025/26	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30	FY 2030/31	FY 2031/32	FY 2032/33	FY 2033/34	FY 2034/35
Capital Projects (10-Year Average)	\$5,359,183	\$9,195,088	\$9,195,088	\$9,195,088	\$9,195,088	\$9,195,088	\$9,195,088	\$9,195,088	\$9,195,088	\$9,195,088	\$9,195,088
Total	5,359,183	9,195,088	9,195,088	9,195,088	9,195,088	9,195,088	9,195,088	9,195,088	9,195,088	9,195,088	9,195,088
CIP (Inflated Dollars)	5,359,183	9,562,891	9,945,407	10,343,223	10,756,952	11,187,230	11,634,719	12,100,108	12,584,112	13,087,477	13,610,976
Total	5,359,183	9,562,891	9,945,407	10,343,223	10,756,952	11,187,230	11,634,719	12,100,108	12,584,112	13,087,477	13,610,976
					5-Year Total:	51,795,703					
Cost Escalation	1.0000	1.0400	1.0816	1.1249	1.1699	1.2167	1.2653	1.3159	1.3686	1.4233	1.4802

Figure 1 – 10-Year Capital Improvement Program



2.7.2 Ongoing Operating Cost Inflation

The District faces annual cost inflation due to annual increases in a range of expenses including water purchases, utilities, engineering, construction and materials, wages, and administration, etc. Rate increases are therefore needed for capital improvements to keep revenues aligned with cost inflation and prevent rates from falling behind the cost of providing service. Water cost inflation has historically been higher than the Consumer Price Index (CPI) for consumer goods and services. In very recent years, inflation has reached forty-year highs with the CPI and Engineering News Record Construction Cost Index (ENR CCI) exceeding 7% in 2022. However, since hitting a peak in 2022, inflation for this category has trended downwards back toward historical norms. For financial planning purposes, the rate study accounts for 3.5% annual cost escalation for operating and maintenance expenses and 4.0% annual capital cost escalation, which is in line with the average annual CIP and ENR Construction Cost Index increases over the past 15 years.

2.8 Water Enterprise Financial Projections

Bartle Wells Associates developed 10-year water enterprise cash flow projections to identify future funding needs and evaluate water rate increases. **Table 7** on the following page shows the 10-year water enterprise cash flow projections. The projections incorporate the latest information available as well as several reasonable and slightly conservative assumptions. Key assumptions include:

- Operating and maintenance costs are based on the 2024/25 budget and escalate at the annual rate of 3.5% to account for future cost inflation, in line with historical cost escalation.

- Growth from new development and/or redevelopment is conservatively projected at 0.30% for financial planning purposes, and this factor has also been applied towards determining needed resources related to the new rates.
- Billed water use for residential, commercial, and industrial users is projected to increase to 16,000 acre-feet² in FY 2024/25 to reflect a bounce back from lower water usage by customers from recent high rain years. Usage in FY 2022/23 and 2023/24 was lower than normal years due to heavy rain in the region. All other billed water use in following years and for other categories are projected to increase by the growth rate.
- Capital improvement costs are based on the average of the District's latest 10-Year Capital Improvement Program, with capital costs in subsequent years projected to range between approximately \$9.5 to \$11 million per year with 4.0% annual cost escalation.
- For financial planning purposes, the financial projections assume a minimum fund reserve target equal to 25% of annual operating and maintenance costs, the average of the 5-year capital improvement plan, and 5% of commodity charge revenue. The reserves set aside to account for the commodity charge revenue acts similar to that of an emergency fund and are intended to prepare the District for events such as a severe economic downturn, earthquakes, or a drought. This reserve target is consistent with industry standards. Maintaining a prudent minimal level of fund reserves provides a financial cushion for dealing with unanticipated expenses, revenue shortfalls, as well as non-catastrophic and catastrophic emergency capital repairs. The fund reserve target will escalate over time as the District's expenses and infrastructure gradually increase.

² One acre foot is equivalent to 435.6 hundred cubic feet.

Table 7 – 10-Year Cash Flow Projections

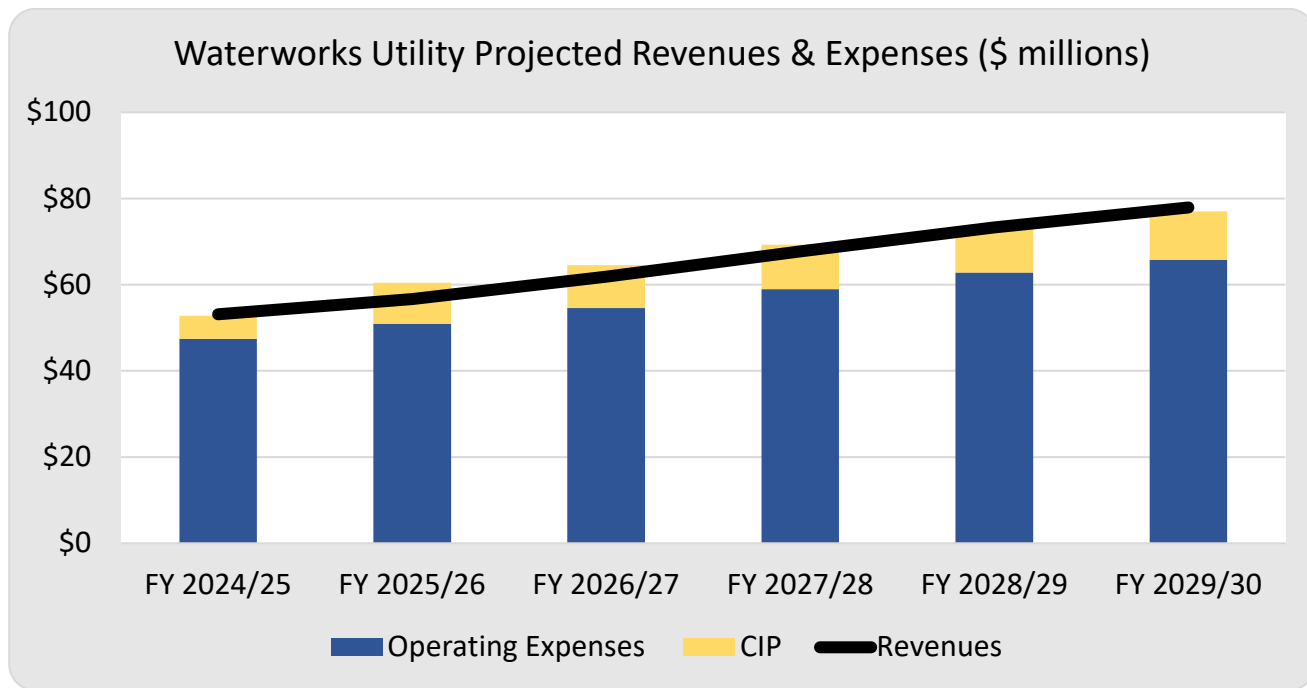
	Current	5-Year Projection					Extended Projection				
	FY 2024/25	FY 2025/26	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30	FY 2030/31	FY 2031/32	FY 2032/33	FY 2033/34	FY 2034/35
Beginning Unrestricted Fund Balance	\$38,298,029	\$38,599,348	\$34,959,862	\$32,420,015	\$31,032,382	\$30,849,533	\$31,909,329	\$33,345,875	\$33,927,824	\$33,594,473	\$32,282,059
% Rate Revenue Increase ^{1,2}		3.50%	3.50%	3.50%	3.50%	3.50%	0.00%	0.00%	0.00%	0.00%	0.00%
Potable Water Usage Growth %		0.30%	0.30%	0.30%	0.30%	0.30%	0.30%	0.30%	0.30%	0.30%	0.30%
Growth - %		0.30%	0.30%	0.30%	0.30%	0.30%	0.30%	0.30%	0.30%	0.30%	0.30%
REVENUES											
Rate Revenue											
FY Water Service Charges	49,761,558	53,181,570	55,261,514	57,367,254	59,553,233	61,822,509	63,224,613	63,414,286	63,604,529	63,795,343	63,986,729
Calleguas Pass-through Revenues	-	-	3,056,460	6,730,069	9,966,467	12,242,573	14,585,854	17,143,970	19,841,554	22,685,977	25,685,003
Capital Improvement Charges	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000	65,000
Total Rate Revenues	49,826,558	53,246,570	58,382,974	64,162,323	69,584,700	74,130,082	77,875,467	80,623,257	83,511,083	86,546,320	89,736,732
Non Rate Revenue											
Interest on Investments (3%)	1,009,762	1,157,980	1,048,796	972,600	930,971	925,486	957,280	1,000,376	1,017,835	1,007,834	968,462
Sales to Waterworks Dist No 17	1,600,000	1,737,280	1,888,250	2,067,822	2,221,255	2,330,540	2,442,639	2,564,771	2,693,010	2,827,660	2,969,043
Other Revenues	702,028	699,028	699,028	699,028	699,028	699,028	699,028	699,028	699,028	699,028	699,028
Total Non Rate Revenues	3,311,790	3,594,288	3,636,074	3,739,451	3,851,254	3,955,054	4,098,947	4,264,176	4,409,873	4,534,523	4,636,533
Total Revenues	53,138,348	56,840,859	62,019,047	67,901,774	73,435,954	78,085,137	81,974,414	84,887,432	87,920,955	91,080,842	94,373,265
EXPENSES											
Operating Expenses											
Salaries & Benefits	7,108,803	7,357,611	7,615,127	7,881,657	8,157,515	8,443,028	8,738,534	9,044,383	9,360,936	9,688,569	10,027,669
Maintenance	353,700	366,080	378,892	392,154	405,879	420,085	434,788	450,005	465,755	482,057	498,929
Utilities	1,200,000	1,242,000	1,285,470	1,330,461	1,377,028	1,425,224	1,475,106	1,526,735	1,580,171	1,635,477	1,692,719
Supplies & Services	3,143,833	3,253,867	3,367,753	3,485,624	3,607,621	3,733,887	3,864,573	3,999,834	4,139,828	4,284,722	4,434,687
Water Purchases	32,302,025	35,210,480	38,356,770	42,120,480	45,447,248	47,813,997	50,248,192	52,897,494	55,686,537	58,622,695	61,713,731
Transfers & Reimbursements	2,994,484	3,099,291	3,207,766	3,320,038	3,436,239	3,556,508	3,680,985	3,809,820	3,943,164	4,081,174	4,224,015
Vehicle Replacement	375,000	388,125	401,709	415,769	430,321	445,382	460,971	477,105	493,803	511,087	528,975
Total Operating Expenses	47,477,845	50,917,453	54,613,488	58,946,183	62,861,851	65,838,110	68,903,149	72,205,375	75,670,194	79,305,780	83,120,724
Capital Expenses											
Capital Projects	5,359,183	9,562,891	9,945,407	10,343,223	10,756,952	11,187,230	11,634,719	12,100,108	12,584,112	13,087,477	13,610,976
Total Capital Expenses	5,359,183	9,562,891	9,945,407	10,343,223	10,756,952	11,187,230	11,634,719	12,100,108	12,584,112	13,087,477	13,610,976
Total Expenses	52,837,028	60,480,345	64,558,895	69,289,406	73,618,803	77,025,340	80,537,868	84,305,483	88,254,306	92,393,257	96,731,700
Revenues Less Expenses	301,319	(3,639,486)	(2,539,848)	(1,387,632)	(182,849)	1,059,796	1,436,546	581,949	(333,351)	(1,312,414)	(2,358,434)
Fund Reserve Target: 25% O&M + Average of 5-Year CIP + 5% Commodity Charge Revenue	19,878,864	20,798,489	21,784,310	22,931,460	23,976,593	24,754,924	28,889,686	29,715,242	30,581,447	31,490,343	32,444,079
Ending Fund Balance (Revenues Less Expenditures)	18,720,484	14,161,374	10,635,704	8,100,922	6,872,940	7,154,405	4,456,189	4,212,582	3,013,026	791,715	(2,520,455)

¹ Rates to be effective January 1st of every year.

² Future rate increases will be determined during the next water rate study.

The following chart shows a 5-year projection of water enterprise revenues and expenses. The proposed rate increases are designed to put the District on a prudent and responsible long-term path toward supporting balanced budgets while providing adequate funding for operations, maintenance, and ongoing rehabilitation and replacement of aging water system infrastructure to support safe and reliable service.

Figure 2 – Water Utility Projected Revenues & Expenses



2.9 Water Rate Revenue Projections

The cash flow projections indicate the need to raise water rates an average of 3.5% each year for the next 5 years to support the water utility’s projected operating and capital funding, and prudent reserve needs.

Table 8 – Proposed Rate Revenue Increases

Proposed Water Rate Revenue Increases				
CY 2026*	CY 2027	CY 2028	CY 2029	CY 2030
3.50%	3.50%	3.50%	3.50%	3.50%

* Initial bill impacts will vary based on customer class and usage due to rate structure adjustments to realign the rates with cost of service

The 3.5% water rate increase represents the suggested maximum level of annual rate increases proposed for the next 5 cycles. The proposed rates also reflect some minor modifications due to reallocations to the rate structure designed to keep water rates for all customer classes aligned with the cost of providing proportional service. Due to these rate structure adjustments, the impacts on customers’ monthly water bills in the first year may vary slightly based on customer class reallocation and billed usage.

3 COST OF SERVICE ANALYSIS

3.1 Functional Cost Components

BWA derived updated water rates that account for both a) the overall rate increases identified in the financial projections, and b) proposed rate structure modifications. The proposed rates are designed to equitably apportion and recover costs from the District's customer base based on a cost-of-service methodology consistent with the American Water Works Association (AWWA), *M1 Principles of Water Rates, Fees and Charges*.

The first step in the cost-of-service analysis is to assign water system costs in each allocation category for revenue recovery via the cost components of readiness-to-serve, base/supply, well water, recycled water, fire protection, and pumping. While there is no single correct approach for cost allocation, BWA's experience has shown that costs should be allocated within a reasonable range that reflects both a) underlying cost causation, to the extent such causation can reasonably be determined or estimated, and b) the policy preferences of the agency in cases where a range of reasonable approaches can be justified. This process is intended to proportionately allocate costs to each functional component to determine the revenue requirement for that component. The allocations to each functional component were based on typical industry standards and input from District staff.

The cost components are described as follows:

- **Readiness-to-Serve** reflects costs associated with administration and serving the District's customers.
- **Base/Supply** reflects costs associated with the volume of water provided.
- **Well Water** reflects costs associated with providing well water.
- **Recycled Water** reflects costs associated with providing recycled water.
- **Fire Protection** reflects costs associated with providing fire protection.
- **Pumping** reflects costs associated with the District's lift stations.

Costs allocated to pumping were determined by estimating the average annual depreciation of a pump. Costs allocated to recycled water are based on the percentage of expenses incurred for recycled water. Water Purchases were allocated 100% to base/supply because it is a supply cost. Costs for the auto fire sprinkler charge were assessed by estimating the cost of fire protection based on the total count of public fire hydrants and its relevant demand factor. **Table 9** details the process followed for the fire service allocation. All other costs allocated between readiness-to-serve and base/supply were assigned based on the appropriate allocation criteria, ensuring accurate distribution and alignment with operational requirements.

Table 9 – FY 2024/25 Fire Allocation

Fire Line Size	Count	Demand Factor¹	Fire Service Equivalent Connections	2025 Bimonthly Meter Charge	Total Revenue
Public Fire Hydrants (6")	2,860	111.31	1,910,095	\$133.08	\$2,283,684
<u>Auto Fire Sprinkler</u>					
2" or less	69	6.19	2,570	\$7.40	\$3,073
3"	5	17.98	541	21.50	647
4"	114	38.32	26,289	45.81	31,431
6"	112	111.31	75,025	133.08	89,699
8"	112	237.21	159,881	283.60	191,152
10"	5	426.58	12,836	510.01	15,346
			277,143		331,348
Total Equivalent Service Connections			2,187,238		
Fire Protection Revenue Requirement FY 2024/25					\$2,615,032
Fire Protection Equivalent Service Connection				\$1.20	

¹ Demand factors based on nominal size of connection raised to the 2.63 power (AWWA M1 Seventh Edition pg. 163).

The following tables show a breakdown of the water utility’s expenses, how they are allocated between the cost components, and the revenue requirement for each cost component. The cost allocation uses FY 2024/25 as the sample year for operating expenses and a 10-year average for capital costs.

Table 10 – Cost Allocation

Budget Line Items	FY 2024/25 Budget	Meter Charge					
		Readiness-to-Serve	Base/Supply	Well Water	Recycled Water	Fire Protection	Pumping
CITY OPERATING COSTS							
Salaries & Benefits	\$7,108,803	75%	20%			5%	
Maintenance	353,700	65%	20%			15%	
Utilities	1,200,000	80%	20%				
Supplies & Services	3,143,833	36.9%	44%	0.9%	3.2%	15%	
Water Purchases	32,302,025		100%				
Transfers & Reimbursements	2,994,484	90%				10%	
Vehicle Replacement	375,000	85%				15%	
NON-OPERATING COSTS							
Cash-Funded Capital Spending ¹	9,195,088	35%	42%			15%	8.2%
SOURCES							
Capital Improvement Charges	(65,000)	50%	50%				
Interest on Investments (3%)	(1,009,762)	50%	47%	3%			
Sales to Waterworks Dist No 17	(1,600,000)		100%				
Other Revenues	(702,028)	50%	50%				
Totals:	53,296,143						

¹ Reflects a 10-year average of capital spending in current dollars.

Table 11 – Cost Allocation Revenue Requirement

Budget Line Items	FY 2024/25 Budget	Meter Charge					
		Readiness-to-Serve	Base/Supply	Well Water	Recycled Water	Fire Protection	Pumping
CITY OPERATING COSTS							
Salaries & Benefits	\$7,108,803	5,331,602	1,421,761			355,440	
Maintenance	353,700	229,905	70,740			53,055	
Utilities	1,200,000	960,000	240,000				
Supplies & Services	3,143,833	1,159,617	1,384,352	28,290	100,000	471,575	
Water Purchases	32,302,025		32,302,025				
Transfers & Reimbursements	2,994,484	2,695,036				299,448	
Vehicle Replacement	375,000	318,750				56,250	
NON-OPERATING COSTS							
Cash-Funded Capital Spending	9,195,088	3,218,281	3,841,959			1,379,263	755,585
SOURCES							
Capital Improvement Charges	(65,000)	(32,500)	(32,500)				
Interest on Investments (3%)	(1,009,762)	(504,881)	(478,868)	(26,013)			
Sales to Waterworks Dist No 17	(1,600,000)		(1,600,000)				
Other Revenues	(702,028)	(351,014)	(351,014)				
REALLOCATION							
Public Hydrants Reallocation		2,283,684				(2,283,684)	
Totals:	53,296,143	15,308,479	36,798,454	2,277	100,000	331,348	755,585
<i>Allocation %</i>		<i>28.72%</i>	<i>69.05%</i>	<i>0.0043%</i>	<i>0.19%</i>	<i>0.62%</i>	<i>1.42%</i>

4 RATE DERIVATION

4.1 Rate Design

The percentage allocations derived in the previous table were then multiplied by the revenue to be collected from rates for calendar year (CY) 2025 to calculate the revenue requirement for each cost component. The rate for each component was derived by dividing the pertinent revenue requirement by the total units of that component. The rates were determined as follows:

- **Monthly Meter Charge:** Total Readiness-to-Serve revenue requirement / Total annual meter equivalents (305,900).
- **Monthly Auto Fire Sprinkler Meter Charge:** Total Private Fire Protection revenue requirement / Total fire service equivalent connections (277,143).
- **Treated Water Rate:** Total Source of Supply revenue requirement / Total projected annual potable water usage (6,085,376 hcf).
- **Well Water Rate:** Total Well Water revenue requirement / Total projected annual well water usage (1,451 hcf).
- **Recycled Water Rate:** Total Recycled Water revenue requirement / Total projected annual recycled water usage (27,035 hcf).
- **Lift Charge:** Total Pumping revenue requirement / Total projected annual lifted water (4,092,379 hcf).

The following table displays the recalculated 2025 rates.

Table 12 – CY 2025 Rate Derivation

Revenue Requirement						
\$52,285,207						
	Readiness- to-Serve	Source of Supply	Well Water	Recycled Water	Private Fire Protection	Pumping
Rate Revenue Requirement	\$15,018,103	\$36,100,451	\$2,234	\$98,103	\$325,063	\$741,253
% Allocation	28.72%	69.05%	0.0043%	0.19%	0.62%	1.42%
Meter Charge:			\$49.09			
Private Fire Service Unit:			1.17			
Treated Water (per ccf):			5.93			
Well Water (per ccf):			1.54			
Recycled Water (per ccf):			3.63			
Lift Charge (per ccf/lift):			0.18			

The fixed charge by meter size was determined by multiplying the meter charged derived for a multi-family unit by the meter ratios for each meter size. **Table 13** displays the calculated rates by meter size.

Table 13 – Proposed 2025 Rate Calculation by Meter Size

Meter Size	Count	Meter Ratios	Annual Meter Ratio Equivalents	2025 Bimontly Meter Charge	Total Revenue
Multi Family (# EDUs)	6,860	1.00	41,161	\$49.09	\$2,020,792
Single Family	22,783	1.50	205,051	73.64	10,066,949
3/4"	319	1.50	2,868	73.64	140,817
1"	381	2.50	5,719	122.74	280,784
1.5"	307	5.00	9,214	245.47	452,374
2"	549	8.00	26,343	392.76	1,293,307
3"	66	17.50	6,976	859.16	342,471
4"	26	31.50	4,913	1,546.49	241,219
6"	7	67.50	2,730	3,313.90	134,010
8"	2	80.00	924	3,927.58	45,379
			<u>305,900</u>		<u>15,018,103</u>

The table below shows a summary of the reallocated 2025 rates as compared to the current 2025 rates.

Table 14 – Summary of Reallocated 2025 Rates

	Current CY 2025 Rates	Reallocated CY 2025 Rates	Difference
Bimonthly Service Charges			
Residential			
Single Family	\$78.04	\$73.64	(\$4.40)
Multi Family	48.29	49.09	\$0.80
Commercial/Recycled Water			
0.75"	78.04	73.64	(\$4.40)
1"	125.94	122.74	(\$3.20)
1.5"	245.68	245.47	(\$0.21)
2"	389.37	392.76	\$3.39
3"	844.37	859.16	\$14.79
4"	1,514.90	1,546.49	\$31.59
6"	3,358.86	3,313.90	(\$44.96)
8" ¹	3,358.86	3,927.58	\$568.72
Auto Fire Sprinkler			
2" or less	13.19	7.26	(\$5.93)
3"	26.47	21.09	(\$5.38)
4"	49.38	44.95	(\$4.43)
6"	131.66	130.56	(\$1.10)
8"	273.55	278.22	\$4.67
10"	486.98	500.34	\$13.36
Commodity Charges (per ccf)			
Residential	\$5.77	\$5.93	\$0.16
Commercial/Multi Family/Other	5.52	5.93	\$0.41
Landscape/Schools/etc.	6.30	5.93	(\$0.37)
Lift Charge (per ccf/lift)	0.17	0.18	\$0.01
Well Water	1.54	1.54	\$0.00
Recycled Water	3.58	3.63	\$0.05

¹ The proposed rate for the 8" meter is newly established, as it was not previously defined for this meter size.

The following table shows the difference in collected revenue between the existing and reallocated revenues to be recovered from each customer class.

Table 15 – Reallocated Revenue Allocation by Customer Class

	Total Projected CY 2025 Revenue	Total Reallocated Revenue	% Difference
Fixed Revenue			
Residential			
Single Family	\$10,668,133	\$10,066,949	-5.64%
Multi Family	1,987,666	2,020,792	1.67%
Commercial/Recycled Water			
0.75"	149,227	140,817	-5.64%
1"	288,111	280,784	-2.54%
1.5"	452,754	452,374	-0.08%
2"	1,282,150	1,293,307	0.87%
3"	336,576	342,471	1.75%
4"	236,292	241,219	2.09%
6"	135,829	134,010	-1.34%
8"	38,808	45,379	16.93%
Auto Fire Sprinkler	327,922	325,063	-0.87%
Variable Revenue			
Residential	\$21,979,722	\$22,598,081	2.81%
Commercial/Multi Family/Other	5,179,746	5,566,659	7.47%
Landscape/Schools/etc.	8,427,546	7,935,710	-5.84%
Lift Charge (per ccf/lift)	695,705	741,253	6.55%
Well Water	2,235	2,234	-0.05%
Recycled Water	96,785	98,103	1.36%
Total Revenue:	52,285,207	52,285,207	

4.2 Proposed Rates

Table 16 shows a 5-year schedule of proposed water rates. Rate increases are scheduled to become effective on January 1 at the beginning of each calendar year starting January 1, 2026. The rates reflect 3.5% overall annual rate increases as well as first year rate structure modifications designed to best align rates with the cost of providing service. The rates are phased in over 5 years as gradually as possible to minimize the impact on ratepayers and are designed to ultimately support balanced budgets with full implementation.

The proposed commodity rates shown in Table 16 incorporate the anticipated 2026 pass-through rate from Calleguas. Because future cost increases from Calleguas are not yet known, the proposed rates for 2027–2030 reflect no additional increases beyond 2026 costs. Any future Calleguas cost adjustments will be passed through to customers in accordance with Government Code Section 53756, updated annually on January 1 of each year. At least 30 days before the effective date of the pass-through rate adjustment, the District will provide its customers with the expected pass-through adjustment(s), which will generally be calculated as the total projected cost increase divided by the projected annual water consumption. Appendix A includes the calculation for the pass-through rates.

Table 16 – Proposed Water Rates

	<i>Current Water Rates</i>	<i>Proposed Rates Effective:</i>				
		<i>Jan-1 2026</i>	<i>Jan-1 2027</i>	<i>Jan-1 2028</i>	<i>Jan-1 2029</i>	<i>Jan-1 2030</i>
Bimonthly Service Charges						
Residential						
Single Family	\$78.04	\$76.22	\$78.89	\$81.65	\$84.51	\$87.46
Multi Family	48.29	50.81	52.59	54.43	56.34	58.31
Commercial/Recycled Water						
0.75"	78.04	76.22	78.89	81.65	84.51	87.46
1"	125.94	127.03	131.48	136.08	140.84	145.77
1.5"	245.68	254.07	262.96	272.16	281.69	291.55
2"	389.37	406.50	420.73	435.46	450.70	466.47
3"	844.37	889.23	920.35	952.56	985.90	1,020.41
4"	1,514.90	1,600.61	1,656.63	1,714.62	1,774.63	1,836.74
6"	3,358.86	3,429.89	3,549.93	3,674.18	3,802.77	3,935.87
8"	3,358.86	4,065.05	4,207.33	4,354.58	4,506.99	4,664.74
Auto Fire Sprinkler						
2" or less	13.19	7.51	7.78	8.05	8.33	8.62
3"	26.47	21.83	22.59	23.38	24.20	25.05
4"	49.38	46.52	48.15	49.83	51.58	53.38
6"	131.66	135.13	139.86	144.75	149.82	155.06
8"	273.55	287.96	298.04	308.47	319.27	330.44
10"	486.98	517.85	535.98	554.73	574.15	594.25
Commodity Charges (per hundred cubic feet)¹						
Single Family	\$5.77	\$6.57	\$6.78	\$7.01	\$7.24	\$7.48
Commercial/Multi Family/Other	5.52	6.57	6.78	7.01	7.24	7.48
Landscape/Schools/etc.	6.30	6.57	6.78	7.01	7.24	7.48
Lift Charge (per ccf/lift)	0.17	0.19	0.19	0.20	0.21	0.22
Well Water	1.54	1.59	1.65	1.71	1.77	1.83
Recycled Water	3.58	3.76	3.89	4.02	4.16	4.31

¹ The commodity charges include the anticipated 2026 cost increase from Calleguas. Charges for 2027–2030 do not include potential future cost increases from Calleguas beyond 2026, which will be passed through to customers in accordance with Government Code Section 53756. Commodity Charges will be updated annually on January 1.

4.3 Bill Impacts

Table 17 presents the bimonthly bill impacts for various residential customers under existing rates and the proposed rates. As a note, fixed service charges and volumetric charges are billed on a bimonthly basis.

Table 17 – Sample Residential Bimonthly Bill Impacts

	Current	Proposed ¹				
	CY 2025	2026	2027	2028	2029	2030
Bimonthly Residential						
Single Family (10 CCF)	\$135.74	\$141.92	\$146.69	\$151.75	\$156.91	\$162.26
<i>\$ Increase</i>		6.18	4.77	5.06	5.16	5.35
<i>% Increase</i>		4.55%	3.36%	3.45%	3.40%	3.41%
Single Family (20 CCF)	\$193.44	\$207.62	\$214.49	\$221.85	\$229.31	\$237.06
<i>\$ Increase</i>		14.18	6.87	7.36	7.46	7.75
<i>% Increase</i>		7.33%	3.31%	3.43%	3.36%	3.38%
Single Family (30 CCF)	\$251.14	\$273.32	\$282.29	\$291.95	\$301.71	\$311.86
<i>\$ Increase</i>		22.18	8.97	9.66	9.76	10.15
<i>% Increase</i>		8.83%	3.28%	3.42%	3.34%	3.36%
Multi Family (5 CCF)	\$75.89	\$83.66	\$86.49	\$89.48	\$92.54	\$95.71
<i>\$ Increase</i>		7.77	2.83	2.99	3.06	3.17
<i>% Increase</i>		10.24%	3.38%	3.46%	3.42%	3.43%
Multi Family (10 CCF)	\$103.49	\$116.51	\$120.39	\$124.53	\$128.74	\$133.11
<i>\$ Increase</i>		13.02	3.88	4.14	4.21	4.37
<i>% Increase</i>		12.58%	3.33%	3.44%	3.38%	3.39%

¹ Proposed bill impacts include the 2026 pass-through rate only; future pass-through increases are not reflected.

The figures below show the bimonthly bill impacts for single and multi family residential customers with various total usage under existing rates and the proposed 2026 rate.

Figure 3 – 2026 Bimonthly Bill Impacts for Single Family Customers

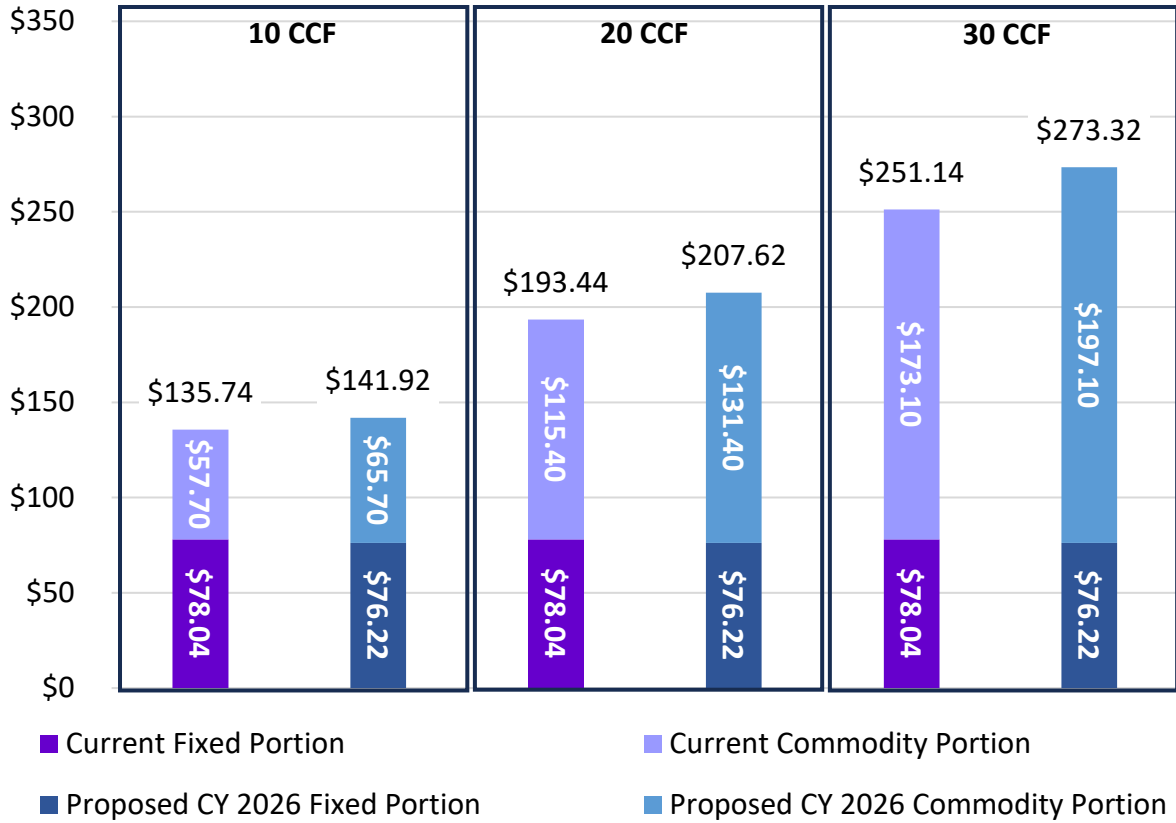
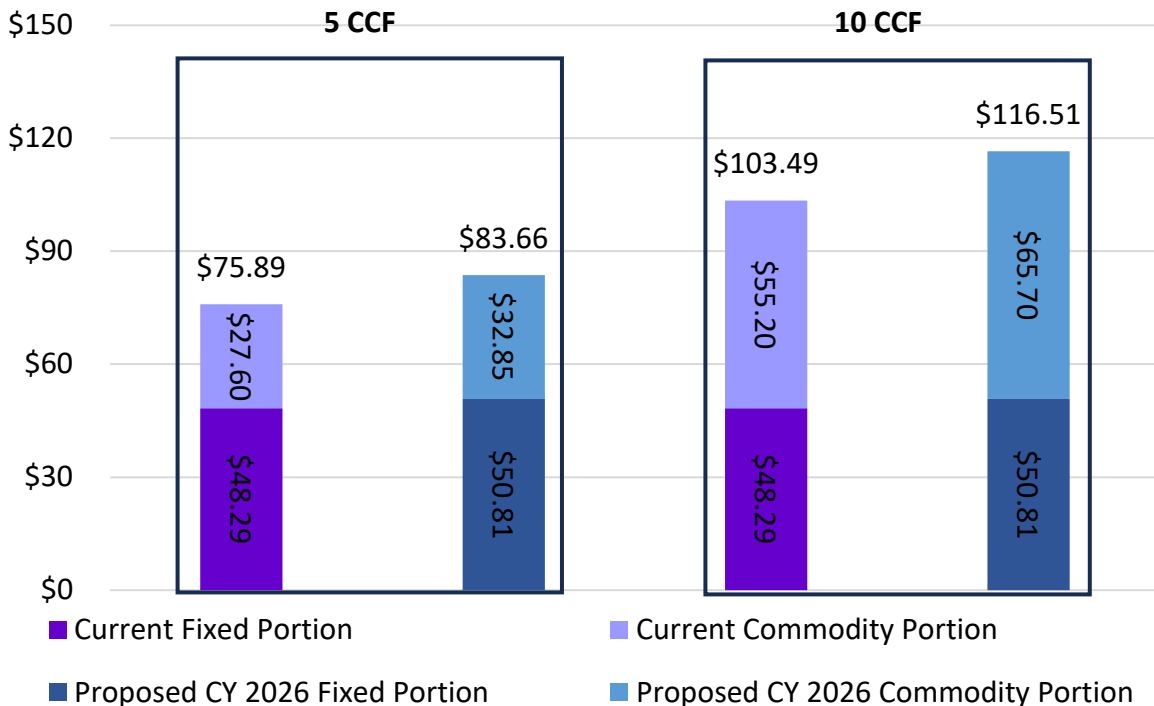


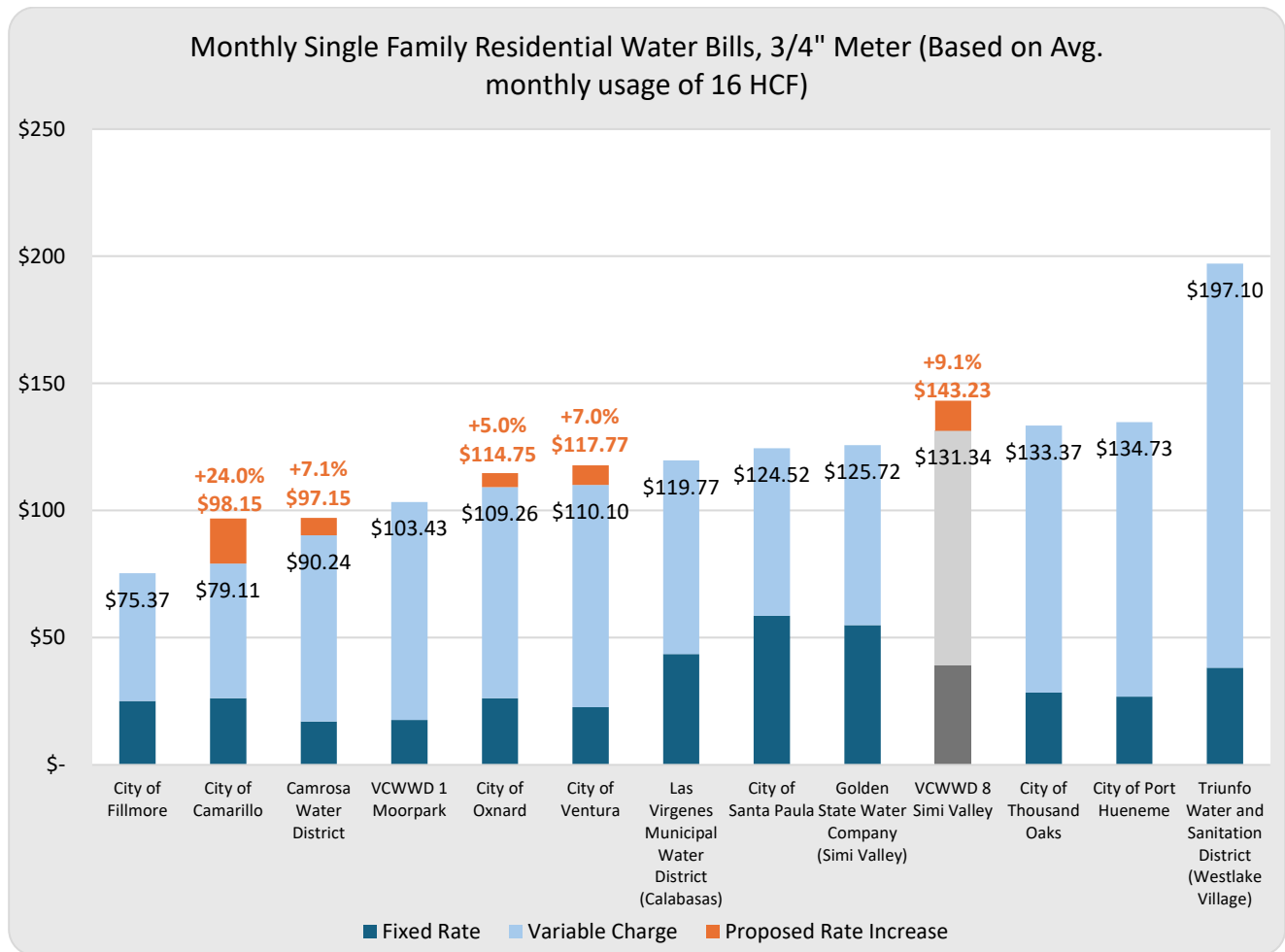
Figure 4 – 2026 Bimonthly Bill Impacts for Multi Family Customers



4.4 Regional Water Rate Survey

Figure 5 shows a regional survey of monthly water service charges for a typical single family home. The chart shows both the District’s current rate as well as the proposed water rate effective January 1, 2026 in orange. Rate increases for other agencies are also included. As a note, proposed rates for some agencies are uncertain.

Figure 5 – Single Family Monthly Water Rate Survey



5 CAPACITY FEE UPDATE

5.1 Background and Objectives

The District currently levies water capacity fees (also referred to as “Connection or Capital Improvement Fee”) on new connections within the District’s service area. These capacity fees are designed to recover the proportionate share of the costs for existing capacity in water system infrastructure for new homes and development connecting to the system. This report develops a capacity fee for new and expanded connections to the District’s water system.

Key objectives of the capacity fee elements of the study include:

- Update the existing water capacity charge to:
 - Recover the costs of existing infrastructure in current dollars;
 - Be consistent with industry-standard practices and methodologies;
 - Comply with applicable law.

This report presents key findings and capacity fee recommendations for District consideration.

5.2 Government Code

Capacity fees are governed by California Government Code (“Code”) section 66013. Capacity fees, which are imposed on new or upsized connections, are governed by different rules and regulations than development impact fees. Section 66013 also identifies various accounting requirements for capacity fee revenues, notably that such revenues cannot be co-mingled with other revenues and must be used solely for the purpose for which the fee was imposed. Section 66016 of the Code identifies the procedural requirements for adopting or increasing a water or sewer capacity charge.

5.3 Capacity Fee Derivation

This section details the calculation of updated capacity fees under the buy-in approach. The fees were calculated and designed to be simple and straightforward to implement.

5.3.1 Methodology

Buy-In Approach

This study follows the “Buy-In” approach for deriving the proposed capacity charges. Under this approach, the fee is based on the value of existing facilities and assets (in current dollars) divided by the capacity of the water system. The buy-in approach is more commonly used by agencies with water systems that require minimal facility capacity improvements. This methodology is recommended because, while new facilities will be needed to serve the District’s Service Area at build-out, it is currently unknown when

build-out will occur and may be necessary. Therefore, using the buy-in approach ensures that the District recovers the proportional share of existing facilities attributable to growth, while allowing for the ability to revise the approach as more certainty about new future facilities is attained.

Asset Valuation Method

The fees are based solely on existing asset valuations, as identified in the City of Simi Valley’s 2015 Facilities Assessment and in the District’s waterworks fixed asset list as of October 28, 2024. A comprehensive asset list and valuation is shown in Appendix B.

Estimated Replacement Cost Less Estimated Depreciation (RCNLD) – The current (or replacement) value of existing facilities is estimated based on escalating the historical purchase price of the District’s assets by the Engineering News-Record Construction Cost Index (Los Angeles) to current dollars. Accumulated depreciation is estimated by factoring in age and useful life from the City’s fixed asset list. For example, if an asset has 10 years of useful life and is 5 years old, 50% of the replacement value of the asset is included, whereas if it is greater than 10 years old, no value is included in the fee.

Water System Capacity

BWA then calculated the cost per unit of system capacity by first determining the capacity of the District’s water system. **Table 18** shows the projected new development in the District’s Service Area through 15-year buildout based on the City of Simi Valley’s 2020 Urban Water Management Plan. Assuming a multi family unit is equal to one meter equivalent, the total number of meter equivalents is projected to increase from 52,952 to 56,940 in that time period.

Table 18 – Projected Customer Base

Meter Size	Total	Meter Ratios	2025 Meter Ratio Equivalents	0.485% Growth over 15 Years ¹	Projected 2040 Meter Equivalents
Multi Family (# EDUs)	7,125	1.00	7,125	537	7,662
Single Family	23,663	1.50	35,495	2,673	38,168
3/4"	331	1.50	497	37	534
1"	396	2.50	990	75	1,065
1.5"	319	5.00	1,595	120	1,715
2"	570	8.00	4,560	343	4,903
3"	69	17.50	1,208	91	1,298
4"	27	31.50	851	64	915
6"	7	67.50	473	36	508
8"	2	80.00	160	12	172
Total			52,952	3,988	56,940

¹ Source: 2020 Urban Water Management Plan, pg 107.

Water System Valuation and Nexus

The next step of calculating a cost per unit of capacity is to determine the District’s water system valuation. The following table shows the District’s water system assets and its replacements costs. The total estimated replacement cost of the District’s Service Area waterworks enterprise assets, excluding

developer contributed capital, amounts to over \$220.8 million. Major assets included in the fee calculation are the District's tanks, pipelines, and pump stations.

BWA excluded the following existing assets from the proposed fee, as the proposed fee is intended to recover core water system assets:

- Vehicles
- Large Tools and Equipment
- Services
- Power Operated and Stores Equipment
- Other Intangibles

BWA used asset valuations from the District's 2015 Facilities Assessment to assess the value of the District's major infrastructure – such as tanks, pump stations, and pipelines. To account for the assets the District acquired after the assessment, BWA included all assets from the District's asset list (given in October 2024) after April 2015. A detailed fixed asset list can be found in Appendix B. The Replacement Cost Less Estimated Depreciation (RCNLD) method was applied to calculate the 2024 cost basis for the District's water system.

Table 19 – Asset Valuation

Category	Original Cost	Current Value	2024 Cost Basis (RCNLD)	% of Value Left After Depreciation
Pre-2015 Assets¹				
Tanks	\$111,600,000	\$156,987,298	\$47,096,189	30%
Pump Stations	14,300,000	20,115,756	6,034,727	30%
Wells	1,300,000	1,828,705	548,612	30%
Treatment	5,200,000	7,314,820	2,194,446	30%
Pipelines	314,000,000	441,702,612	132,510,784	30%
	446,400,000	627,949,191	188,384,757	
Post-April 2015 Assets^{2,3}				
Tanks	3,170,710	3,746,723	3,550,589	95%
Pump Stations	878,073	1,058,104	942,049	89%
Wells	876,604	1,139,492	1,010,430	89%
Pipelines	7,882,923	10,160,241	8,874,078	87%
Infrastructure	16,007,749	21,179,557	18,120,082	86%
	28,816,059	37,284,117	32,497,228	
Total 2024 Cost Basis:			220,881,986	
Capacity Charge:			\$3,879	

¹Source: "Waterworks Facilities Assessment and Cost of Service Study (April 2015) FINAL," pg 2-22.

²Source: "Copy of Copy of San and Water Capital Asset Master"; Using all assets after April 2015.

³Removed any assets related to vehicles and equipment.

The cost per unit of capacity was then calculated by dividing the total asset valuation for the capacity fee of \$220.8 million by the projected number of meter equivalents at ultimate buildout of 56,940 to determine a capacity fee unit rate of \$3,879 per meter equivalent.

Applying the unit rate of \$3,879 per multi family unit to the AWWA standard meter equivalent ratios derives the proposed capacity fee of \$3,879 for multi family units and up to \$310,339 for an 8" meter.

Table 20 shows a summary of the proposed rates.

Table 20 – Proposed Water Capacity Fees

	Current ¹	Proposed ²
Service Charges		
Residential (per unit)		
Single Family Unit (per EDU)	\$3,714	\$5,819
Multi Family Unit (per Unit)	2,603	3,879
Per Acre Res.	8,708	-
Commercial & Industrial		
0.75"	3,714	5,819
1"	7,428	9,698
1.5"	14,858	19,396
2"	26,000	31,034
3"	55,715	67,887
4"	111,430	122,196
6"	222,858	261,849
8"	222,858	310,339
Per Acre Ind.	10,380	-
Interconnections		
6" or less (per connection)	153.90	-
8" and over (per diameter-inch)	25.65	-

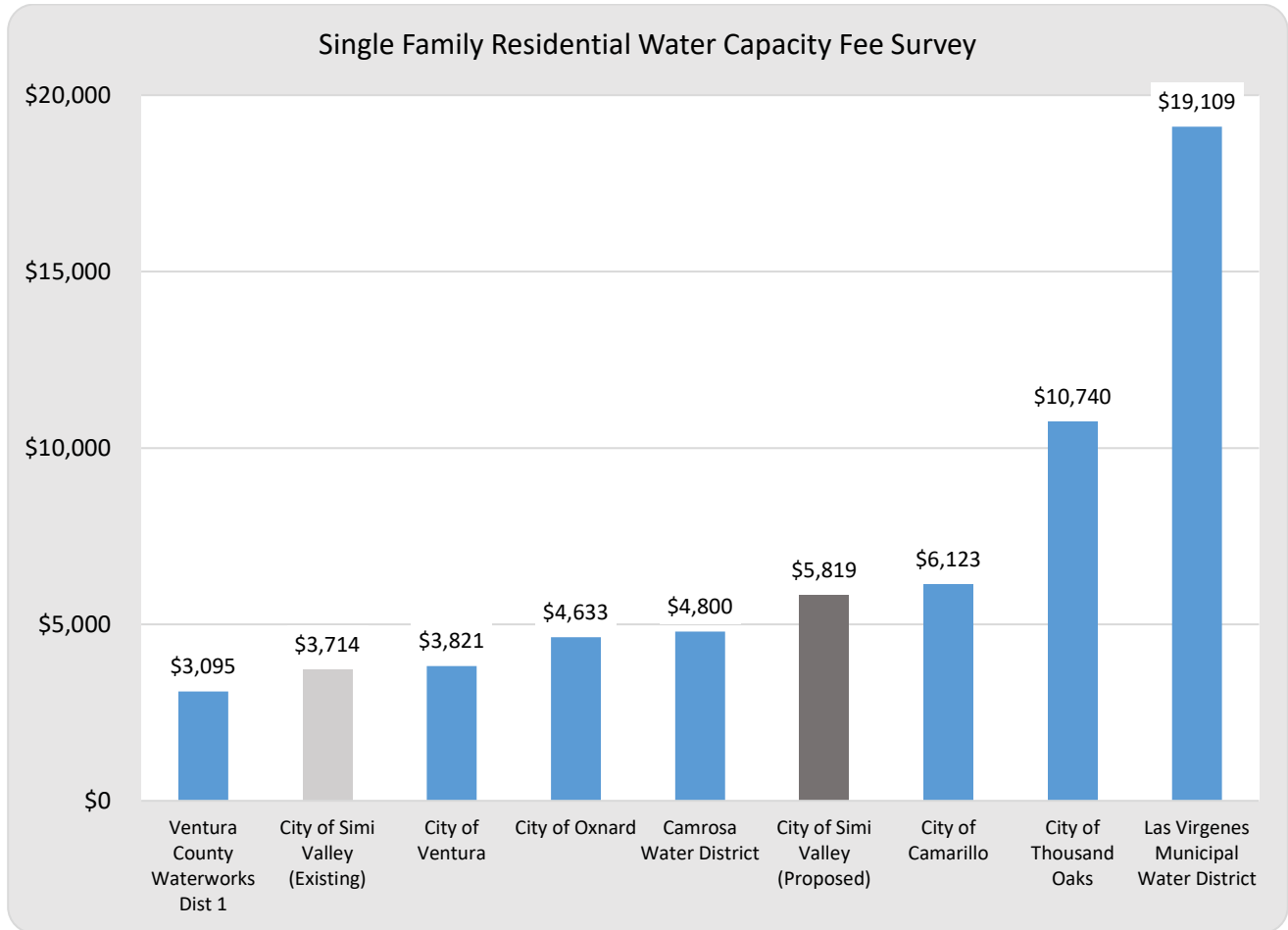
¹ Effective on January 1, 2016.

² Effective on January 1, 2026.

5.4 Fee Survey

Figure 6 shows a regional survey of water capacity fees for a typical single family home. The table shows both the District’s current and proposed water capacity fee. The increase in the proposed fee is partially attributable to the current capacity fee remaining unchanged since its implementation in 2016.

Figure 6 – Single Family Capacity Fee Survey



5.5 Recommended Annual Adjustments

The proposed capacity fee is recommended to continue to include an annual adjustment tied to the Engineering News-Record Construction Cost Index (Los Angeles region). The Engineering News-Record Construction Cost Index (Los Angeles region) provides a measure of changes in the prices for labor and construction materials. Annual capacity fee increases tied to the index are intended to retain the purchasing power of capacity fee revenue. The index was based on November 2024 (15580).

6 CONCLUSION AND RECOMMENDATIONS

6.1 Conclusion

This water rate and capacity fee study report presents a comprehensive review of the District’s water revenue requirements, rates, and capacity fees. Financial projections indicate the need for relatively small, gradual annual water rate increases to keep up with cost inflation and support funding for the District’s capital improvement program while maintaining prudent levels of fund reserves. The capacity fees (one-time fees paid by new development to connect to the water system) would see a more substantial bump up to ensure growth pays its fair share for the existing water system. The funds noted in this report were assigned based on financial information available at the time of this report’s preparation. The evolving needs related to real time water supply services, including, manpower, distribution, and treatment support was established using best judgement. Should unforeseen requirements arise—such as environmental compliance changes, additional staffing needs, or new capital improvement projects — resources can be redirected and adjusted according to available cash and funding reserves. The proposed rates are designed to ultimately support real time and future funding needs, balanced budgets and to provide an adequate ongoing current funding stream to enable the District to properly maintain, operate, and address future fundings needs for proper system operation and replacement of aging infrastructure.

6.2 Recommendations

BWA recommends that the District adopt the rates and fees shown in this report to fund its operating, maintenance, and capital needs. BWA also recommends that the District review and update its water rate study and capacity fee study every five years and/or concurrent with Master Water Plan Updates or other major changes to operating, maintenance, and/or capital expenses.

APPENDIX A — PASS-THROUGH RATE CALCULATION

The pass-through rate is calculated as follows:

- A = Increase Variable Rate equals the difference of Calleguas' Tier 1 Supply Rate of the current and previous years. BWA recommends accounting for 8% water loss by dividing "A" by 0.92 (1 – 8%).
- B = Increase Fixed Rate equals the difference between Calleguas' total annual Capacity Rate Charge (CRC) and Readiness-To-Serve (RTS) of the current and previous years.
- C = Unit Cost Variable. "C" equals to "A" divided by 435.6³.
- D = Unit Cost Fixed. "D" equals to "B" divided by total Billing Units sold between October 1st and September 30th.
- E = Current year Commodity Pass-Through Rate. "E" = "C" + "D"
- **New Commodity Charge = Current Year Base Commodity Rate + "E" + Cumulative Pass-Through Rates (2026 through 2030)**

³ 435.6 is the conversion factor from \$/AF (Acre-Feet) to \$/B.U. (Billing Unit). One billing unit is one hundred cubic feet (CCF)

APPENDIX B — 10-YEAR CAPITAL IMPROVEMENT PROGRAM

Project Description	Current	5-Year Projection					Extended Projection					10-Year Total
	Encumbrance	FY 2025/26	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30	FY 2030/31	FY 2031/32	FY 2032/33	FY 2033/34	FY 2034/35	
Replacement Reserve Fund												
Emergency Generators	\$890,246											-
Tank Inspection and Cleaning	118,332	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	1,000,000
Hilltop Tank Rafter Repair	67,911											-
Walnut Tank 2 Repair and Recoat	984,034											-
Tank Replacement - Stow No. 1	1,425,000		125,000	1,000,000								1,125,000
Tank Replacement - Flanagan	250,000		250,000	500,000	2,100,000							2,850,000
Madera 1031 Tank Repair and Recoat		400,000	1,450,000									1,850,000
Mellow Lane Tank Repair and Recoat	250,000				250,000							250,000
Stearns Tank No. 1 Repairs	1,144,250			200,000								200,000
Tank Replacement - Stearns No. 2	200,000					2,300,000						2,300,000
Tank Replacement - Marr Ranch Tank 1	2,000,000			300,000	350,000							650,000
Tank Replacement - Lilac					200,000	900,000						1,100,000
Marr Ranch Tank 2 Repair and Recoat					500,000	1,800,000						2,300,000
Stow Tank 2-4 Repair and Recoat						400,000	1,000,000	2,000,000				3,400,000
Tank Repair & Recoat - First St Tanks 1, 2, 3, 4						300,000	300,000	2,500,000	2,500,000			5,600,000
Tank Repair Sinai							400,000	1,000,000	1,400,000			2,800,000
Tank Repair Wood Ranch #2							1,500,000					1,500,000
Tank Repair Crosby									200,000	900,000		1,100,000
Big Sky #1 Tank Repair and Recoat							2,200,000					2,200,000
Big Sky #2 Tank Repair and Recoat											1,850,000	1,850,000
Casual Court Tank Repair and Recoat									1,050,000			1,050,000
Madera #2 Tank Repair and Recoat											2,600,000	2,600,000
McCoy Tank Repair and Recoat										1,200,000		1,200,000
Mine Rd #1 Tank Repair and Recoat									950,000			950,000
Mine Rd #2 Tank Replacement										700,000		700,000
Station #2 Tank Replacement									600,000			600,000
Station #3 Tank Replacement										600,000		600,000
Wood Ranch #1 Tank Repair and Recoat											1,500,000	1,500,000
Wood Ranch SMG Tank Repair and Recoat										3,100,000		3,100,000
Pump Station Rehab - Station 1	2,460,971			1,000,000								1,000,000
Pump Station Rehab - Station 2	2,804,809			1,000,000								1,000,000
Pump Station Removal - Station 3	1,200,000			500,000								500,000
Walnut Avenue Pump Station	3,763,772											-
Water Line Repl - Roan Street	177,381											-
Water Line Repl - Apricot/Cedar/Leota (Wisteria)	380,000											-
Water Line Repl - Black Cyn/Gaston/Reis/Studio	305,000	200,000										200,000
Water Line Repl - Eastward/My Way (Rowell)	112,750											-
Water Line Repl - Hilltop Rd. / Oak Knolls	737,000	350,000										350,000
Water Line Repl - Casa Grande / Redwood	495,000	165,000										165,000
Water Line Repl - Del Robles/Foothill/Camino	866,000	350,000										350,000
Water Line Repl - Folly Sims			810,000									810,000
Water Line Repl - Laguna	20,000		220,000									220,000
Water Line Repl - Lipman / Howe	20,000			580,000								580,000

APPENDIX B — 10-YEAR CAPITAL IMPROVEMENT PROGRAM (CONTINUED)

Project Description	Current	5-Year Projection					Extended Projection					10-Year Total
	Encumbrance	FY 2025/26	FY 2026/27	FY 2027/28	FY 2028/29	FY 2029/30	FY 2030/31	FY 2031/32	FY 2032/33	FY 2033/34	FY 2034/35	
Water Line Repl - Walnut Street	64,165											-
Water Line Repl - Sorrel, Buckskin, Pinto, Arabian				1,320,000	1,000,000							2,320,000
Water Line Repl - Loma/Ash/Katey					315,000							315,000
Water Line Repl - Mesa/Shirley/Johnson					280,000							280,000
Water Line Repl - Secker						140,000						140,000
Water Line Repl - Township / Sheri						380,000						380,000
ARC Flash Study	38											-
Tapo Water Treatment Plant Chlorine Generation System	200,000	150,000										150,000
Well Rehabilitation Program	352,607		40,000	140,000	140,000	140,000	140,000	140,000	140,000	140,000	140,000	1,160,000
Vulnerability Assessment Upgrades	276,481						80,000	80,000	80,000	80,000	80,000	400,000
Replace Three Seismic Controllers	75,000	20,000										20,000
Water Tank - Seismic Valve Actuators - Replace and Repair	60,000		50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	50,000	450,000
Refurbishment/Install District Pumping Facilities	266,365			50,000	50,000	50,000	70,000	70,000	70,000	70,000	70,000	500,000
Main Line Valve Replacement	609,701						100,000	100,000	100,000	100,000	100,000	500,000
SCADA PLC Replacements	4,212					140,000						140,000
District Telemetry Systems	500,304						100,000	100,000	100,000	100,000	100,000	500,000
Painting of Water Facilities	381,299		100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	100,000	900,000
Paving & Slurry Seal for Roads and District Facilities	222,269			125,000	125,000	125,000	150,000	150,000	150,000	150,000	150,000	1,125,000
Landscape, Fencing, Noise Barrier	113,760		15,000	15,000	15,000	15,000	20,000	20,000	20,000	20,000	20,000	160,000
Valve Box Replacement	105,000				20,000	20,000	20,000	20,000	20,000	20,000	20,000	140,000
Waterworks Demand Factor Study	5,487											-
Waterworks Service Line Study	144,568											-
Emergency Generator Servicing		50,000	50,000	50,000	50,000	50,000						250,000
PSPS Generators		300,000										300,000
Capital Improvement Fund												
Knolls Zone Water Facilities	4,849,464		700,000									700,000
Oak Knolls Pump Station	1,360,085		1,200,000									1,200,000
New Well in Gillibrand Basin	2,059,550		500,000									500,000
Water Storage Mixing Systems	207,248				100,000	100,000	100,000	100,000	100,000	100,000	100,000	700,000
Purchase Recycled Water Facilities	2,000,000											-
Total	34,530,059	2,085,000	5,610,000	7,030,000	5,745,000	7,110,000	6,430,000	6,530,000	7,730,000	7,530,000	6,980,000	62,780,000

APPENDIX C — DETAILED ASSET LIST

Description	Type	Acquisition Date	Year of		Acquisition		Escalated Cost- Current Dollars	Remaining Life (%)	Cost Less Depreciation
			Purchase	Age	Cost	Useful Life			
40-13-024, Series 600 Engine Controller	Tanks	06/30/2015	2015	9	19,096	15	26,862	40.00%	10,745
Tr 5182-C1 Big Sky (Village F & I)	Pipelines	06/30/2015	2015	9	906,507	50	1,275,180	82.00%	1,045,648
Tr 5182-C1 Big Sky (Backbone)	Infrastructure	06/30/2015	2015	9	5,337,009	50	7,507,550	82.00%	6,156,191
Tr 5864 Swc Avenida Simi/Reservoir Dr	Infrastructure	06/30/2015	2015	9	122,113	50	171,776	82.00%	140,856
La Ave Pipeline Replacement Fy09	Pipelines	06/30/2015	2015	9	912,958	50	1,284,255	82.00%	1,053,089
Tr 5207-Presidio Btwn Tapo St & Yosemite	Pipelines	06/30/2016	2016	8	1,602,700	50	2,220,003	84.00%	1,864,802
Tr 5413-Leeds East Of Ralston	Infrastructure	06/30/2016	2016	8	117,079	50	162,174	84.00%	136,226
Tr 5462-Los Angeles Ave East Of Ralston	Infrastructure	06/30/2016	2016	8	25,770	50	35,696	84.00%	29,984
First St Waterline Relocation Fy13	Pipelines	06/30/2016	2016	8	979,976	50	1,357,427	84.00%	1,140,239
Allen-Bradley Motor Control Center	Pump Stations	05/08/2017	2017	7	117,881	15	156,363	53.33%	83,394
Tr5411-Swc Of Kuehner & Mt. Sinai-Distr	Pipelines	06/30/2017	2017	7	423,778	50	562,122	86.00%	483,425
Tr5600-Sec Of La & Simi Village - Distr	Pipelines	06/30/2018	2018	6	36,574	50	47,606	88.00%	41,893
Tr681 161 W. Cochran St - Distr Lines	Pipelines	06/30/2018	2018	6	52,626	50	68,499	88.00%	60,280
Crown Hill Drive Waterline	Pipelines	06/30/2019	2019	5	382,428	50	494,442	90.00%	444,998
Tr5940 - 4540 Apricot Rd Water Line	Pipelines	06/30/2019	2019	5	45,202	50	58,442	90.00%	52,598
Tr5953 - 1755 Heywood St Water Line	Pipelines	06/30/2019	2019	5	35,275	50	45,607	90.00%	41,046
Water Line Replc/La Gross Way	Pipelines	06/30/2020	2020	4	159,729	50	206,273	92.00%	189,772
Tr5523 Nwc Of Tapo & Eileen - Distr Lines	Pipelines	06/30/2021	2021	3	44,651	50	54,722	94.00%	51,439
Nwc Kadoda St & Big Springs-Distr Lines	Pipelines	06/30/2022	2022	2	242,300	50	281,658	96.00%	270,392
Fy 18/19 Tank Recoat & Repair Prgm	Tanks	06/30/2022	2022	2	971,263	50	1,129,030	96.00%	1,083,869
Wlr - Lilac Tank	Tanks	06/30/2022	2022	2	144,117	50	167,527	96.00%	160,826
Small Tank Replacements Fy13	Tanks	06/30/2022	2022	2	1,366,217	50	1,588,140	96.00%	1,524,614
Tr5978 Se Los Angeles & Madera-Dist Line	Pipelines	06/30/2023	2023	1	1,069,000	50	1,128,763	98.00%	1,106,187
Pd-S-1067 1260 Patricia-Distri Lines	Pipelines	06/30/2023	2023	1	29,677	50	31,336	98.00%	30,709
Wlr - Ehlers Larson My Way	Pipelines	06/30/2023	2023	1	427,057	50	450,932	98.00%	441,913
Wlr Dennis Rollins Wells Peppertr	Infrastructure	06/30/2023	2023	1	748,048	50	789,868	98.00%	774,071
Wlr Walnut Street	Infrastructure	06/30/2023	2023	1	685,835	50	724,177	98.00%	709,694
Hilltop Tank Rafter Rehab	Infrastructure	06/30/2024	2024	0	487,089	50	487,089	100.00%	487,089
Stearns St Storage Structure	Infrastructure	06/30/2017	2017	7	280,685	50	372,315	86.00%	320,191
Water Line Relocate-Box Cyn Fy15	Pipelines	06/02/2015	2015	9	145,366	50	204,485	82.00%	167,678
Water Storage Mixing Systems	Infrastructure	11/19/2015	2015	9	604,307	50	850,076	82.00%	697,062
New Well In Gillibrand Basin	Wells	06/30/2018	2018	6	727,977	50	947,554	88.00%	833,848
Interior Tank Recoating	Tanks	06/30/2019	2019	5	316,791	50	409,581	90.00%	368,623
Well Rehabilitation Program	Wells	06/30/2020	2020	4	148,628	50	191,937	92.00%	176,582
Walnut Ave Pump Station	Pump Stations	06/30/2021	2021	3	286,228	50	350,788	94.00%	329,741
Walnut Tank 1 Repair And Recoat	Tanks	06/30/2021	2021	3	306,509	50	375,643	94.00%	353,105
Knolls Pump Station Upgrade	Pump Stations	06/30/2022	2022	2	89,915	50	104,520	96.00%	100,340
Stearns Tanks 1 & 2 Upgrades	Tanks	06/30/2022	2022	2	5,750	50	6,684	96.00%	6,417
Pump Station Rehab Station 1	Pump Stations	06/30/2022	2022	2	189,029	50	219,734	96.00%	210,945
Pump Station Rehab Station 2	Pump Stations	06/30/2022	2022	2	195,020	50	226,698	96.00%	217,630
Walnut Tank 2 Repair And Recoat	Tanks	06/30/2023	2023	1	40,966	50	43,256	98.00%	42,391
Wlr-Hilltop Rd/Oak Knolls	Pipelines	06/30/2023	2023	1	10,250	50	10,823	98.00%	10,607
Wlr-Del Robles/Foothill/End/Camino	Pipelines	06/30/2023	2023	1	14,250	50	15,047	98.00%	14,746
Walnut Line Replacement - Eastward/My	Infrastructure	06/30/2023	2023	1	7,250	50	7,655	98.00%	7,502
Wlr Roan Street	Pipelines	06/30/2024	2024	0	362,619	50	362,619	100.00%	362,619
Earthquake Repair To Tapo Canyon Wtp	Infrastructure	06/30/2017	2017	7	7,592,564	50	10,071,180	86.00%	8,661,215
Total Asset Valuation:					28,816,059				32,497,228