

BLACK ROCK UTILITIES

UTILITY SCHEDULE OF RATES AND FEES AS OF JANUARY 1, 2025

I. Applicability

These rates and fees apply to service received by any customer approved for service from the Black Rock Utility Company's ("BRU") distribution system.

II. Metering Requirements

Water customers must have two meters, one for potable water and one for irrigation water, except for some customers on the Estates water system. No meters are required for effluent processing but may be required of specific customers at the discretion of BRU.

III. Equivalent Units used for Measurement

The monthly charges are based on equivalent measurement units that are defined as follows:

- A. "ERU" is an Equivalent Residential Unit and is the standard used to compare all users to one residential home. This is the same as an "EDU," Equivalent Dwelling Unit and is currently calculated at 250 gallons per day of residential water use. It is used to also determine the amount of sewer effluent that a typical residential home is expected to produce. Users other than residential homes, such as a Club House, Commercial Building, school, or other such use are calibrated in ERU units, so all users are measured on an equivalent basis.
- B. "IRU" is the Irrigation Rights Unit and is the water allocation for each residence, commercial building, and community property is determined by calculating 40% of an acre, and applying that factor to the size of each lot. The IRU serves as the basis for assessing each property's water allotment, ensuring equitable distribution while adhering to the restrictions of the water diversion permit and maintaining usage within permitted limits.
- C. "PU" is a Potable Water Unit and is the amount of potable water that a typical residential home is expected to use. It is derived from the 2014 BRU Capacity Study and confirmed by historical usage data. Users other than residential homes, such as a Club House, Commercial Building, or such, are measured in PU units, so all users are measured on a comparable basis.

IV. Rates

- A. Base Customer Charge by Category (see Exhibit A):
 - 1. The base monthly charge, per Equivalent Residential Unit (ERU), Irrigation Acre (IA), or Potable Unit (PU), is as follows:

BLACK ROCK UTILITIES

UTILITY SCHEDULE OF RATES AND FEES

AS OF JANUARY 1, 2025

- a. Base Standby Fee for Unconnected Property - Utility infrastructure is in place but has not been connected:
 - **\$108.00** per month, payable quarterly in the amount of **\$324.00**.
 - Included in this flat fee is the following:
 - i. **\$24.84** Standby Irrigation Fee per ERU
 - ii. **\$21.60** Standby Potable Water Fee per ERU
 - iii. **\$61.56** Standby Sewer/Wastewater Fee per ERU
 - b. Base Service Fee for Properties with Utilities Connected - Utility infrastructure is in place and has been connected:
 - \$244.76** per month, payable quarterly in the amount of **\$734.28**.
 - Included in this flat fee is the following:
 - i. **\$140.00** Base Service Irrigation Fee per IA.
 - ii. **\$27.00** Base Service Potable Water Fee per PU.
 - iii. **\$77.76** Base Service Sewer/Wastewater Fee per ERU.
2. The Base Standby Fee is charged for all residential properties (or ERU for other property types), to maintain utility facilities in a state of readiness for future services. The Standby Fees are charged for vacant properties with no utility infrastructure; and for properties to which utility service has been constructed but not connected.
 3. The Base Service Fee is charged for developed properties with utility service constructed and facilities connected. It includes the costs for water meter reading and billing, annual septic inspections, the base potable water use amount, and the base irrigation water amount, as described in B. 1. a. below.
- B. Utility Commodity Usage, Overage, Charges (See Exhibit A). These charges are in addition to the Base Service Fee.
1. Irrigation Water
 - a. Residential and Commercial Users - No lot may use potable water for irrigation purposes, with the exception of specific properties connected to the water system in The Estates. Each property using irrigation water shall be allocated a Base Usage Amount determined by a formula calculating 40% of an acre against the total lot size.

BLACK ROCK UTILITIES

UTILITY SCHEDULE OF RATES AND FEES AS OF JANUARY 1, 2025

Lake Water Diversion Permit Limits the Following:

- Irrigatable Acres: 545
- GPD (Gallons per Day): 1,615,680
- GP Month (Gallons per Month): 50,086,080
- GP Acre/Day (Gallons per Acre per Day): 2,965
- GP Acre/Month (Gallons per Acre per Month): 91,901

- b. Each allotment is determined by multiplying the lot size by 40% of the allocated water right per acre.

EXAMPLE: Lot size of Property XYZ is equal to .32 Acres.

.32 acre X 91,901 X 40% = 11,763 Gallons per month (Apr through Oct)

- c. In addition to the Base Irrigation Service Fee, each property will be charged an Overage usage Fee of **\$1.24** per 1,000 gallons for all gallons used over their monthly allotted amount up to 50,000 gallons and **\$2.48** per 1,000 gallons for each gallon used in excess of 50,000.

c.i. Irrigation Overage Fines are also charged when a user consumes 50,000 or more gallons over their allotment monthly.

50,001-100,000 Over allotment \$75.00 fine

100,001 150,000 Over allotment \$125.00 fine

150,001 – 200,000 Over allotment \$225.00 fine

200,001 + Over allotment \$800.00 fine

- d. Should BRU allow a property to be irrigated without installing a meter, a flat rate Service Fee is charged for such unmetered irrigated property. The \$45.00/monthly fee is due for each Irrigation Unit on such property if planted in native plantings. The Utility Board may implement a higher monthly charge for different planting types if they consume more water. Typically, unmetered irrigation property would be a unique situation or temporary in nature.

2. Golf Course Irrigation Water

The golf course will receive a water allotment based on the total acreage of the course. They will be charged \$0.54 per 1,000 gallons for their standard allotment, with an overage rate of \$0.60 per 1,000 gallons exceeding the allotment.

3. Potable Water

The Potable Water Commodity Usage Charges are based on the BRU 2014 Capacity Study and confirmed by historical data. The average gallon of potable water usage during the peak months is 4,000 gallons/month. This amount is the base Potable Water Unit or PU per ERU.

BLACK ROCK UTILITIES

UTILITY SCHEDULE OF RATES AND FEES AS OF JANUARY 1, 2025

- a. In addition to the Base Service Fee for Potable Water of **\$27.00** / month, each Potable Water Unit will be charged a Use Overage Fee as follows:

i. Residential & Commercial Users -

Gallons of Use, per month -

0- 4,000	Included in Base Service Fee
4,001 - 6,000	\$1.87 per 1,000 gal
6,001 - 10,000	\$2.48 per 1,000 gal
Over 10,000	\$3.73 per 1,000 gal

4. Septic and Effluent Processing: The Service Fee for connected properties is **\$77.76** per month per ERU.

5. Construction Water

Available for construction sites where water is needed for dust control and construction purposes.

Meter Deposit
(Refundable, subject to reduction for
damaged, loss or theft) **\$950.00**

Installation to be billed at actual cost to install the Meter

Service Fee	\$45.00 per month
Meter Rental Fee	\$55.00 per month
Water Use Fee	\$2.48 per 1,000 gal

6. Private Fire Protection and Fire Fighting (NOT APPLICABLE FOR HOMES)

These rates apply to a customer, other than single family residential, for service for private fire lines used and maintained by Customer exclusively for fire protection, whether said lines are connected to automatic sprinkling system or to hose attachment. They also apply to water used for fire fighting on the Owner's Lot.

Service Fee for Private Fire Protection	<i>To be determined by size of connection</i>
Water Use Fee	\$1.87 per 1,000 gallons

Water for Fire Fighting will be charged at golf course water rates plus a **\$100.00** per hydrant connection.

BLACK ROCK UTILITIES

UTILITY SCHEDULE OF RATES AND FEES AS OF JANUARY 1, 2025

D. Connection Fees

Customer shall be required to pay a connection and impact fees for initiation of service. Additional charges apply for construction of facilities and are included in the Wet Utilities Permit application attached to as Exhibit B. The connection fees listed below are for the first occupant of residence or premises. The base fees include 2 hours of labor for inspections and supervision of meter installations, any additional time required for these inspections or supervision will be billed \$125.00 an hour, unless special circumstances and rates apply.

- | | |
|----------------------------------|---|
| 1. Meters under 2" in size | \$350 plus the cost of the meter and meter installation labor |
| 2. Meters larger than 2" in size | \$650 plus the cost of the meter and meter installation labor |

E. Fines for Violation of the Rules and Regulations

The fine for unauthorized hook-ups per section 2.4 of the rules and regulations shall be \$300.00. The owner of the unauthorized hook-up shall be given a 30 day notice to apply for service and pay the required fees, including facility fees, for new service. The owner shall be given a total of 90 days to obtain approvals, pay required fees and install required meters, etc., before having the unauthorized service disconnected. In addition the Owner shall pay the Base Customer Charge, plus estimated Utility Commodity Charges for all months of unauthorized utility use.

F. Backflow Prevention Device Installation

Any properties with water connections to the BRU potable water system, for other than potable uses, must install one or more Backflow Prevention Devices. BRU shall collect a backflow prevention device installation fee from the Customer when BRU installs a backflow prevention device. The backflow prevention device installation fee shall be equal to BRU's actual cost of the backflow prevention device plus a \$250 connection fee for backflow prevention devices 1" or less or \$300 for backflow prevention devices greater than 1", which includes 2 hours of labor. Any additional labor will be billed at \$125.00 an hour, unless special circumstances and rates apply.. Any additional parts or material will be billed at actual cost.

G. Repairs, Meter Replacement, Temporary Service, Reconnection and Meter Test and Read Fees

1. Office Hours are 8:00 a.m. to 4:30 p.m., Monday through Friday. Charges for all customer service shall \$125.00 an hour, unless special circumstances and rates apply.
2. All repair work, temporary service connections, fire hydrant hooks ups, and meter

BLACK ROCK UTILITIES

UTILITY SCHEDULE OF RATES AND FEES AS OF JANUARY 1, 2025

replacement shall be charged at the hourly customer service rate for labor plus the actual cost of all materials required, including but not limited to the Meter.

3. The charge for meter reads and meter tests will be charged at the hourly customer service rate if the meter test or read is at a time other than regular monthly reads. Disconnection of service will be charged at the hourly customer service rate.
4. Connection or reconnection to an existing meter will be charged at the hourly customer service rate. This will be charged upon reinstatement of service, in addition to any deposit that may be required. This charge is also applicable when the Customer requests a shut off for repairs to the Customer's plumbing.

H. Termination/Restriction of Service; Reinstitution of Service; Deposits

1. The Black Rock Utilities Rules and Regulations as adopted and as amended from time-to-time are applicable to all utility users.
2. Articles 2.13 for water service and 3.12 for sewer service, within the Black Rock Utilities Rules and Regulations, will be followed for termination of utility services.
3. Discontinuance and reconnection fees outlined in G.4 above will be charged for termination of services for non-payment of utility service amounts due.
 - a. A deposit equal to the average annual billing amount for the property will be due upon reconnection.
 - b. This charge is applicable to all customers who pay outstanding bills for service at the time that BRU personnel arrive at the customers' premises to terminate service.

V. Special Facilities Charge (See Rules & Regulations for Expanded Detail)

- A. Applicant, before service to said property can be accepted by BRU, except where the special facility charge has been paid by a previous owner of and for the same parcel of land, or when water service can be obtained from an existing water main so that special facilities are not needed, will be required to pay the entire cost of any Special Facilities required. Applicant will be required to pay to BRU in advance, the estimated cost of installing any special facility necessary to establish service. The ultimate necessity of special facilities shall be as determined by the BRU Board.

VI. New Service Facilities Charges (See Rules & Regulations for Expanded Detail)

- A. When existing facilities exist with enough capacity to add another user, a charge to the new

BLACK ROCK UTILITIES

UTILITY SCHEDULE OF RATES AND FEES AS OF JANUARY 1, 2025

user or for new service additions not contemplated at the time the utility facilities were constructed will be imposed. This fee is intended to charge the new user for a pro-rata share of the existing facilities replacement costs. The amount of the charge will be determined at the time the new user is accepted into BRU, or the new construction is approved for service by BRU. The charge will be based on the total estimated replacement cost for the facility(ies) to be used divided by the total system capacity in gallons. The result is the estimated facility cost per gallon, which shall be multiplied by the estimated use in gallons by the new user to arrive at the amount of the facility charge.

- B. Separate calculations will be made for potable water, irrigation water, and effluent disposal.
- C. If facilities do not exist with enough capacity to accept a new user, then the new user will be responsible to pay all costs required to upgrade existing facilities or build new facilities to accommodate the new user's property. These costs will be estimated in advance based on engineering plans acceptable to BRU. BRU shall not bear any costs, including engineering and design, related to bringing in a new user for service. All costs shall be paid in advance by the new user or constructed by the new user and assigned to BRU upon completion. All designs and actual construction, including plan changes, shall be subject to advance written approval of BRU. The new user shall be responsible to pay BRU an inspection fee for any new construction completed by the new user based on the actual cost to BRU of the inspector.

D. Calculation of Facilities Capacity Requirements

The calculation of the amount of capacity required for a new user's property is to be determined giving consideration to generally accepted engineering standards, historical use data and to be ultimately determined at the sole discretion of BRU.

- 1. If, the Applicant's requirement for fire flow exceeds BRU's standard or available fire flow in any area, the Applicant will be required to install any additional facilities required.
- 2. If, after one full year, the Applicant's actual historic average daily demand exceeds estimated average daily usage, the Applicant must provide additional funds for facility capacity. This provision does not apply to residential use except where the type of use or uses changes.

E. Inspection Fees for New Facility Construction

- 1. BRU shall charge an inspection fee for all facility construction not built by BRU.
- 2. The charge shall be the actual cost of personnel or contractors to the Utility plus 10%.
- 3. If facilities are built by BRU, a six percent (6%) supervision fee shall be added to the actual costs of all construction.

BLACK ROCK UTILITIES

UTILITY SCHEDULE OF RATES AND FEES AS OF JANUARY 1, 2025

VII. General Terms and Conditions

A. Billing and Miscellaneous

1. Billing for all water used shall start at the time the Meter is connected to the Customer 's property.
2. A deposit may be required at the time of connection, and this deposit may be used for unpaid bills or the cost for damage to BRU's Meter, hydrant, or other facilities.
3. Cost for installation of any facilities or service call-outs shall be billed at the cost to BRU. The current contractor fees are \$125.00 an hour, unless special circumstances and rates apply.. In addition, a mileage charge of \$1.00 per mile may be charged.
4. Water may be obtained only under pre-arranged conditions and designated service outlets upon approval by the BRU. Unauthorized water use is subject to a \$500.00 fine and disconnection.

B. Responsibility for Loss or Damage

The Customer will be held responsible for damage to BRU 's facilities and other property resulting from the use or operation of service outlets and from the operation of all equipment used in transporting water.

C. Rules and Regulations

Service hereunder shall be subject to BRU's Rules and Regulations governing water service and any amendments thereto.

D. Will Serve Commitments

A will serve commitment will be required prior to receiving new or expanded water service from BRU. Applicants for service must provide BRU with sufficient plans to establish the proposed development's facilities capacity. All governmental approvals received, facility capacity fees paid in advance, and water rights permitted and transferred to BRU as a condition to the Applicant receiving a will serve. An Intent to Serve with Conditions may be issued prior to the final will serve. This Intent to Serve will itemize the conditions necessary to be completed prior to a Will Serve being issued.

E. Returned Check Charge

The charges otherwise payable hereunder shall be increased by \$ 35.00 for each returned check/ACH Payment.

BLACK ROCK UTILITIES

UTILITY SCHEDULE OF RATES AND FEES AS OF JANUARY 1, 2025

F. Minimum Monthly Charge

The minimum monthly charge for service hereunder shall consist of the sum of the Base Customer Charge described in III-A.

G. Late Charge

All billings for service hereunder shall be due and payable upon presentation and shall become past due fifteen (15) days thereafter. The billings for service otherwise due hereunder shall be subject to a late charge of \$10 or 4% per month, whichever is greater, of any past unpaid balances, and an administrative cost of \$35.00 for late notices date of current billings.

H. Collection Cost

BRU may use a collection agency to pursue past due bills and any late charges. The Customer will be responsible for paying all costs incurred to BRU to collect any past unpaid invoices and any late charges.

I. Liens Recorded on Delinquent Account

BRU may record a Claim of Lien against real property pursuant to the rights conferred by the Declaration and Idaho Code § 55-3207. The fee charged to record said lien is \$350.00 per property. Additional fees and costs, as well as interest and lates fees, will continue to accrue in accordance with the Declaration and Association's rules of governance until payment is made. Once the account has been brought current, an additional fee of \$350.00 per property will be charged to record Satisfaction of Lien.

J. Transfer Fee

A \$175.00 transfer fee is required for all property transfers within Black Rock Utility. This fee covers administrative costs associated with updating property ownership records and must be paid at the time of transfer.