

BOX ELDER CREEK RANCH WATER COMPANY

FEE SCHEDULE

Notice Date: April 23, 2026
Effective Date of New Rates: May 1, 2026

1.0 WATER SYSTEMS IMPROVEMENT FEE

1.1 Improvement (“Tap”) Fee (Vacant Lot/New Development)

Water System Improvement Fee for a 1” service: **\$11,995 per lot.**

1.2 New landscaping is limited to a maximum of 4,000 square feet of irrigated grass (or per the “*Rules and Regulations*”, prior lot landscaping is grandfathered).

1.3 Meter Set Fee: (installation and meter payment per lot): **\$645.00 per lot.** Contact management to provide payment and request a meter set for service.

1.4 Failure to Pay the “Not Metered Availability of Service Fee” AOS Charge.

A lot which is delinquent in the AOS Charge more than 3 monthly fees in a 12 successive month period will be subject to forfeiture of a paid Improvement “Tap” Fee or such fees and additional penalties may accrue to the Tap Fee charge.

2.0 WATER SERVICE CHARGES

2.1 Effective invoice date: June 2026 (June billing) **Annual gallon allowance and monthly service rates per metered lot are:**

<u>Maximum Annual Allotment</u> *	<u>Service Availability Charge (“SAC”)**</u>
164,000 gallons per lot	<u>\$102.50 p/mo. / 22,500 gallons p/mo.</u>

Rates above 22,500 gallons per month per lot:
\$5.00 per thousand (1,000) gallons between 22,501 and 32,500 gallons per month.
\$7.50 per thousand (1,000) gallons between 32,501 and 37,500 gallons per month.
\$10.00 per thousand (1,000) gallons above 37,501 gallons per month.

2.2 Not Metered Availability of Service Charge (“AOS”)

A Lot which has not paid for the installation of a water meter and is not subject to the full monthly Service Availability Charge (“SAC”) but shall be charged monthly a Not Metered “Availability of Service Charge” equal to 60% of the “Service Availability Charge” (or other amount as determined by the Company).

Effective invoice date: June 2026

Rate: \$62.00 per month

2.3 Turn-On and Turn-Off Charge for Water Service.

Special trip charge requests for service during normal business hours Monday through Friday is **\$175.00**. If arrangements are made to eliminate a special trip the minimum charge will be \$60. Special trip required after 5 pm or anytime on weekends and holidays will be charged **\$200.00** and subject to conditions and availability.

2.4 Deposits.

The initial per lot service deposit is: \$120.00 (which shall not accrue interest). The amount is to be collected at the closing of the property by the title company.

2.5 Final Meter Reading.

Final meter reading charge for a property transfer if requested is: \$75.00.

2.6 Transfer of Property.

The water connection for service may be transferred to a subsequent owner/transferee upon request if the owner/property is current in all payments due to the Company and only after the transferee (i) acknowledges receipt of the Company's then current rules and regulations, (ii) provides the Company with appropriate billing information and (iii) acknowledges the obligation to pay services charges due to the Company. **The transfer of service fee is: \$75.00.** Upon the transfer of the property the deposit may be used for partial or full payment of any outstanding balance, however the transfer will require payment in full to satisfy the deposit. Customers are not entitled to a refund of the deposit upon sale of their lot. Customers shall be entitled to payment directly from the purchaser of the lot. Upon sale and transfer of a lot the deposit shall be held by the Company in the name of the new owner of the lot.

2.7 Allotment, Restrictions and Fees.

The Company may allow usage over the 164,000 gallon annual allotment or impose water restrictions to reduce annual usage if necessary. All fees are subject to change pursuant to the Rules and Regulations of the Box Elder Creek Ranch Water Company.

2.8 Past Due Accounts and Service Termination Fees.

The Company and the Box Elder Creek Ranch Homeowners Association on December 28, 2020 terminated an agreement between the parties wherein the District paid all past dues of an Owner that were submitted by the Company for reimbursement in exchange for not turning off an Owner's water service.

The Company's revised policy for past due accounts effective January 1, 2020 includes: turning off service, meter removal, filing a lien and or forfeiture of a Tap Fee.

2.8.1.1 The Service Availability Charge ("SAC") is due the last business day of the month of the invoice date. Each monthly billing shall include a statement if there are past due charges. The past due amount shall include a 15 percent late fee for each month past the due date until paid in full.

2.8.1.2 Section 6.06 of the Company "Amended and Restated Rules and Regulations" is hereby amended to read: If payment in full of all past due amounts including late charges is not received by the 60th day following the first past due invoice date the service is subject to "Turn Off". Written notice of the delinquency will be delivered by registered mail within 10 days. 90 days following the first past due invoice date the meter will be subject to removal.

2.8.1.3 The AOS Fee will be charged monthly with the Turn Off of service until all delinquent charges and penalties are paid in full including the return to service Turn On Fee.

2.8.1.4 Disconnected service will not be turned back on until all past due monthly SAC costs with penalties from the time of Turn Off plus all AOS fees charged, plus the Turn Off fee plus, the Turn On fee or the new Meter Set Fee, all legal and enforcement costs are paid in full.

2.8.1.5 Delinquent account meter Turn Off and/or removal fee: \$175.

2.8.1.6 Delinquent account reinstatement of service for a removed meter will require a new "Meter Set Fee" at the then current price.

2.8.1.7 Penalty For "Unauthorized Turn-On": \$500 plus estimated water costs and any repair costs.

2.8.1.8 Penalty "For Other Violations of Rules and Regulations" or "Damage to the Company's property": 1st offense - \$150 plus repair costs, second offense - \$200 plus repair costs, third offense and subsequent offenses - \$150 per day plus repair costs.

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