

FLS-W

# ANNUAL REPORT

OF

FALLS WATER CO., INC.

2180 N. DEBORAH DR, IDAHO FALLS, ID  
83401

RECEIVED

2023 APR 13 PM 1:20

IDAHO PUBLIC  
UTILITIES COMMISSION

TO THE

**IDAHO PUBLIC  
UTILITIES COMMISSION**

FOR THE

**YEAR ENDED 2022**

**ANNUAL REPORT FOR WATER UTILITIES TO  
THE IDAHO PUBLIC UTILITIES COMMISSION  
FOR THE YEAR ENDING December 31, 2022**

**COMPANY INFORMATION**

1 Give full name of utility Falls Water Co., Inc.  
 Telephone Area Code (208) 522-1300  
 E-mail address scott1@fallswater.com  
 2 Date of Organization 1/7/1959  
 3 Organized under the laws of the state of Idaho  
 4 Address of Principal Office (number & street) 2180 N Deborah Dr  
 5 P.O. Box (if applicable) \_\_\_\_\_  
 6 City Idaho Falls  
 7 State Idaho  
 8 Zip Code 83401  
 9 Organization (proprietor, partnership, corp.) Corporation  
 10 Towns, Counties served Bonneville County Idaho, Jefferson County Idaho, and  
portions of Ammon Idaho

11 Are there any affiliated companies? Yes  
 If yes, attach a list with names, addresses & descriptions. Explain any services provided to the utility.

12 Contact Information	Name	Phone No.
President (Owner)	Justin Palfreyman, President	503-226-4211
Vice President		
Secretary	Shawn Filippi	503-226-4211
General Manager	K. Scott Bruce	208-522-1300
Complaints or Billing	K. Scott Bruce	208-522-1300
Engineering	Tony Wise	208-522-1300
Emergency Service	Tony Wise	208-522-1300
Accounting	K. Scott Bruce	208-522-1300

13 Were any water systems acquired during the year or any additions/deletions made to the service area during the year? Yes  
 If yes, attach a list with names, addresses & descriptions. Explain any services provided to the utility.

14 Where are the Company's books and records kept?  
 Street Address 2180 N Deborah Dr  
 City Idaho Falls  
 State Idaho  
 Zip 83401

NAME: Falls Water Co., Inc.

**COMPANY INFORMATION (Cont.)**

For the Year Ended December 31, 2022

15 Is the system operated or maintained under a service contract? No

16 If yes: With whom is the contract? \_\_\_\_\_  
 When does the contract expire? \_\_\_\_\_  
 What services and rates are included? \_\_\_\_\_

17 Is water purchased for resale through the system? Yes, Leased well site within FWC's Service Area

18 If yes: Name of Organization Lincoln Land Company LLC  
 Name of owner or operator Well operated by Falls Water Company, Inc.  
 Mailing Address PO Box 1768  
 City Idaho Falls  
 State Idaho  
 Zip 83403

Water Purchased	Gallons/CCF	\$Amount
	31,628,221	\$ 3,300.38

19 Has any system(s) been disapproved by the Idaho Division of Environmental Quality? No  
 If yes, attach full explanation

20 Has the Idaho Division of Environmental Quality recommended any improvements? No  
 If yes, attach full explanation

21 Number of Complaints received during year concerning:  
 Quality of Service 22  
 High Bills 77  
 Disconnection 0

22 Number of Customers involuntarily disconnected 103

23 Date customers last received a copy of the Summary of Rules required by IDAPA 31.21.01.701? June 2022  
 Attach a copy of the Summary

24 Did significant additions or retirements from the Plant Accounts occur during the year? Yes  
 If yes, attach full explanation and an updated system map

NAME: Falls Water Co., Inc.

**REVENUE & EXPENSE DETAIL**

For the Year Ended December 31, 2022

ACCT #	DESCRIPTION		
<b><u>400 REVENUES</u></b>			
1	460	Unmetered Water Revenue	-
2	461.1	Metered Sales - Residential	2,356,048
3	461.2	Metered Sales - Commercial, Industrial	120,051
4	462	Fire Protection Revenue	-
5	464	Other Water Sales Revenue	9,004
6	465	Irrigation Sales Revenue	-
7	466	Sales for Resale	-
8	400	Total Revenue (Add Lines 1 - 7) (also enter result on Page 4, line 1)	2,485,103
9	* DEQ Fees Billed separately to customers		Booked to Acct #
10	** Hookup or Connection Fees Collected	142179.11	Booked to Acct # 271.3
11	***Commission Approved Surcharges Collected		Booked to Acct #
<b><u>401 OPERATING EXPENSES</u></b>			
12	601.1-6	Labor - Operation & Maintenance	311,326
13	601.7	Labor - Customer Accounts	-
14	601.8	Labor - Administrative & General	250,996
15	603	Salaries, Officers & Directors	-
16	604	Employee Pensions & Benefits	212,762
17	610	Purchased Water	155,098
18	615-16	Purchased Power & Fuel for Power	273,174
19	618	Chemicals	2,065
20	620.1-6	Materials & Supplies - Operation & Maint.	41,069
21	620.7-8	Materials & Supplies - Administrative & General	129,688
22	631.3-4	Contract Services - Professional	246,437
23	635	Contract Services - Water Testing	24,135
24	636	Contract Services - Other	101,329
25	641-42	Rentals - Property & Equipment	26,770
26	650	Transportation Expense	56,582
27	656-59	Insurance	74,985
28	660	Advertising	111
29	666	Rate Case Expense (Amortization)	-
30	667	Regulatory Comm. Exp. (Other except taxes)	-
31	670	Bad Debt Expense	13,008
32	675	Miscellaneous	28,027
33	Total Operating Expenses (Add lines 12 - 32, also enter on Pg 4, line 2)		1,947,563

Name: Falls Water Co., Inc.**INCOME STATEMENT**For Year Ended December 31, 2022

ACCT #	DESCRIPTION		
1	Revenue (From Page 3, line 8)		<u>2,485,103</u>
2	Operating Expenses (From Page 3, line 33)	<u>1,947,563</u>	
3	403 Depreciation Expense	<u>340,232</u>	
4	406 Amortization, Utility Plant Aquisition Adj.		
5	407 Amortization Exp. - Other		
6	408.10 Regulatory Fees (PUC)	<u>5,147</u>	
7	408.11 Property Taxes	<u>66,681</u>	
8	408.12 Payroll Taxes	<u>47,096</u>	
9A	408.13 Other Taxes (list)		
9B			
9C			
9D			
10	409.10 Federal Income Taxes	<u>6,048</u>	
11	409.11 State Income Taxes		
12	410.10 Provision for Deferred Income Tax - Federal	<u>-</u>	
13	410.11 Provision for Deferred Income Tax - State	<u>-</u>	
14	411 Provision for Deferred Utility Income Tax Credits		
15	412 Investment Tax Credits - Utility		
16	Total Expenses from operations before interest (add lines 2-15)		<u>2,412,767</u>
17	413 Income From Utility Plant Leased to Others		
18	414 Gains (Losses) From Disposition of Utility Plant		<u>11,939</u>
19	Net Operating Income (Add lines 1, 17 & 18 less line 16)		<u>84,275</u>
20	415 Revenues, Merchandizing Jobbing and Contract Work		
21	416 Expenses, Merchandizing, Jobbing & Contracts		
22	419 Interest & Dividend Income		<u>165</u>
23	420 Allowance for Funds used During Construction		
24	421 Miscellaneous Non-Utility Income		<u>5,648</u>
25	426 Miscellaneous Non-Utility Expense		<u>2,327</u>
26	408.20 Other Taxes, Non-Utility Operations		
27	409-20 Income Taxes, Non-Utility Operations		
28	Net Non-Utility Income (Add lines 20,22,23 & 24 less lines 21,25,26, & 27)		<u>3,486</u>
29	Gross Income (add lines 19 & 28)		<u>87,761</u>
30	427.3 Interest Exp. on Long-Term Debt		<u>28,417</u>
31	427.5 Other Interest Charges		<u>-</u>
32	NET INCOME (Line 29 less lines 30 & 31) (Also Enter on Pg 9, Line 2)		<u><u>59,344</u></u>

Name: Falls Water Co., Inc.

**ACCOUNT 101 PLANT IN SERVICE DETAIL**  
For Year Ended December 31, 2022

SUB ACCT #	DESCRIPTION	Balance Beginning of Year	Added During Year	Removed During Year	Balance End of Year
1 301	Organization				
2 302	Franchises and Consents				
3 303	Land & Land Rights	1,648,997	267,228	-	1,916,225
4 304	Structures and Improvements	520,473	459,952	-	980,425
5 305	Collecting & Impounding Reservoirs	-	-	-	-
6 306	Lake, River & Other Intakes	-	-	-	-
7 307	Wells	448,633	234,375	-	683,008
8 308	Infiltration Galleries & Tunnels	-	-	-	-
9 309	Supply Mains	-	-	-	-
10 310	Power Generation Equipment	71,391	187,419	-	258,810
11 311	Power Pumping Equipment	511,552	265,689	-	777,241
12 320	Purification Systems	32,453	41,650	-	74,104
13 330	Distribution Reservoirs & Standpipes	-	-	-	-
14 331	Trans. & Distrib. Mains & Accessories	3,362,480	39,686	-	3,402,166
15 333	Services	-	-	-	-
16 334	Meters and Meter Installations	1,606,395	132,367	1,808	1,736,954
17 335	Hydrants	63,277	-	-	63,277
18 336	Backflow Prevention Devices	-	-	-	-
19 339	Other Plant & Misc. Equipment	87,543	12,857	-	100,400
20 340	Office Furniture and Equipment	218,428	46,546	-	264,974
21 341	Transportation Equipment	201,402	29,800	-	231,202
22 342	Stores Equipment	-	-	-	-
23 343	Tools, Shop and Garage Equipment	95,065	10,183	-	105,248
24 344	Laboratory Equipment	-	-	-	-
25 345	Power Operated Equipment	130,294	-	-	130,294
26 346	Communications Equipment	-	-	-	-
27 347	Miscellaneous Equipment	-	-	-	-
28 348	Other Tangible Property	-	657,211	-	657,211
29	<b>TOTAL PLANT IN SERVICE</b>	<b>8,998,383</b>	<b>2,384,964</b>	<b>1,808</b>	<b>11,381,540</b>

(Add lines 1 - 28)

Enter beginning & end of year totals on Pg 7, Line 1

Name: Falls Water Co., Inc.

**ACCUMULATED DEPRECIATION ACCOUNT 108.1 DETAIL**

For Year Ended December 31, 2022

SUB ACCT #	DESCRIPTION	Depreciation Rate %	Balance Beginning of Year	Balance End of Year	Increase or (Decrease)
1 304	Structures and Improvements		72,349	105,311	32,962
2 305	Collecting & Impounding Reservoirs				
3 306	Lake, River & Other Intakes				
4 307	Wells		60,722	83,635	22,913
5 308	Infiltration Galleries & Tunnels				
6 309	Supply Mains				
7 310	Power Generation Equipment		6,021	14,864	8,844
8 311	Power Pumping Equipment		111,943	161,114	49,171
9 320	Purification Systems		14,306	18,112	3,806
10 330	Distribution Reservoirs & Standpipes				
11 331	Trans. & Distrib. Mains & Accessories		235,392	333,448	98,055
12 333	Services				
13 334	Meters and Meter Installations		243,167	328,205	85,037
14 335	Hydrants		8,261	11,135	2,874
15 336	Backflow Prevention Devices				
16 339	Other Plant & Misc. Equipment		29,379	45,728	16,349
17 340	Office Furniture and Equipment		49,301	94,402	45,102
18 341	Transportation Equipment		88,455	120,100	31,645
19 342	Stores Equipment				
20 343	Tools, Shop and Garage Equipment		39,161	55,306	16,145
21 344	Laboratory Equipment				
22 345	Power Operated Equipment		59,576	78,460	18,884
23 346	Communications Equipment				
24 347	Miscellaneous Equipment				
25 348	Other Tangible Property		286,483	384,682	98,200
26	TOTALS (Add Lines 1 - 25)		1,304,515	1,834,502	529,987

Enter beginning & end of year totals on Pg 7, Line 7

Name: Falls Water Co., Inc.**BALANCE SHEET**For Year Ended December 31, 2022

		<b><u>ASSETS</u></b>		
ACCT #	DESCRIPTION	Balance Beginning of Year	Balance End of Year	Increase or (Decrease)
1	101 Utility Plant in Service (From Pg 5, Line 29)	8,998,383	11,381,540	2,383,156
2	102 Utility Plant Leased to Others			
3	103 Plant Held for Future Use	80,000	80,000	-
4	105 Construction Work in Progress	891,972	869,137	(22,835)
5	114 Utility Plant Aquisition Adjustment			
6	Subtotal (Add Lines 1 - 5)	9,970,356	12,330,676	2,360,321
7	108.1 Accumulated Depreciation (From Pg 6, Line 26)	1,304,515	1,834,502	529,987
8	108.2 Accum. Depr. - Utility Plant Lease to Others			
9	108.3 Accum. Depr. - Property Held for Future Use			
10	110.1 Accum. Amort. - Utility Plant in Service			
11	110.2 Accum. Amort. - Utility Plant Lease to Others			
12	115 Accumulated Amortization - Aquisition Adj.			
13	Net Utility Plant (Line 6 less lines 7 - 12)	8,665,841	10,496,174	1,830,334
14	123 Investment in Subsidiaries			
15	125 Other Investments	138,061	-	(138,061)
16	Total Investments (Add lines 14 & 15)	138,061	-	(138,061)
17	131 Cash	435,249	560,220	124,971
18	135 Short Term Investments			
19	141 Accts/Notes Receivable - Customers	341,066	260,860	(80,206)
20	142 Other Receivables	1,855	1,783	(73)
21	145 Receivables from Associated Companies	112,731	-	(112,731)
22	151 Materials & Supplies Inventory	155,623	266,300	110,677
23	162 Prepaid Expenses	347,349	359,666	12,317
24	173 Unbilled (Accrued) Utility Revenue			
25	143 Provision for Uncollectable Accounts	-	-	-
26	Total Current (Add lines 17 -24 less line 25)	1,393,874	1,448,830	54,956
27	181 Unamortized Debt Discount & Expense	-	5,422	5,422
28	183 Preliminary Survey & Investigation Charges			
29	184 Deferred Rate Case Expenses	-	155,098	155,098
30	186 Other Deferred Charges	44,629	35,122	(9,507)
31	<b>Total Assets (Add lines 13, 16 &amp; 26 - 30)</b>	<b>10,242,405</b>	<b>12,140,647</b>	<b>1,898,241</b>



Name: Falls Water Co., Inc.**BALANCE SHEET**For Year Ended December 31, 2022**LIABILITIES & CAPITAL**

ACCT #	DESCRIPTION	Balance Beginning of Year	Balance End of Year	Increase or (Decrease)
1	201-3 Common Stock	25,000	25,000	-
2	204-6 Preferred Stock			
3	207-13 Miscellaneous Capital Accounts	3,862,680	5,066,127	1,203,447
4	214 Appropriated Retained Earnings			
5	215 Unappropriated Retained Earnings	2,675,929	2,735,272	59,344
6	216 Reacquired Capital Stock			
7	218 Proprietary Capital			
8	Total Equity Capital (Add Lines 1-5+7 less line 6)	6,563,609	7,826,399	1,262,790
9	221-2 Bonds			
10	223 Advances from Associated Companies			
11	224 Other Long - Term Debt	912,570	1,439,117	526,547
12	231 Accounts Payable	161,116	67,055	(94,061)
13	232 Notes Payable	19,097	136,811	117,714
14	233 Accounts Payable - Associated Companies	813,935	812,114	(1,821)
15	235 Customer Deposits (Refundable)			
16	236.11 Accrued Other Taxes Payable	5106	3,670	(1,436)
17	236.12 Accrued Income Taxes Payable	(156,685)	(303,857)	(147,172)
18	236.2 Accrued Taxes - Non-Utility			
19	237-40 Accrued Debt, Interest & Dividends Payable			
20	241 Misc. Current & Accrued Liabilities	140,036	268,313	128,277
21	251 Unamortized Debt Premium			
22	252 Advances for Construction			
23	253 Other Deferred Liabilities	-	155,098	155,098
24	255.1 Accumulated Investment Tax Credits - Utility			
25	255.2 Accum. Investment Tax Credits - Non-Utility			
26	261-5 Operating Reserves			
27	271 Contributions in Aid of Construction	2,415,368	2,557,547	142,179
28	272 Accum. Amort. of Contrib. in Aid of Const. **	(631,746)	(821,621)	(189,875)
29	281-3 Accumulated Deferred Income Taxes	-	-	-
30	Total Liabilities (Add lines 9 - 29)	3,678,796	4,314,247	635,451
31	<b>TOTAL LIAB &amp; CAPITAL ( Add lines 8 &amp; 30)</b>	<b>10,242,405</b>	<b>12,140,647</b>	<b>1,898,241</b>

\*\* Only if Commission Approved

Name: Falls Water Co., Inc.

**STATEMENT OF RETAINED EARNINGS**  
For Year Ended December 31, 2022

1	Retained Earnings Balance @ Beginning of Year	<u>2,675,929</u>
2	Amount Added from Current Year Income (From Pg 4, Line 32)	<u>59,344</u>
3	Other Credits to Account	<u>1,826,097</u>
4	Dividends Paid or Appropriated	<u>                    </u>
5	Other Distributions of Retained Earnings	<u>                    </u>
6	Retained Earnings Balance @ End of Year	<u><u>909,175</u></u>

**CAPITAL STOCK DETAIL**

7	Description (Class, Par Value etc.)	No. Shares Authorized	No. Shares Outstanding	Dividends Paid
	COMMON	1000	25	

**DETAIL OF LONG-TERM DEBT**

8	Description	Interest Rate	Year-end Balance	Interest Paid	Interest Accrued
	DEQ State Revolving Loan Fund - DW-9923	3.25%	44,708	1,866	138
	DEQ State Revolving Loan Fund - DW-9931	3.25%	477,363	17,101	1,373
	DEQ State Revolving Loan Fund - DW-1302A	1.25%	390,499	5,009	2,159
	Zions Bank Loan #0001010000682011	0.99%	663,358	3,401	-

Name: Falls Water Co., Inc.

**SYSTEM ENGINEERING DATA**

For Year Ended December 31, 2022

1 Provide an updated system map if significant changes have been made to the system during the year.

2 Water Supply:

Pump Designation or location	Rated Capacity (gpm)	Type of Treatment: (None, Chlorine Fluoride Filter etc.)	Annual Production (000's Gal.)	Water Supply Source (Well, Spring, Surface Wtr)
Well #1	750	CHLORINATION	70,208	WELL
Well #2	400	CHLORINATION	135,513	WELL
Well #4	1500	SAND SEP/CHLRN	77,467	WELL
Well #5	750	SAND SEP/CHLRN	178,560	WELL
Well #6 (Pump 6)	600	NONE	97,153	WELL
Pump #7 (In Well #6)	600	NONE	98,312	WELL
Well #8	1500	CHLORINATION	66,547	WELL
Well #9	3000	CHLORINATION	597,242	WELL
Well #10	1200	SAND SEP/CHLRN	198,813	WELL
Well #11	2500	SAND SEP/CHLRN	107,360	WELL
<b>Taylor Mountain</b>				
Well #1, Submersible Pump	193	NONE	23,902	WELL
Well #2, Submersible Pump	220	NONE	22,835	WELL
<b>Morningview</b>				
Well #1 & Well #2 (on a single flow meter)	100 / 350	SAND SEPARATOR	878	WELL
Well #3	600	NONE	46,741	WELL

3 System Storage:

Storage Designation or Location	Total Capacity 000's Gal.	Usable Capacity 000's Gal.	Type of Reservoir (Elevated, Pressurized, Boosted)	Construction (Wood, Steel Concrete)
Well 2/4	5	1.8	Pressurized	Steel
Taylor Mountain	150	120	Elevated	Concrete

(Duplicate form and attach if necessary. Asterisk facilities added this year.)

Name: Falls Water Co., Inc.

**SYSTEM ENGINEERING DATA**  
(continued)  
For Year Ended December 31, 2022

4 Pump information for ALL system pumps, including wells and boosters.

Designation or Location & Type of Pump**	Horse Power	Rated Capacity (gpm)	Discharge Pressure (psi)	Energy Used This Year
<b>Falls Water System</b>				
Well #2, Turbine Pump #2	40	400	65	
Well #4, Turbine Pump #4	150	1500	65	
Well #6, Submersible Pump #6	75	600	65	
Pump #7, Submersible Pump #7	75	600	65	
<b>SUBTOTAL OF ABOVE</b>	The above are all on one Power Meter Totaling			535,533 kwh
Well #1, VFD Turbine Pump #1	75	750	65	157,484 kwh
Well #5, Turbine Pump #5	75	750	65	224,269 kwh
Well #8, Turbine Pump #8	150	1500	65	112,400 kwh
Well #9, VFD Turbine Pump #9	400	3000	65	1,235,240 kwh
Well #10, Turbine Pump #10	150	1200	65	322,080 kwh
**Well #11, VFD Turbine Pump #11	450	2500	70	198,160 kwh
<b>Taylor Mountain</b>				
Well #1, Submersible Pump	30	193	90	55,305 kwh
Well #2, Submersible Pump	30	220	69	59,766 kwh
<b>Morningview</b>				
Well #1, Submersible Pump	10	100	60	
Well #2, Submersible Pump	30	350	60	
<b>SUBTOTAL OF ABOVE</b>	The above are all on one Power Meter Totaling			16,162 kwh
Well #3, Submersible Pump	60	600	60	156,138 kwh

**\*\* Submit pump curves unless previously provided or unavailable. Asterisk facilities added this year.  
Attach additional sheets if inadequate space is available on this page.**

- 5 If Wells are metered:
- |   |               |
|---|---------------|
| What was the total amount pumped this year?         | 1,721,529,943 |
| What was the total amount pumped during peak month? | 359,542,451   |
| What was the total amount pumped on the peak day?   | 13,283,647    |
- 6 If customers are metered, what was the total amount sold in peak month? 297,585,078
- 7 Was your system designed to supply fire flows? Yes  
 If Yes: What is current system rating? 4
- 8 How many times were meters read this year? 12  
 During which months? January through December
- 9 How many additional customers could be served with no system improvements  
 except a service line and meter? 554

How many of those potential additions are vacant lots?

554

10 Are backbone plant additions anticipated during the coming year?

Yes

**If Yes, attach an explanation of projects and anticipated costs!**

11 In what year do you anticipate that the system capacity (supply, storage or distribution) will have to be expanded?

2022

Name: Falls Water Co., Inc.

**SYSTEM ENGINEERING DATA**  
(continued)  
For Year Ended December 31, 2022

**FEET OF MAINS**

1	Pipe Size	In Use Beginning Of Year	Installed During Year	Abandoned During Year	In Use End of Year
	2"	2,809	-	-	2,809
	4"	5,356	-	-	5,356
	6"	234,165	-	-	234,165
	8"	161,936	19,328	-	181,264
	10"	32,956	-	-	32,956
	12"	60,649	1,915	-	62,563

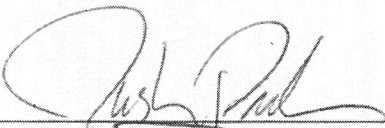
**CUSTOMER STATISTICS**


		Number of Customers		Thousands of Gallons Sold	
		This Year	Last Year	This Year	Last Year
2	Metered:				
2A	Residential	6,316	6,066	1,486,019	1,567,841
2B	Commercial	194	177	79,245	77,671
2C	Industrial	N/A	N/A	N/A	N/A
3	Flat Rate:				
3A	Residential	N/A	N/A	N/A	N/A
3B	Commercial	N/A	N/A	N/A	N/A
3C	Industrial	N/A	N/A	N/A	N/A
4	Private Fire Protection	N/A	N/A	N/A	N/A
5	Public Fire Protection	739	697	N/A	N/A
6	Street Sprinkling	N/A	N/A	N/A	N/A
7	Municipal, Other	N/A	N/A	N/A	N/A
8	Other Water Utilities	N/A	N/A	N/A	N/A
TOTALS (Add lines 2 through 8)		7,249	6,940	1,565,264	1,645,512

# CERTIFICATE

State of Idaho )  
 ) ss  
County of Bonneville )

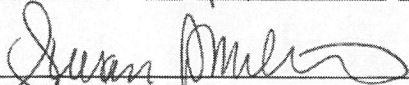
WE, the undersigned Justin Palfreyman, President, Northwest Natural Water Company, LLC, and Brody Wilson, Treasurer, Northwest Natural Water Company, LLC, on our oath do severally say that the foregoing report has been prepared under our direction, from the original books, papers and records of said utility; that we have carefully examined same, and declare the same to be a correct statement of the business and affairs of said utility for the period covered by the report in respect to each and every matter and thing therein set forth, to the best of our knowledge, information and belief.

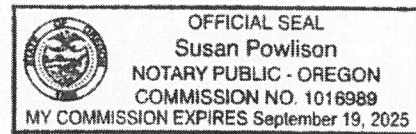
  
\_\_\_\_\_  
(Chief Officer)

  
\_\_\_\_\_  
(Officer in Charge of Accounts)

Subscribed and Sworn to Before Me

this 12 day of April, 2023

  
\_\_\_\_\_  
NOTARY PUBLIC



My Commission Expires September 19, 2025

gdk/excel/jnelson/anulrpts/wtrannualrpt

**Supplemental information for question 11:**

List any affiliated companies (name, address, description):

- o Northwest Natural Holding Company, 250 SW Taylor Street, Portland, OR 97204; holding company that through its subsidiaries, provides natural gas distribution, gas storage, and water distribution services
- o Northwest Natural Gas Company, 250 SW Taylor Street, Portland, OR 97204; regulated natural gas distribution company serving Oregon and southwest Washington, wholly-owned subsidiary of Northwest Natural Holding Company
- o Northwest Energy Corporation; 250 SW Taylor Street, Portland, OR 97204; non-operating holding company, wholly-owned subsidiary of Northwest Natural Gas Company
- o NWN Gas Reserves LLC; 250 SW Taylor Street, Portland, OR 97204; natural gas reserves development, wholly-owned subsidiary of Northwest Energy Corporation
- o NNG Financial Corporation; 250 SW Taylor Street, Portland, OR 97204; financial company which owns 100% of the stock of KB Pipeline Company, wholly-owned subsidiary of Northwest Natural Holding Company
- o KB Pipeline Company, 250 SW Taylor Street, Portland, OR 97204; gas pipeline owner, wholly-owned subsidiary of NNG Financial Corporation
- o NW Natural Energy, LLC; 250 SW Taylor Street, Portland, OR 97204; holding company, wholly-owned subsidiary of Northwest Natural Holding Company
- o NW Natural Gas Storage, LLC; 250 SW Taylor Street, Portland, OR 97204; natural gas storage development and holding company, wholly-owned subsidiary of NW Natural Energy, LLC
- o Gill Ranch Storage, LLC; 250 SW Taylor Street, Portland, OR 97204; natural gas storage, wholly-owned subsidiary of NW Natural Gas Storage, LLC
- o Trail West Holdings, LLC; 250 SW Taylor Street, Portland, OR 97204; gas pipeline owner, 50% interest owned by NW Natural Energy, LLC
- o Trail West Pipeline, LLC; 250 SW Taylor Street, Portland, OR 97204; gas pipeline owner and operator; wholly-owned subsidiary of Trail West Holdings, LLC
- o BL Credit Holdings, LLC; 250 SW Taylor Street, Portland, OR 97204; gas transportation; wholly-owned subsidiary of Trail West Pipeline, LLC
- o Northwest Biogas, LLC; 250 SW Taylor Street, Portland, OR 97204; biogas owner, 50% interest owned by Northwest Natural Holding Company
- o NW Natural Water Company, LLC; 250 SW Taylor Street, Portland, OR 97204; wholly-owned subsidiary of NW Natural Holding Company created to own and operate water utilities, through subsidiaries, in Oregon, Washington and Idaho
- o NW Natural Water of Oregon, LLC; 250 SW Taylor Street, Portland, OR 97204; wholly-owned subsidiary of NW Natural Water
- o Salmon Valley Water Company, 24525 E Welches Rd, Welches, OR 97067; regulated water utility serving Welches, Oregon.
- o NW Natural Water of Washington, LLC; 250 SW Taylor Street, Portland, OR 97204; wholly-owned subsidiary of NW Natural Water
- o Cascadia Water, LLC; 18181 WA-525, Freeland, WA 98249; regulated water utility serving Whidbey Island, Washington
- o NW Natural Water of Idaho, LLC; 250 SW Taylor Street, Portland, OR 97204; wholly-owned subsidiary of NW Natural Water
- o Gem State Water Company, LLC; 250 SW Taylor Street, Portland, OR 97204; wholly-owned subsidiary of NW Natural Water of Idaho, LLC
- o NW Natural Water of Texas, LLC; 250 SW Taylor Street, Portland, OR 97204; wholly-owned subsidiary of NW Natural Water

Explain any services provided to the utility.

Northwest Natural Gas Company provides accounting, tax, legal, regulatory, engineering, business development, and marketing services to NWN Water, LLC, the parent of Falls Water Company.

**Supplemental information for question 13:**

List of new subdivisions (see attached will serve letters) added to water system in 2022 include:

- Crow Creek Division 7
- GH Subdivision
- Hatch Hollow Division 2
- Oakbrook Division 1
- Beach's Corner
- Freedom Acres Division 3
- Sierra Springs Division 2
- Sierra Springs Division 3

Water Systems Acquired in 2022.

Honeybee Acres Water System was integrated into the Falls Water Co., Inc water system on November 23, 2022.

No services are provided to Falls Water Co., Inc. by the subdivisions and water system added to the Falls Water system. The Honeybee Acre water rights were added to Falls Water's water right portfolio.



See attached Spout copies for copies of summaries requested in question 23.

Spouts sent to customers in June 2022.

**Supplemental information for question 24:**

In 2022, the following significant additions were made to the Plant Accounts:

\$	122,000.00	Account 303 - 2220 N Deborah Dr - Vacant Lot
\$	145,225.00	Account 303 - 2180 N Deborah Dr - Office/Warehouse Land
\$	8,778.84	Account 304 - Well 1 Concrete Pad for Backup Generator
\$	42,402.50	Account 304 - Chain Link Security Fence - Well 1
\$	399,240.75	Account 304 - Well 11 Wellhouse, piping, and sitework
\$	9,529.71	Account 304 - Well 11 Wellhouse, piping, and sitework
\$	234,375.00	Account 307 - Well 11
\$	56,480.14	Account 310 - Well 1 Backup Generator
\$	130,938.45	Account 310 - Well 11 Backup Generator
\$	265,689.28	Account 311 - Well 11 Pumping Equipment
\$	41,650.45	Account 320 - Well 11 Sand Separators
\$	130,559.12	Account 334 - Metering Equipment for New Construction/Upgrades
\$	46,545.92	Account 340 - New Computer Hardware and Software
\$	29,799.98	Account 341 - 2015 Chevy Silverado - Brown flat bed
\$	657,211.25	Account 348 - Office Building at 2180 N Deborah Dr, Idaho Falls, ID
\$	<u>2,320,429.39</u>	Total of Significant Additions to Plant in 2022

See attached system map for Falls Water's system.

**SYSTEM ENGINEERING DATA**

**Supplemental information for question 10:**

Storage Tank (2 million gallons) with booster pump station and site mainlines estimated cost of \$4,300,000. Storage tanks is needed to reduce pressure swings in the system as well pumps turn on/off. Current pressure swings are approximately 20 psi as the system SCADA adjusts to demand requirements.

Well house for Well 2 at Taylor Mountain. The well site will need grade changes to channel storm run-off away from neighboring residential lots that have recently been built on. Fence needed for security. Well house is needed to move controls above ground out of existing well pit. Estimated cost of \$300,000.



2180 N. Deborah Dr.  
Idaho Falls, Idaho 83401  
Tel.: (208) 522-1300  
Fax : (208) 522-4099  
Website: www.fallswater.com

February 12, 2021

Kartchner Homes  
601 West 1700 South Bldg B  
Logan, UT 84321

Water Service for Crow Creek Estates Division No. 7

This confirms that Falls Water Company, Inc. has the ability, capacity, and willingness to provide domestic water utility service to the proposed development, Crow Creek Estates Subdivision Division 7 described as follows:

Part of the Northwest Quarter of Section 10, Township 2 North, Range 38 East of the Boise Meridian, Bonneville County, Idaho described as follows:

Commencing at Northwest Corner of Section 10, Township 2 North, Range 38 East of the Boise Meridian monumented with an Aluminum Cap; thence S 89°41'27" E 1615.90 feet along the north line of the Northwest Quarter of said Section 10; thence S 01°18'33" E 50.00 feet to the POINT OF BEGINNING and running thence along Crow Creek Estates Division No. 1 the next twelve courses: 1) thence S 89°41'27" E 90.00 feet; 2) thence S 44°41'27" E 28.28 feet; 3) thence S 00°18'33" W 117.11 feet; 4) thence Southwesterly, 9.14 feet along a curve to the right having a radius of 9.00 feet, a central angle of 58°11'43" and a chord that bears S 29°24'23" W 8.75 feet; 5) thence Southwesterly, a distance of 29.94 feet along a reverse curve to the left having a radius of 65.00 feet and a central angle of 26°23'25" and a chord that bears S 45°18'33" W 29.67 feet; 6) thence Southwesterly, a distance of 9.14 feet along a reverse curve to the right having a radius of 9.00 feet and a central angle of 58°11'43" and a chord that bears S 61°12'41" W 8.75 feet; 7) thence N 89°41'27" W 57.11 feet; 8) thence S 00°18'33" W 80.00 feet; 9) thence S 89°41'27" E 30.00 feet; 10) thence S 00°18'33" W 55.00 feet; 11) thence Southerly, 301.95 feet along a curve to the right having a radius of 666.79 feet, a central angle of 25°56'45" and a chord that bears S 13°16'55" W 299.38 feet; 12) thence S 63°44'42" E 180.00 feet; thence southwesterly along the boundary of Sandy Drive and Lot 3, Block 5, Crow Creek Division No. 2 a distance of 288.03 feet along a non tangent curve to the right of which the radius point lies N 63°44'29" W, with a radius of 846.79 feet, having a central angle of 19°29'21" and a chord that bears S 36°00'12" W 286.65 feet; thence along the boundary of Lot 3, Block 5, Crow Creek Division No. 2 the next two courses: 1) thence S 45°44'53" W 101.58 feet; 2) thence Southwesterly, 483.23 feet along a curve to the left having a radius of 1,483.02 feet, a central angle of 18°40'10" and a chord that bears S 36°24'48" W 481.10 feet; along the boundary of Crow Creek, Division No. 2 the next two courses: 1) thence S 27°04'43" W 225.00 feet; 2) thence S 62°55'17" E 589.11 feet; thence S 27°04'43" W 230.06 feet along the boundary of Crow Creek, Division No. 5; thence N 62°55'17" W 920.00 feet along the railroad right of way; thence N 27°04'43" E 200.06 feet; thence N 37°07'55" E 60.94 feet; thence N 27°09'13" E 286.18 feet; thence N 31°20'22" E 96.30 feet; thence N 35°52'57" E 186.27 feet; thence N 41°28'44" E 122.32 feet; thence N 41°46'34" E 60.00 feet; thence N 42°25'51" E 112.14 feet; thence N 25°04'46" E 278.20 feet; thence N 10°45'54" E 98.32 feet; thence N 00°18'33" E 169.42 feet; thence S 89°41'27" E 34.92 feet; thence N 00°18'33" E 169.83 feet; thence S 89°41'27" E 100.20 feet to the point of beginning, containing 15.54 acres, more or less.

This is subject to the following conditions:

1. Installation and extension of the water system by the developer in accordance with Falls Water standards both within the development and connecting to the existing Falls Water system.
2. Approval by the Idaho Public Utilities Commission (IPUC).
3. In accordance with IPUC approved Rates and Tariff for Falls Water Company, Inc.
4. Payment by developer or by subsequent builders, homeowners, or lot purchasers of the connection fee in accordance with IPUC approved Rates and Tariffs.

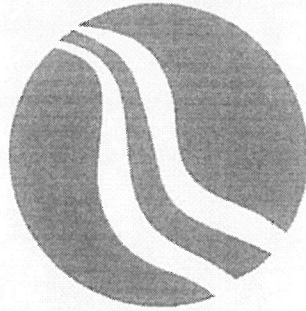
5. System design and installation approved, inspected and accepted by Idaho Department of Environmental Quality, Falls Water's designated professional engineer, and by Falls Water's own internal staff.
6. Developer or their representative shall provide as-built drawings on paper and in an electronic format readable by Falls Water as the development progresses.
7. This will serve letter is valid for one year from the date of this letter.
8. In accordance with any other lawfully necessary provisions as agreed between developer and Falls Water.

If construction on the division of this sub-development is not started within one year of the date of this letter the developer or his authorized agent will need to seek a new will serve letter.

FALLS WATER COMPANY, INC.

*K. Scott Bruce*

K. Scott Bruce  
Manager



# Falls WATER™

2180 N. Deborah Dr., Idaho Falls, Idaho 83401

Tel.: (208) 522-1300

Website: [www.fallswater.com](http://www.fallswater.com)

Fax: (208) 522-4099

Eagle Rock Engineering  
1331 Fremont Ave  
Idaho Falls, ID, 83402

October 7, 2021

### Water Service for Hatch Hollow Division 2

This confirms that Falls Water Company, Inc. has the ability, capacity, and willingness to provide domestic water utility service to the proposed development, Hatch Hollow Division 2 described as follows:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 38 EAST, B.M., BONNEVILLE COUNTY, IDAHO; AND RUNNING THENCE ALONG THE CENTER EAST-WEST SECTION LINE, N87°35'38"W 1,394.02 FEET; THENCE N02°50'44"E 886.94 FEET; THENCE S88°25'36"E 40.28 FEET; THENCE N01°34'24"E 142.00 FEET; THENCE S88°25'36"E 558.87 FEET; THENCE N01°34'24"E 212.00 FEET; THENCE N88°25'36"E 23.77 FEET TO THE SOUTH LINE OF INSTRUMENT NO 1138141; THENCE S88°25'39"E 760.96 FEET TO THE EAST SECTION LINE OF SECTION 2; THENCE ALONG SAID EAST LINE S0°01'55"W 1034.02; THENCE N89°58'07"W 413.32 FEET; THENCE S03°16'42"W 317.16 FEET; THENCE S87°35'38"E 361.61 FEET; THENCE N46°13'09"E 27.69 FEET; THENCE S89°58'08"E 50.00 FEET TO THE EAST SECTION LINE OF SECTION 2; THENCE ALONG SAID EAST LINE S0°01'52"W 61.04 FEET TO THE POINT OF BEGINNING, CONTAINING 35.555 ACRES.

This is subject to the following conditions:

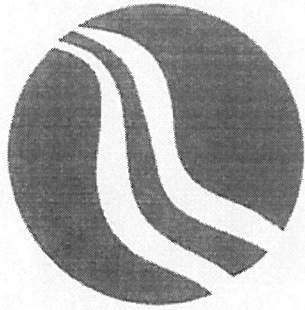
1. Installation and extension of the water system by the developer in accordance with Falls Water standards both within the development and connecting to the existing Falls Water system.
2. Approval by the Idaho Public Utilities Commission (IPUC).
3. In accordance with IPUC approved Rates and Tariff for Falls Water Company, Inc.
4. Payment by developer or by subsequent builders, homeowners, or lot purchasers of the connection fee in accordance with IPUC approved Rates and Tariffs.
5. System design and installation approved, inspected and accepted by Idaho Department of Environmental Quality, Falls Water's designated professional engineer, and by Falls Water's own internal staff.
6. Developer or their representative shall provide as-built drawings on paper and in an electronic format readable by Falls Water as the development progresses.
7. This will serve letter is valid for one year from the date of this letter.
8. In accordance with any other lawfully necessary provisions as agreed between developer and Falls Water.

If construction on the division of this sub-development is not started within one year of the date of this letter the developer or his authorized agent will need to seek a new will serve letter.

FALLS WATER COMPANY, INC.

*K. Scott Bruce*

K. Scott Bruce  
Manager



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Website: [www.fallswater.com](http://www.fallswater.com)

Connect Engineering  
2295 N Yellowstone Hwy, Unit 6  
Idaho Falls, ID, 83401

February 11, 2022

### Water Service for Beach's Corner

This confirms that Falls Water Company, Inc. has the ability, capacity, and willingness to provide domestic water utility service to the proposed development, Beach's Corner Development described as follows:

SITUATED IN THE STATE OF IDAHO, COUNTY OF BONNEVILLE, BEING PART OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 38 EAST, BOISE MERIDIAN, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON ROD WITH A BRASS CAP FOUND MARKING THE SOUTHWEST CORNER OF SAID SECTION 35; THENCE NORTH 89°16'32" EAST, A DISTANCE OF 387.68 FEET WITH THE SOUTH LINE OF SAID SECTION 35 TO A POINT; THENCE NORTH 0°14'42" WEST, A DISTANCE OF 40.00 FEET TO AN IRON ROD WITH NO CAP FOUND MARKING THE POINT OF BEGINNING; THENCE NORTH 0°14'42" WEST, A DISTANCE OF 757.71 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF HIGHWAY 26; THENCE NORTH 50°05'23" EAST ALONG THE SOUTH RIGHT OF WAY LINE OF HIGHWAY 26, A DISTANCE 1215.06 FEET TO A POINT; THENCE SOUTH 0°17'36" EAST A DISTANCE OF 1525.45 FEET TO A POINT; THENCE SOUTH 89°16'32" WEST, A DISTANCE OF 936.66 FEET TO THE POINT OF BEGINNING, CONTAINING 24.53 ACRES OF LAND, MORE OR LESS.

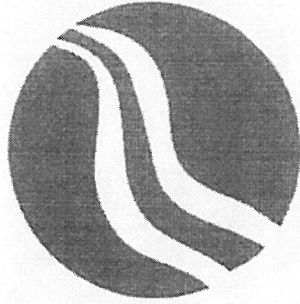
This is subject to the following conditions:

1. Installation and extension of the water system by the developer in accordance with Falls Water standards both within the development and connecting to the existing Falls Water system.
2. Approval by the Idaho Public Utilities Commission (IPUC).
3. In accordance with IPUC approved Rates and Tariff for Falls Water Company, Inc.
4. Payment by developer or by subsequent builders, homeowners, or lot purchasers of the connection fee in accordance with IPUC approved Rates and Tariffs.
5. System design and installation approved, inspected and accepted by Idaho Department of Environmental Quality, Falls Water's designated professional engineer, and by Falls Water's own internal staff.
6. Developer or their representative shall provide as-built drawings on paper and in an electronic format readable by Falls Water as the development progresses.
7. This will serve letter is valid for one year from the date of this letter.
8. In accordance with any other lawfully necessary provisions as agreed between developer and Falls Water.

If construction on the division of this sub-development is not started within one year of the date of this letter the developer or his authorized agent will need to seek a new will serve letter.

FALLS WATER COMPANY, INC.

K. Scott Bruce  
Manager



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Eagle Rock Engineering  
1331 Fremont Ave  
Idaho Falls, ID, 83402

February 25, 2022

### Water Service for Sierra Springs Division 2

This confirms that Falls Water Company, Inc. has the ability, capacity, and willingness to provide domestic water utility service to the proposed development, Sierra Springs Division 2 described as follows:

BEGINNING AT A POINT THAT IS S. 87°35'38"E. ALONG THE EAST-WEST CENTER SECTION LINE 1075.11 FEET FROM THE WEST 1/4 CORNER OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN, SAID POINT BEING ON THE EAST BOUNDARY LINE OF ROCK RIVER ESTATES, DIVISION NUMBER 3, BONNEVILLE COUNTY, IDAHO; RUNNING THENCE NORTHERLY ALONG SAID EAST BOUNDARY LINE THE FOLLOWING SIX (6) COURSES: (1) THENCE N. 22°27'47"E. 185.65 FEET; (2) THENCE N. 15°38'19"E. 66.12 FEET; (3) THENCE N. 11°31'30"E. 243.94 FEET; (4) THENCE N. 07°42'26"E. 60.11 FEET; (5) THENCE N. 12°22'43"E. 242.28 FEET; (6) THENCE N. 07°32'27"E. 178.89 FEET TO THE SOUTH BOUNDARY LINE OF ROCK RIVER ESTATES, DIVISION NUMBER 4, BONNEVILLE COUNTY, IDAHO; THENCE NORTHERLY ALONG THE EAST BOUNDARY LINE OF SAID DIVISION NUMBER 4 THE FOLLOWING FOUR (4) COURSES: (1) THENCE N. 07°32'07"E. 13.03 FEET; (2) THENCE N. 13°50'33"E. 65.85 FEET; (3) THENCE N. 03°59'25"W. 122.94 FEET; (4) THENCE N. 12°11'03"W. 8.77 FEET TO THE SOUTH BOUNDARY LINE OF ROCK RIVER ESTATES, DIVISION NUMBER 5, BONNEVILLE COUNTY, IDAHO; THENCE NORTHERLY ALONG THE EAST BOUNDARY LINE OF SAID DIVISION NUMBER 5 THE FOLLOWING TWO (2) COURSES: (1) THENCE N. 12°11'03"E. 43.33 FEET; (2) THENCE N. 14°02'42"E. 97.67 FEET; THENCE S. 87°35'38"E. 414.52 FEET; THENCE S. 02°24'22"W. 190.00 FEET; THENCE N. 87°35'38"W. 40.00 FEET; THENCE S. 02°24'22"W. 925.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF INGLEWOOD DRIVE; THENCE N. 87°35'38"W. ALONG SAID NORTH RIGHT-OF-WAY LINE 10.00 FEET; THENCE S. 02°24'22"W. 187.16 FEET TO SAID EAST-WEST CENTER SECTION LINE OF SAID SECTION 2; THENCE N. 87°35'38"W. ALONG SAID EAST-WEST CENTER SECTION LINE 552.68 FEET TO THE POINT OF BEGINNING. CONTAINING 13.06 ACRES

This is subject to the following conditions:

1. Installation and extension of the water system by the developer in accordance with Falls Water standards both within the development and connecting to the existing Falls Water system.
2. Approval by the Idaho Public Utilities Commission (IPUC).
3. In accordance with IPUC approved Rates and Tariff for Falls Water Company, Inc.
4. Payment by developer or by subsequent builders, homeowners, or lot purchasers of the connection fee in accordance with IPUC approved Rates and Tariffs.
5. System design and installation approved, inspected and accepted by Idaho Department of Environmental Quality, Falls Water's designated professional engineer, and by Falls Water's own internal staff.
6. Developer or their representative shall provide as-built drawings on paper and in an electronic format readable by Falls Water as the development progresses.
7. This will serve letter is valid for one year from the date of this letter.
8. In accordance with any other lawfully necessary provisions as agreed between developer and Falls Water.

If construction on the division of this sub-development is not started within one year of the date of this letter the developer or his authorized agent will need to seek a new will serve letter.

FALLS WATER COMPANY, INC.

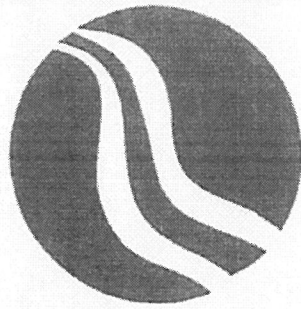
*K. Scott Bruce*

K. Scott Bruce  
Manager

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# Falls WATER™

2180 N Deborah Dr, Idaho Falls, Idaho 83401

Tel.: (208) 522-1300

Website: [www.fallswater.com](http://www.fallswater.com)

Eagle Rock Engineering  
1331 Fremont Ave  
Idaho Falls, ID, 83402

May 3, 2022

### Water Service for Sierra Springs Division 3

This confirms that Falls Water Company, Inc. has the ability, capacity, and willingness to provide domestic water utility service to the proposed development, Sierra Springs Division 3 described as follows:

BEGINNING AT THE CENTER 1/4 CORNER OF SECTION 2, TOWNSHIP 2 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN, SAID POINT BEARS S.87°35'38"E. 2642.80 FEET FROM THE WEST 1/4 CORNER OF SAID SECTION 2; RUNNING THENCE N.00°07'28"E. ALONG THE NORTH-SOUTH CENTER SECTION LINE OF SAID SECTION 2 A DISTANCE OF 577.93 FEET TO THE TRUE POINT OF BEGINNING, SAID POINT BEING THE NORTHEAST CORNER OF LOT 5, BLOCK 4, SIERRA SPRINGS, DIVISION NUMBER 1, BONNEVILLE COUNTY, IDAHO; RUNNING THENCE ALONG THE NORTH BOUNDARY LINE OF SAID SIERRA SPRINGS, DIVISION NUMBER 1 THE FOLLOWING EIGHT (8) COURSES: (1) THENCE N.89°52'32"W. 125.00 FEET; (2) THENCE N.00°07'28"E. 7.26 FEET; (3) THENCE S.89°56'03"W. 60.00 FEET; (4) THENCE N.87°35'38"W. 326.87 FEET; (5) THENCE S.02°24'22"W. 10.00 FEET; (6) THENCE N.87°35'38"W. 130.00 FEET; (7) THENCE S.02°24'22"W. 290.00 FEET; (8) THENCE N.87°35'38"W. 340.00 FEET; THENCE N.02°24'22"E. 835.00 FEET; THENCE S.87°35'38"E. 40.00 FEET; THENCE N.02°24'22"E. 190.00 FEET; THENCE S.87°35'38"E. 913.13 FEET TO SAID NORTH-SOUTH CENTER SECTION LINE OF SAID SECTION 2; THENCE S.00°07'28"W. ALONG SAID NORTH-SOUTH CENTER SECTION LINE 725.26 FEET TO THE POINT OF BEGINNING. CONTAINING 18.305 ACRES.

This is subject to the following conditions:

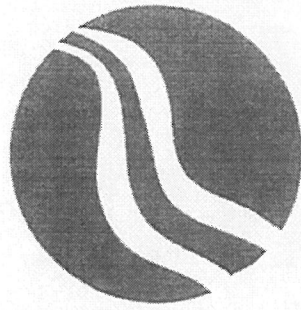
1. Installation and extension of the water system by the developer in accordance with Falls Water standards both within the development and connecting to the existing Falls Water system.
2. Approval by the Idaho Public Utilities Commission (IPUC).
3. In accordance with IPUC approved Rates and Tariff for Falls Water Company, Inc.
4. Payment by developer or by subsequent builders, homeowners, or lot purchasers of the connection fee in accordance with IPUC approved Rates and Tariffs.
5. System design and installation approved, inspected and accepted by Idaho Department of Environmental Quality, Falls Water's designated professional engineer, and by Falls Water's own internal staff.
6. Developer or their representative shall provide as-built drawings on paper and in an electronic format readable by Falls Water as the development progresses.
7. This will serve letter is valid for one year from the date of this letter.
8. In accordance with any other lawfully necessary provisions as agreed between developer and Falls Water.

If construction on the division of this sub-development is not started within one year of the date of this letter the developer or his authorized agent will need to seek a new will serve letter.

FALLS WATER COMPANY, INC.

K. Scott Bruce  
Manager





# Falls WATER™

2180 N Deborah Dr, Idaho Falls, Idaho 83401

Tel.: (208) 522-1300

Website: [www.fallswater.com](http://www.fallswater.com)

Connect Engineering  
2295 N Yellowstone Hwy #6  
Idaho Falls, ID, 83401

March 10, 2022

### Water Service for GII Subdivision

This confirms that Falls Water Company, Inc. has the ability, capacity, and willingness to provide domestic water utility service to the proposed development, GII Subdivision described as follows:

COMMENCING from the Southeast Corner of Section 15, T 2 N - R 38 E, B.M., Bonneville County, Idaho; thence N 89° 29' 30" W for a distance of 965.82 feet along the south line of said Section; thence N 00° 43' 47" E for a distance of 483.99 feet to the TRUE POINT OF BEGINNING:

Thence, N 89° 29' 31" W for a distance of 180.00 feet; Thence, N 00° 43' 47" E for a distance of 302.50 feet; Thence, S 89° 29' 31" E for a distance of 180.00 feet; Thence, S 00° 43' 47" W for a distance of 302.50 feet to the TRUE POINT OF BEGINNING; described boundary containing 1.250 acres, more or less.

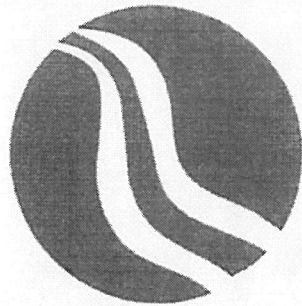
This is subject to the following conditions:

1. Installation and extension of the water system by the developer in accordance with Falls Water standards both within the development and connecting to the existing Falls Water system.
2. Approval by the Idaho Public Utilities Commission (IPUC).
3. In accordance with IPUC approved Rates and Tariff for Falls Water Company, Inc.
4. Payment by developer or by subsequent builders, homeowners, or lot purchasers of the connection fee in accordance with IPUC approved Rates and Tariffs.
5. System design and installation approved, inspected and accepted by Idaho Department of Environmental Quality, Falls Water's designated professional engineer, and by Falls Water's own internal staff.
6. Developer or their representative shall provide as-built drawings on paper and in an electronic format readable by Falls Water as the development progresses.
7. This will serve letter is valid for one year from the date of this letter.
8. In accordance with any other lawfully necessary provisions as agreed between developer and Falls Water.

If construction on the division of this sub-development is not started within one year of the date of this letter the developer or his authorized agent will need to seek a new will serve letter.

FALLS WATER COMPANY, INC.

K. Scott Bruce  
Manager



# Falls WATER™

2180 N Deborah Dr, Idaho Falls, Idaho 83401

Tel.: (208) 522-1300

Website: [www.fallswater.com](http://www.fallswater.com)

J. Freiberg Engineering  
946 Oxbow Lane  
Idaho Falls, Idaho 83404

May 17, 2022

### Water Service for Oakbrook Division 1

This confirms that Falls Water Company, Inc. has the ability, capacity, and willingness to provide domestic water utility service to the proposed development, Oakbrook Division 1 described as follows:

A parcel of land being situated in the southeast quarter of Section 11, Township 2 North, Range 38 East of the Boise Meridian, Bonneville County, Idaho specifically described as follows:

Commencing at the East Quarter Corner of said Section 11 and running thence along the Section Line S00°01'21"W, 1123.32 feet; thence departing Section Line N87°42'09"W, 1154.69 feet to the northwest corner of Lot 5, Block 2 of The Avenues Division No. 3, Bonneville County, Idaho recorded as Instrument No. 1678542 in the Bonneville County Courthouse, said point being the TRUE POINT OF BEGINNING, thence N00°17'29"W, 168.96 feet; thence S87°31'29"E, 1155.76 feet to a point on the east line of said Section 11; thence along said east line S00°00'21"W, 165.33 feet; thence departing east N87°42'09"W, 1154.69 feet to the TRUE POINT OF BEGINNING. Parcel Contains 4.43 Acres.

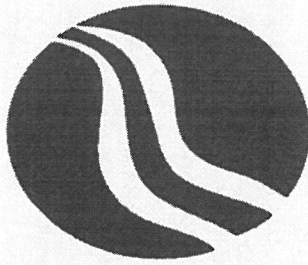
This is subject to the following conditions:

1. Installation and extension of the water system by the developer in accordance with Falls Water standards both within the development and connecting to the existing Falls Water system.
2. Approval by the Idaho Public Utilities Commission (IPUC).
3. In accordance with IPUC approved Rates and Tariff for Falls Water Company, Inc.
4. Payment by developer or by subsequent builders, homeowners, or lot purchasers of the connection fee in accordance with IPUC approved Rates and Tariffs.
5. System design and installation approved, inspected and accepted by Idaho Department of Environmental Quality, Falls Water's designated professional engineer, and by Falls Water's own internal staff.
6. Developer or their representative shall provide as-built drawings on paper and in an electronic format readable by Falls Water as the development progresses.
7. This will serve letter is valid for one year from the date of this letter.
8. In accordance with any other lawfully necessary provisions as agreed between developer and Falls Water.

If construction on the division of this sub-development is not started within one year of the date of this letter the developer or his authorized agent will need to seek a new will serve letter.

FALLS WATER COMPANY, INC.

K. Scott Bruce  
Manager



# Falls WATER™

2180 N Deborah Dr, Idaho Falls, Idaho 83401

Tel.: (208) 522-1300

Website: [www.fallswater.com](http://www.fallswater.com)

Eagle Rock Engineering  
1331 Fremont Ave  
Idaho Falls, ID 83402

April 6, 2022

### Water Service for Freedom Acres Division 3

This confirms that Falls Water Company, Inc. has the ability, capacity, and willingness to provide domestic water utility service to the proposed development, Freedom Acres Division 3 described as follows:

BEGINNING AT A POINT THAT IS N.89°13'16"E. 60.00 FEET ALONG THE EAST-WEST CENTER SECTION LINE OF SECTION 35, TOWNSHIP 3 NORTH, RANGE 38 EAST OF THE BOISE MERIDIAN; RUNNING THENCE N.89°13'16"E. ALONG SAID EAST-WEST CENTER SECTION LINE 1262.69 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE S.00°03'16"E. ALONG SAID EAST LINE 1119.33 FEET TO THE BOUNDARY LINE OF FREEDOM ACRES, DIVISION NUMBER 2, BONNEVILLE COUNTY, IDAHO; THENCE FOLLOWING SAID BOUNDARY LINE OF SAID FREEDOM ACRES, DIVISION NUMBER 2 AND FREEDOM ACRES, DIVISION NUMBER 1, BONNEVILLE COUNTY, IDAHO THE FOLLOWING EIGHT (8) COURSES: (1) THENCE S.89°57'08"W. 163.38 FEET; (2) THENCE S.00°02'52"E. 341.97 FEET; (3) THENCE S.89°57'08"W. 260.00 FEET; (4) THENCE N.00°02'52"W. 951.94 FEET; (5) THENCE S.89°57'08"W. 370.11 FEET; (6) THENCE S.00°00'00"E. 1049.81 FEET; (7) THENCE S.03°17'02"E. 60.10 FEET; (8) THENCE S.00°00'24"E. 543.49 FEET; THENCE S.88°51'42"W. 472.99 FEET; THENCE N.00°00'24"W. 2155.54 FEET TO THE POINT OF BEGINNING, CONTAINING 40.415 ACRES.

This is subject to the following conditions:

1. Installation and extension of the water system by the developer in accordance with Falls Water standards both within the development and connecting to the existing Falls Water system.
2. Approval by the Idaho Public Utilities Commission (IPUC).
3. In accordance with IPUC approved Rates and Tariff for Falls Water Company, Inc.
4. Payment by developer or by subsequent builders, homeowners, or lot purchasers of the connection fee in accordance with IPUC approved Rates and Tariffs.
5. System design and installation approved, inspected and accepted by Idaho Department of Environmental Quality, Falls Water's designated professional engineer, and by Falls Water's own internal staff.
6. Developer or their representative shall provide as-built drawings on paper and in an electronic format readable by Falls Water as the development progresses.
7. This will serve letter is valid for one year from the date of this letter.
8. In accordance with any other lawfully necessary provisions as agreed between developer and Falls Water.

If construction on the division of this sub-development is not started within one year of the date of this letter the developer or his authorized agent will need to seek a new will serve letter.

FALLS WATER COMPANY, INC.

K. Scott Bruce  
General Manager

# THE SPOUT

Falls Water Co., Inc.  
Information Pipeline  
For 2022



2180 Deborah Dr., Idaho Falls, Idaho 83401  
Phone: (208) 522-1300 Fax: (208) 522-4099  
or on our website [www.fallswater.com](http://www.fallswater.com)

Falls Water Co., Inc. has operated since 1959 and currently serves over 6,000 homes in Bonneville County.

As your water provider, we would like you to become familiar with some of our policies.

## WATER SOURCE

Your water is supplied through a network of several inter-connected deep wells throughout the service area. The computer controlled pumps and distribution system automatically delivers water to meet the fluctuating demand.

The water is tested frequently according to testing schedules approved by The Idaho Department of Environmental Quality and by an independent laboratory to ensure that it meets all state and federal water quality standards. The water is chlorinated.

Falls Water Company operates in compliance with and is regulated by the Idaho Department of Environmental Quality and the Idaho Public Utilities Commission (IPUC).

## WATER RATES

The IPUC approved rate for residential, multi-family residential, and commercial rates is as follows:

Service Meter Size	Gallons included each billing cycle is less than or equal to	Minimum Charge
¾" or less	12,000	\$18.75
1"	17,000	\$26.40
1 ½"	22,000	\$34.05
2"	28,000	\$43.30
4"	49,000	\$77.35

If usage in a billing cycle or portion of a billing cycle exceeds the allowable gallons included in the minimum charge, the excess usage will be billed at \$0.917 per thousand gallons of water used.

The bills are calculated on water use between meter readings and are due by the 15<sup>th</sup> of the following month. Customers with outstanding balances, as of the billing date, will be charged a 1% per month late payment fee.

The one-time Hook-up Fee for newly constructed homes is \$500 for a ¾" meter, \$600 for a 1" meter, \$930 for a 1½" meter, and \$1,205 for a 2" meter.

Reconnect fees after involuntary disconnection are \$20 for reconnection during office hours, Monday through Friday 8:00 a.m. to 5:00 p.m., and \$40 if reconnected after office hours. This fee is due at the time of service restoration.

A \$15 field collection fee will be charged if our representative receives a partial or full payment on a customer's account while visiting the customer to terminate service for nonpayment. The fee will be waived

if payment is made to an employee restoring service after an involuntary disconnection for nonpayment.

A customer requesting that the company test the meter for their service will be charged a \$10 meter testing fee. If the meter tests outside the manufacturer's specifications of plus or minus 1.5%, the meter test charge will be waived, the meter replaced, and an adjustment made to the customer's bill.

A \$20 returned check fee will be charged when a customer's check is returned by the bank for insufficient funds.

## THE METER COVER

Our meter readers and service personnel must have access to the water meter located on your property. Please do not cover the meter with landscaping or other obstacles. If you fence your yard, be sure to leave the meter on the outside of the fence. You can identify the cover as a round cast iron lid near where the water line enters your property.

## TERMINATION RULES

### SUMMARY OF RULES AND REGULATIONS OF THE IDAHO PUBLIC UTILITIES COMMISSION GOVERNING CUSTOMER RELATIONS OF NATURAL GAS, ELECTRIC AND WATER PUBLIC UTILITIES

A utility may terminate service to a customer without his/her permission after adequate notice for the following reasons:

1. Failure to pay an undisputed past due bill, or when payment is made with a written check or electronic payment drawn on an account with insufficient funds.
2. Failure to make security deposit where it is required.
3. Failure to abide by terms of a payment arrangement.
4. Customer or applicant misrepresented their identity for the purpose of obtaining utility service.
5. Customer or applicant denied or prevented the utility's access to the meter.
6. Willful waste of service through improper equipment or otherwise.
7. Customer or applicant is a minor not competent to contract as defined by Idaho Code.
8. Customer or applicant owes money on an existing account or from a previous account for service provided within the past four years.

A utility may deny or terminate service without prior notice to the customer or applicant and without his/her permission for one or more of the following reasons:

1. A situation exists that is immediately dangerous to life, physical safety or property.
2. The utility is ordered to terminate service by any court, the Commission or other duly authorized public authority.
3. The service is obtained, diverted or used without the authorization or knowledge of the utility.
4. The utility has made a diligent attempt to notify the customer of termination but has been unable to make contact.

#### **NOTIFICATION**

1. A billing may be considered past due fifteen (15) days after the billing date. A written notice of termination must be mailed at least seven (7) days before the proposed termination date.
2. At least twenty-four (24) hours before the service is terminated, another attempt shall be made to contact the customer in person or by telephone.
3. If service is not terminated within twenty-one (21) calendar days after the proposed termination date, another seven (7) day and twenty-four (24) hour notice is required.
4. No additional notice is required if upon receipt of a termination notice the customer makes a payment arrangement and fails to keep it, or when payment is made with a written check or electronic payment drawn on an account with insufficient funds

#### **WHEN TERMINATION IS NOT ALLOWED**

1. The unpaid bill totals less than fifty dollars (\$50) or two (2) months service, whichever is less.
2. The unpaid bill is for service to another customer.
3. The unpaid bill results from the purchase of non-utility goods or services.
4. Terminations are not allowed on Friday, Saturday or Sunday, legal holidays recognized by the State of Idaho, the day preceding legal holidays, or at any time when the company is not open for business.

#### **MEDICAL EMERGENCY**

If the customer or a member of the customer's family is seriously ill or has a medical emergency, the utility will postpone termination of service for thirty (30) days if a

written certificate signed by a licensed physician or public health official is received.

An informal or formal complaint concerning the termination may be filed directly with the utility. If the customer is dissatisfied with the proposed resolution of the complaint, they may contact the Consumer Assistance staff by mail at the Idaho Public Utilities Commission, PO Box 83720, Boise, ID 83720-0074, or by telephone at 800-432-0369, or online at <http://www.puc.idaho.gov/>

A complete set of customer Rules and Regulations are on file with the Idaho Public Utilities Commission and on the website.

#### **FIRE HYDRANTS**

Any customer with a fire hydrant located on their property is responsible to make sure that access to the hydrant is not blocked by landscaping, trees and shrubs, or by fences. Fire department personnel must be able to easily get to all sides of a hydrant in the case of a fire.

#### **SPRINKLING**

Falls Water may impose watering days and we urge you not to waste water. A nozzle or sprinkler must always be used when watering your lawn. Use of an "open" hose" can result in termination of service.

#### **BEFORE YOU DIG**

Idaho Law requires that you call Dig Line utility locating service prior to any excavating in an easement or digging deeper than 18 inches anywhere on or off your property. Call 811 or 1-800-342-1585 three days before digging.

#### **IMPORTANT REMINDERS**

1. It is the owner's responsibility to repair any water leaks in the service line from the meter to the home, and any leaks in the home or under the home. Prompt repairs of leaks results in lower billings and conserves water.
2. During severe cold weather spells, be sure to keep a pencil-sized stream of water running to prevent costly and inconvenient freeze-ups. You will be responsible for repairing any freeze-up beyond the meter.
3. Make sure you know where the main water shutoff valve in your house is located in case you have a "plumbing emergency".

#### **Memberships**

American Water Works Association  
Idaho Rural Water Association

#### **Regulated by:**

Idaho Public Utilities Commission  
Idaho Department of Environmental Quality  
Idaho Department of Water Resources  
U.S. Environmental Protection Agency

# THE SPOUT

Falls Water Co., Inc.-  
 Morningview Div.  
 Information Pipeline  
 FOR 2022



2180 Deborah Dr., Idaho Falls, Idaho 83401  
 Phone: (208) 522-1300 Fax: (208) 522-4099  
 or on our website [www.fallswater.com](http://www.fallswater.com)

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## WATER SOURCE

Your water is supplied through a network of several inter-connected deep wells throughout the service area. The computer controlled pumps and distribution system automatically delivers water to meet the fluctuating demand.

The water is tested frequently according to testing schedules approved by The Idaho Department of Environmental Quality and by an independent laboratory to ensure that it meets all state and federal water quality standards. The water is chlorinated.

Falls Water Company operates in compliance with and is regulated by the Idaho Department of Environmental Quality and the Idaho Public Utilities Commission. The IPUC approved rate for residential, multi-family residential, and commercial rates is as follows:

## WATER RATES

The bills are calculated on water use between meter readings and are due by the 23<sup>rd</sup> of the following month. Customers with outstanding balances, as of the billing date, will be charged a 1% per month late payment fee.

Reconnect fees after involuntary disconnection are \$25 for reconnection of service. This fee is due at the time of service restoration.

A \$20 returned check fee will be charged when a customer's check is returned by the bank for insufficient funds.

Lot Size	Min. Charge	First Tier Volume	First Tier Commodity Charge (per 1,000 gal)	Second Tier Commodity Charge (per 1,000 gal)
1/4 Acre	\$55.00	10,000	\$0.17	\$0.53
1/2 Acre	\$65.00	40,000	\$0.17	\$0.53
1 Acre	\$70.50	45,000	\$0.17	\$0.53

## THE METER COVER

Our meter readers and service personnel must have access to the water meter located on your property. Please do not cover the meter with landscaping or other obstacles. If you fence your yard, be sure to leave the meter on the outside of the fence. You can identify the cover as a round cast iron lid near where the water line enters your property.

## TERMINATION RULES

### SUMMARY OF RULES AND REGULATIONS OF THE IDAHO PUBLIC UTILITIES COMMISSION GOVERNING CUSTOMER RELATIONS OF NATURAL GAS, ELECTRIC AND WATER PUBLIC UTILITIES

A utility may terminate service to a customer without his/her permission after adequate notice for the following reasons:

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2. Failure to make security deposit where it is required.
3. Failure to abide by terms of a payment arrangement.
4. Customer or applicant misrepresented their identity for the purpose of obtaining utility service.
5. Customer or applicant denied or prevented the utility's access to the meter.
6. Willful waste of service through improper equipment or otherwise.
7. Customer or applicant is a minor not competent to contract as defined by Idaho Code.
8. Customer or applicant owes money on an existing account or from a previous account for service provided within the past four years.

A utility may deny or terminate service without prior notice to the customer or applicant and without his/her permission for one or more of the following reasons:

1. A situation exists that is immediately dangerous to life, physical safety or property.
2. The utility is ordered to terminate service by any court, the Commission or other duly authorized public authority.
3. The service is obtained, diverted or used without the authorization or knowledge of the utility.

4. The utility has made a diligent attempt to notify the customer of termination, but has been unable to make contact.

#### **NOTIFICATION**

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#### **WHEN TERMINATION IS NOT ALLOWED**

1. The unpaid bill totals less than fifty dollars (\$50) or two (2) months service, whichever is less.
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#### **MEDICAL EMERGENCY**

If the customer or a member of the customer's family is seriously ill or has a medical emergency, the utility will postpone termination of service for thirty (30) days if a written certificate signed by a licensed physician or public health official is received.

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**Memberships**  
American Water Works Association  
Idaho Rural Water Association

#### **FIRE HYDRANTS**

Any customer with a fire hydrant located on their property is responsible to make sure that access to the hydrant is not blocked by landscaping, trees and shrubs, or by fences. Fire department personnel must be able to easily get to all sides of a hydrant in the case of a fire.

#### **SPRINKLING**

Falls Water may impose watering days and we urge you not to waste water. A nozzle or sprinkler must always be used when watering your lawn. Use of an "open" hose" can result in termination of service.

#### **BEFORE YOU DIG**

Idaho Law requires that you call Dig Line utility locating service prior to any excavating in an easement or digging deeper than 18 inches anywhere on or off your property. Call 811 or 1-800-342-1585 three days before digging.

#### **IMPORTANT REMINDERS**

1. It is the owner's responsibility to repair any water leaks in the service line from the meter to the home, and any leaks in the home or under the home. Prompt repairs of leaks results in lower billings and conserves water.
2. During severe cold weather spells, be sure to keep a pencil-sized stream of water running to prevent costly and inconvenient freeze-ups. You will be responsible for repairing any freeze-up beyond the meter.
3. Make sure you know where the main water shutoff valve in your house is located in case you have a "plumbing emergency".

#### **Regulated by:**

Idaho Public Utilities Commission  
Idaho Department of Environmental Quality  
Idaho Department of Water Resources  
U.S. Environmental Protection Agency

# THE SPOUT

Falls Water Co., Inc.-  
Taylor Mountain Division  
Information Pipeline  
For 2022



2180 Deborah Dr., Idaho Falls, Idaho 83401  
Phone: (208) 522-1300 Fax: (208) 522-4099  
or on our website [www.fallswater.com](http://www.fallswater.com)

Falls Water Co., Inc. has operated since 1959 and currently serves over 6,000 homes in Bonneville County. As your water provider, we would like you to become familiar with some of our policies.

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Your water is supplied through a network of several inter-connected deep wells throughout the service area. The computer-controlled pumps and distribution system automatically delivers water to meet the fluctuating demand.

The water is tested frequently according to testing schedules approved by The Idaho Department of Environmental Quality and by an independent laboratory to ensure that it meets all state and federal water quality standards.

Falls Water Company operates in compliance with and is regulated by the Idaho Department of Environmental Quality and the Idaho Public Utilities Commission (IPUC).

## WATER RATES

The IPUC approved rate for residential, multi-family residential, and commercial rates is as follows:

Tiers	Max Gallons	Minimum Charge
Tier 1	15,000 Gallons	\$20.00
Tier 2	15,001 – 75,000 Gallons	\$0.71 per 1000 gal.
Tier 3	75,001 – 125,000 Gallons	\$1.00 per 1000 gal
Tier 4	125,001 Gallons & Up	\$2.00 per 1000 gal
Sewer		\$50 per month

The bills are calculated on water use between meter readings and are due by the 23<sup>rd</sup> of the following month. Customers with outstanding balances, as of the billing date, will be charged a 1% per month late payment fee.

The one-time Hook-up Fee for newly constructed homes is \$1,179.00. Sewer is \$6,639.00.

Reconnect fees after involuntary disconnection are \$20 for reconnection during office hours, Monday through Friday 8:00 a.m. to 5:00 p.m., and \$40 if reconnected after office hours. This fee is due at the time of service restoration.

## THE METER COVER

Our meter readers and service personnel must have access to the water meter located on your property. Please do not cover the meter with landscaping or other obstacles. If you fence your yard, be sure to leave the meter on the outside of the fence. You can identify the cover as a round cast iron lid near where the water line enters your property.

## TERMINATION RULES

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# Falls Water Co., Inc.

Updated System Map for Question 24

## Legend

-  Service
-  Well



## NOTIFICATION

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## Regulated by:

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