

# ***ANNUAL REPORT***

OF

FLS-W

FALLS WATER CO., INC.  
NAME

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

TO THE

**IDAHO PUBLIC**

**UTILITIES COMMISSION**

FOR THE

YEAR ENDED December 31, 2008

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IDAHO PUBLIC  
UTILITIES COMMISSION

**ANNUAL REPORT FOR WATER UTILITIES TO  
THE IDAHO PUBLIC UTILITIES COMMISSION  
FOR THE YEAR ENDING December 31, 2008**

**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 1/9/1959  
 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 and portions of Ammon, Idaho

11 Are there any affiliated companies? No  
 If yes, attach a list with names, addresses & descriptions. Explain any services provided to the utility.

12 Contact Information	Name	Phone No.
President (Owner)	Brent Johnson	208-709-2669
Vice President	Jay Johnson	208-589-4560
Secretary	Paul Johnson	208-709-7160
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, 2008

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

	Gallons/CCF	\$Amount
Water Purchased	<u>51,204,700</u>	<u>\$ 1,112.00</u>

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 No Record  
High Bills No Record  
Disconnection 9

22 Number of Customers involuntarily disconnected 89

23 Date customers last received a copy of the Summary of Rules required by IDAPA 31.21.01.701? June 2008  
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, 2008

ACCT #	DESCRIPTION		
<b><u>400 REVENUES</u></b>			
1	460	Unmetered Water Revenue	22,947
2	461.1	Metered Sales - Residential	939,231
3	461.2	Metered Sales - Commercial, Industrial	32,075
4	462	Fire Protection Revenue	-
5	464	Other Water Sales Revenue	2,790
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)	997,043
9	* DEQ Fees Billed separately to customers		Booked to Acct #
10	** Hookup or Connection Fees Collected	79,125	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	131,837
13	601.7	Labor - Customer Accounts	2,297
14	601.8	Labor - Administrative & General	158,825
15	603	Salaries, Officers & Directors	-
16	604	Employee Pensions & Benefits	64,017
17	610	Purchased Water	1,112
18	615-16	Purchased Power & Fuel for Power	96,596
19	618	Chemicals	6,337
20	620.1-6	Materials & Supplies - Operation & Maint.	81,598
21	620.7-8	Materials & Supplies - Administrative & General	68,516
22	631-34	Contract Services - Professional	6,736
23	635	Contract Services - Water Testing	9,866
24	636	Contract Services - Other	44,432
25	641-42	Rentals - Property & Equipment	44,899
26	650	Transportation Expense	32,986
27	656-59	Insurance	21,748
28	660	Advertising	3,522
29	666	Rate Case Expense (Amortization)	510
30	667	Regulatory Comm. Exp. (Other except taxes)	-
31	670	Bad Debt Expense	13,612
32	675	Miscellaneous	968
33	Total Operating Expenses (Add lines 12 - 32, also enter on Pg 4, line 2)		790,414

Name: Falls Water Co., Inc.

**INCOME STATEMENT**

For Year Ended December 31, 2008

ACCT #	DESCRIPTION		
1	Revenue (From Page 3, line 8)		997,043
2	Operating Expenses (From Page 3, line 33)	790,414	
3	403 Depreciation Expense	78,210	
4	406 Amortization, Utility Plant Aquisition Adj.		
5	407 Amortization Exp. - Other		
6	408.10 Regulatory Fees (PUC)	1,965	
7	408.11 Property Taxes	16,766	
8	408.12 Payroll Taxes	19,459	
9A	408.13 Other Taxes (list)      DEQ Fees	10,988	
9B			
9C			
9D			
10	409.10 Federal Income Taxes	(40)	
11	409.11 State Income Taxes	20	
12	410.10 Provision for Deferred Income Tax - Federal		
13	410.11 Provision for Deferred Income Tax - State		
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)	917,782	
17	413 Income From Utility Plant Leased to Others		
18	414 Gains (Losses) From Disposition of Utility Plant	(850)	
19	Net Operating Income (Add lines 1, 17 & 18 less line 16)		78,411
20	415 Revenues, Merchandizing Jobbing and Contract Work		
21	416 Expenses, Merchandizing, Jobbing & Contracts		
22	419 Interest & Dividend Income		
23	420 Allowance for Funds used During Construction		
24	421 Miscellaneous Non-Utility Income	14,350	
25	426 Miscellaneous Non-Utility Expense	37,635	
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)		(23,286)
29	Gross Income (add lines 19 & 28)		55,125
30	427.3 Interest Exp. on Long-Term Debt		13,445
31	427.5 Other Interest Charges		
32	NET INCOME (Line 29 less lines 30 & 31) (Also Enter on Pg 9, Line 2)		41,680

Name: Falls Water Co., Inc.

**ACCOUNT 101 PLANT IN SERVICE DETAIL**  
 For Year Ended December 31, 2008

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	1,428,156	242,000		1,670,156
4 304	Structures and Improvements	8,707	337,471		346,178
5 305	Collecting & Impounding Reservoirs				
6 306	Lake, River & Other Intakes				
7 307	Wells	346,348	52,083		398,431
8 308	Infiltration Galleries & Tunnels				
9 309	Supply Mains				
10 310	Power Generation Equipment	16,693			16,693
11 311	Power Pumping Equipment	226,257	150,613		376,870
12 320	Purification Systems	23,626			23,626
13 330	Distribution Reservoirs & Standpipes	494		494	-
14 331	Trans. & Distrib. Mains & Accessories	892,999	13,137		906,136
15 333	Services				
16 334	Meters and Meter Installations	709,531	208,794		918,324
17 335	Hydrants	32,446	15,775		48,221
18 336	Backflow Prevention Devices				
19 339	Other Plant & Misc. Equipment				
20 340	Office Furniture and Equipment	26,406	7,218		33,625
21 341	Transportation Equipment	60,607			60,607
22 342	Stores Equipment				
23 343	Tools, Shop and Garage Equipment	27,723		3673.45	24,049
24 344	Laboratory Equipment				
25 345	Power Operated Equipment				
26 346	Communications Equipment				
27 347	Miscellaneous Equipment				
28 348	Other Tangible Property				
29	<b>TOTAL PLANT IN SERVICE</b>	<b>3,799,992</b>	<b>1,027,091</b>	<b>4,167</b>	<b>4,822,915</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, 2008

SUB ACCT #	DESCRIPTION	Depreciation Rate %	Balance Beginning of Year	Balance End of Year	Increase or (Decrease)
1 304	Structures and Improvements				
2 305	Collecting & Impounding Reservoirs			6239.19	6239.19
3 306	Lake, River & Other Intakes				
4 307	Wells		42,063	50,709	8,646
5 308	Infiltration Galleries & Tunnels				
6 309	Supply Mains				
7 310	Power Generation Equipment		8,451	9,285	835
8 311	Power Pumping Equipment		152,171	126,903	(25,268)
9 320	Purification Systems		16,595	17,518	924
10 330	Distribution Reservoirs & Standpipes		494		(494)
11 331	Trans. & Distrib. Mains & Accessories		116,697	139,476	22,778
12 333	Services				
13 334	Meters and Meter Installations		226,897	300,829	73,932
14 335	Hydrants		1,864	3,208	1,344
15 336	Backflow Prevention Devices				
16 339	Other Plant & Misc. Equipment				
17 340	Office Furniture and Equipment		11,133	15,148	4,015
18 341	Transportation Equipment		27,817	36,850	9,033
19 342	Stores Equipment				
20 343	Tools, Shop and Garage Equipment		14,607	11,083	(3,523)
21 344	Laboratory Equipment				
22 345	Power Operated Equipment				
23 346	Communications Equipment				
24 347	Miscellaneous Equipment				
25 348	Other Tangible Property			89633.33	89,633
26	TOTALS (Add Lines 1 - 25)		618,787	806,883	188,095

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

Name: Falls Water Co., Inc.

**BALANCE SHEET**

For Year Ended December 31, 2008

<u>ASSETS</u>			Balance	Balance	Increase
ACCT #	DESCRIPTION		Beginning of Year	End of Year	or (Decrease)
1	101	Utility Plant in Service (From Pg 5, Line 29)	3,799,992	4,822,915	1,022,923
2	102	Utility Plant Leased to Others			
3	103	Plant Held for Future Use			
4	105	Construction Work in Progress			
5	114	Utility Plant Aquisition Adjustment			
6		Subtotal (Add Lines 1 - 5)	3,799,992	4,822,915	1,022,923
7	108.1	Accumulated Depreciation (From Pg 6, Line 26)	618,787	806,883	188,095
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)	3,181,205	4,016,032	834,828
14	123	Investment in Subsidiaries	250,000	-	(250,000)
15	125	Other Investments			
16		Total Investments (Add lines 14 & 15)	250,000	-	(250,000)
17	131	Cash	537,511	470,801	(66,710)
18	135	Short Term Investments			
19	141	Accts/Notes Receivable - Customers	47,020	64,491	17,471
20	142	Other Receivables	360,470	95,940	(264,530)
21	145	Receivables from Associated Companies			
22	151	Materials & Supplies Inventory			
23	162	Prepaid Expenses	9,382	13,135	3,753
24	173	Unbilled (Accrued) Utility Revenue			
25	143	Provision for Uncollectable Accounts	1,300	1,300	-
26		Total Current (Add lines 17 -24 less line 25)	953,083	643,067	(310,016)
27	181	Unamortized Debt Discount & Expense			
28	183	Preliminary Survey & Investigation Charges			
29	184	Deferred Rate Case Expenses			
30	186	Other Deferred Charges			
31		<b>Total Assets (Add lines 13, 16 &amp; 26 - 30)</b>	<b>4,384,288</b>	<b>4,659,100</b>	<b>274,812</b>

Name: Falls Water Co., Inc.

**BALANCE SHEET**

For Year Ended December 31, 2008

<b>LIABILITIES &amp; CAPITAL</b>		Balance	Balance	Increase
ACCT #	DESCRIPTION	Beginning of Year	End of Year	or (Decrease)
1	201-3 Common Stock	25,000	25,000	-
2	204-6 Preferred Stock			
3	207-13 Miscellaneous Capital Accounts			
4	214 Appropriated Retained Earnings			
5	215 Unappropriated Retained Earnings	214,328	256,007	41,680
6	216 Reacquired Capital Stock			
7	218 Proprietary Capital			
8	Total Equity Capital (Add Lines 1-5+7 less line 6)	239,328	281,007	41,680
9	221-2 Bonds			
10	223 Advances from Associated Companies	86,225	77,565	(8,660)
11	224 Other Long - Term Debt	654,889	1,099,610	444,721
12	231 Accounts Payable	60,887	57,587	(3,300)
13	232 Notes Payable	15,169	15,553	384
14	233 Accounts Payable - Associated Companies	18,917	19,773	856
15	235 Customer Deposits (Refundable)			
16	236.11 Accrued Other Taxes Payable			
17	236.12 Accrued Income Taxes Payable			
18	236.2 Accrued Taxes - Non-Utility			
19	237-40 Accrued Debt, Interest & Dividends Payable			
20	241 Misc. Current & Accrued Liabilities		279	279
21	251 Unamortized Debt Premium			
22	252 Advances for Construction			
23	253 Other Deferred Liabilities			
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	3,439,827	3,397,237	(42,590)
28	272 Accum. Amort. of Contrib. in Aid of Const. **	(130,953)	(289,510)	(158,557)
29	281-3 Accumulated Deferred Income Taxes			
30	Total Liabilities (Add lines 9 - 29)	4,144,960	4,378,093	233,132
31	<b>TOTAL LIAB &amp; CAPITAL ( Add lines 8 &amp; 30)</b>	<b>4,384,288</b>	<b>4,659,100</b>	<b>274,812</b>

\*\* Only if Commission Approved

Name: Falls Water Co., Inc.

**STATEMENT OF RETAINED EARNINGS**

For Year Ended December 31, 2008

1	Retained Earnings Balance @ Beginning of Year	214,328
2	Amount Added from Current Year Income (From Pg 4, Line 32)	41,680
3	Other Credits to Account	(0)
4	Dividends Paid or Appropriated	
5	Other Distributions of Retained Earnings	
6	Retained Earnings Balance @ End of Year	256,007

**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
	Frontier Property Group	6%	77,569	5,441	
	DEQ State Revolving Loan Fund - DW-9923	3.25%	227,071	8,004	
	DEQ State Revolving Loan Fund - Well #9	3.25%	872,539	-	

Name: Falls Water Co., Inc.

**SYSTEM ENGINEERING DATA**

For Year Ended December 31, 2008

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	SAND SEP	108,321	WELL
Well #2	400	CHLORINATION	109,664	WELL
Well #4	1500	SAND SEP/CHLRN	211,108	WELL
Well #5	750	SAND SEP/CHLRN	396,303	WELL
Well #6 (Pump 6)	600		84,881	WELL
Pump #7 (In Well #6)	600		46,125	WELL
Well #8	1500	CHLORINATION	155,127	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

(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, 2008

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
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	
SUBTOTAL OF ABOVE	The Above are all on one Power Meter Totalling			634,640
Well #1, VFD Turbine Pump #1	75	750	65	238,470
Well #5, Turbine Pump #5	75	750	65	531,217
Well #8, Turbine Pump #8	150	1500	65	259,600

**\*\* 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?         | <u>1,111,529,740</u> |
| What was the total amount pumped during peak month? | <u>227,274,720</u>   |
| What was the total amount pumped on the peak day?   | <u>7,984,294</u>     |
- 6 If customers are metered, what was the total amount sold in peak month? 217,284,000
- 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? 7  
 During which months? April, May, June, July, August, September, October for Residential.  
Commercial and Multi-family Residential are read year round.
- 9 How many additional customers could be served with no system improvements  
 except a service line and meter? 150  
 How many of those potential additions are vacant lots? 150
- 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? 2009

Name: Falls Water Co., Inc.

**SYSTEM ENGINEERING DATA**  
(continued)

For Year Ended December 31, 2008

**FEET OF MAINS**

1	Pipe Size	In Use Beginning Of Year	Installed During Year	Abandoned During Year	In Use End of Year
	2"	1,532.95	-	294.10	1,238.85
	4"	2,262.64	-	383.22	1,879.42
	6"	157,610.89	62,570.37	-	220,181.26
	8"	46,844.58	24,705.44	-	71,550.02
	10"	22,998.76	6,490.59	-	29,489.35
	12"	14,755.63	7,093.80	-	21,849.43

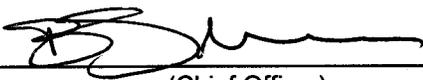
**CUSTOMER STATISTICS**

		Number of Customers		Thousands of Gallons Sold	
		This Year	Last Year	This Year	Last Year
2	Metered:				
2A	Residential	3,519	3,229	893,616	874,057
2B	Commercial	71	63	39,284	37,931
2C	Industrial				
3	Flat Rate:				
3A	Residential	4	145	N/A	N/A
3B	Commercial				
3C	Industrial				
4	Private Fire Protection				
5	Public Fire Protection	372	341	N/A	N/A
6	Street Sprinkling				
7	Municipal, Other				
8	Other Water Utilities				
	<b>TOTALS (Add lines 2 through 8)</b>	<b>3,966</b>	<b>3,778</b>	<b>932,900</b>	<b>911,988</b>

# CERTIFICATE

State of Idaho )  
 ) ss  
County of Bonneville )

WE, the undersigned Brent Johnson, President, and K. Scott Bruce, General Manager, of the Falls Water Company, Inc. utility, 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.

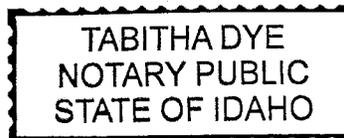
  
\_\_\_\_\_  
(Chief Officer)

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

Subscribed and Sworn to Before Me

this 13 day of April, 2009

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



My Commission Expires April 19 2013

gdk/excel/jnelson/anulrpts/wtrannualrpt

**Attachments for response for additional information to page 1 question 13:**

During 2007, Falls Water Co., Inc.'s service area added the following new subdivision and divisions of existing subdivisions:

1. Birchwood Estates Phase 1 was added (Legal description is attached to this form).
2. Pheasant Grove Division 1 was added (Legal description is attached to this form).

**In response to question 23 on page 2, attached is copy of the Falls Water Spout which was distributed to our customers with the June 2008 statements.**

**In response to question 24 on page 2, attached is a copy of an updated system map. The list of significant assets added to the system during 2008 include:**

1. \$242,000.00 to complete purchase of 492 AF of water right from Idaho Sod Farm.
2. \$337,470.55 costs during 2008 for Well #9 well house.
3. \$52,083.35 costs during 2008 to complete drilling of Well #9.
4. \$150,612.81 costs during 2008 for the 400 hp pump and installation for Well #9.
5. \$208,793.53 costs to complete installation of meters in unmetered area of water system and to buy meters and MXU's for new customer installations in 2008.

**In response to question 10 on page 11, the backbone plant additions anticipated in 2009 are:**

1. The completion of Well #9. The previously anticipated completion of Well #9 by mid-September 2008 was delayed due to the pump being on backorder until mid-December 2008. The well will be available for use during the 2009 watering season. The cost for the well and water rights that are part of this project will be about \$1,627,000.00. The well and well house costs will be about \$802,000.00 and the water right costs will be about \$825,000.00. The project is funded by a state revolving loan fund loan of \$1,200,000.00 with the balance paid for by Fall Water Co., Inc.

Legal Description of  
Birchwood Estates – Phase 1

Beginning at a point that is S00°25'50"E 713.67 feet along the section line and S88°57'20"W 653.21 feet and S49°07'W 486.94 feet from the Northeast Corner of Section 3, Township 2 North, Range 38 East of the Boise Meridian, Bonneville County, Idaho said point of beginning being the Extreme Westerly Corner of Lot 7 Block 2, of the Edwards Acres Subdivision, Division No. 1, Bonneville County, Idaho as shown on the recorded plat thereof, and running thence S49°07'W 694.45 feet to the Northwest Corner of Lot 10, Block 1 of Birchwood Estates, Bonneville County, Idaho as shown on the recorded plat thereof; thence S50°07'58"W 415.89 feet to the Southwest Corner of Lot 12, Block 1 of said plat; thence S39°50'42"W 110.02 feet; thence S10°18'19"E 78.03 feet to the Northwest Corner of Lot 12, Block 2 of said plat; thence S50°09'20"E 130.05 feet; thence S65°27'33"E 168.61 feet; thence N77°44'25"E 204.91 feet; thence N0°25'50"W 293.88 feet; thence S89°06'54"E 373.67 feet to a point on the Westerly line of Edwards Acres Division No. 1; thence N38°37'20"W 901.24 feet to the point of beginning, containing 12.332 acres.

Legal Description of  
Pheasant Grove Division 1

The entire plat for the development contains the land beginning at a point that is S00°08'00"W along the section line 187.50 feet from the East ¼ Corner of Section 3, Township 2 North, Range 38 East of the Boise Meridian, said point being on the West Boundary line of Red Rock Estates Division No. 2, Bonneville County, Idaho; running thence S00°08'00"W along said West Boundary line 187.71 feet; thence S88°58'32"W 440.09 feet; thence S00°08'00"W 559.95 feet; thence S89°31'13"E 0.64 feet; thence S00°08'00"W 9.08 feet; thence N89°54'00"E 439.36 feet to West Boundary line of Red Rock Estates Division No. 1, Bonneville County, Idaho; thence S00°08'00"W along said West Boundary line 112.06 feet; thence S89°46'40"W 438.5 feet; thence S00°00'40"W 209.85 feet; thence N89°36'05"W 878.50 feet to the West line of the Northeast ¼ of the Southeast ¼ of said Section 3; thence S00°02'35"W along said West line 33.00 feet to the South line of the North ½ of the Southeast ¼ of said Section 3; thence N89°36'05"W along said South line 308.00 feet to the East bank of Crow Creek; thence along said East bank the following twenty-five (25) courses: N23°23'07"E 27.34 feet; thence N12°28'23"E 67.94 feet; thence N09°18'47"W 20.19 feet; thence N05°30'55"E 36.52 feet; thence N28°04'53"E 64.24 feet; thence N02°19'40"W 90.19 feet; thence N40°01'20"E 58.06 feet; thence N30°47'06"E 19.20 feet; thence N52°53'35"E 35.28 feet; thence N37°10'37"E 53.42 feet; thence N17°58'57"E 60.90 feet; thence N05°49'23"W 47.50 feet; thence N19°57'54"W 85.75 feet; thence N07°21'51"W 49.14 feet; thence N06°01'12"E 33.29 feet; thence N32°30'08"E 87.84 feet; thence N23°42'59"E 100.02 feet; thence N39°21'54"E 30.51 feet; thence N47°12'42"E 41.79 feet; thence N62°37'31"E 77.47 feet; thence N53°39'09"E 29.19 feet; thence N32°45'38"E 53.26 feet; thence N38°46'28"E 23.51 feet; thence N57°55'08"E 33.26 feet; thence N40°15'22"E 100.30 feet; thence N89°52'00"E 1118.95 feet to the POINT OF BEGINNING, containing 28.361 acres.

The Falls Water Company has operated since 1959 and currently serves over 3,400 homes in the following areas of Bonneville County:

- Ammon-Lincoln Industrial Park
- Birchwood Estates
- Bridge Water
- Calico Sky
- Caribou Meadows
- Centennial Ranch (from Aschill Lane northward)
- Clover Canyon
- Cloverdale Estates
- Cornerstone Community
- Country Corner Estates
- Crimson Valley
- Crow Creek Estates
- Denise Subdivision
- East Park
- Fairmont Village
- Fall Creek Addition
- First Street Mobile Park
- Grayson Subdivision (Iona Rd)
- Green Oak Meadow
- Henderson Subdivision
- Lawndale Estates
- Liberty Park
- Lincoln Industrial Park
- Lincoln Park
- Lincoln Road (Hitt to Crowley Rd)
- Lincoln Townsite
- McDonald's Farm
- Mobile Home Estates (Fallsbrook)
- Monte Vista Subdivision
- North Springs
- Old Mill
- Red Rock Estates
- Retitius Retreat
- Ridge View
- Stone Arbor
- Summerset Subdivision
- Summit Park
- Victor Hanks Subdivision
- Warm Spring Meadows
- Washington Park
- Wood River Estates

**Memberships**  
 American Waterworks 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

**Quality**  
**On Tap!**  
 Our Commitment  Our Profession

# THE FALLS WATER SPOUT

Falls Water Company's  
 Information Pipeline  
 For 2008

**FALLS WATER COMPANY, INC.**  
 2180 Deborah Dr.  
 Idaho Falls, Idaho 83401  
**Phone: (208) 522-1300**  
**FAX: (208) 522-4099**  
 Check us out on the web:  
[www.fallswater.com](http://www.fallswater.com)

We are your water provider and 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 by the state health department and by an independent laboratory to ensure that it meets all state and federal water quality standards. The water is normally chlorinated.

Falls Water Company operates in compliance with and is regulated by the Idaho Department of Health and Welfare and the Idaho Public Utilities Commission (IPUC). You may contact the Idaho Public Utilities Commission by calling their toll-free line at 1-800-432-0369.



## WATER RATES

The IPUC approved rate for metered residential, metered multi-family residential, and metered commercial rates are \$14.00 minimum charge for the first 12,000 gallons plus \$0.667 per thousand gallons of water used over 12,000 in a billing cycle or portion of a billing cycle.

The metered customer bills are calculated on water use between meter readings and are due by the 15<sup>th</sup> of the following month. The minimum monthly charge includes a \$0.35 per month Idaho Drinking Water Fee which we pass on to the Idaho Division of Environmental Quality.

The IPUC approved monthly rate for flat-rate residential is \$20.17. The charge is for the calendar month in which the bill is printed and payment is due by the 15<sup>th</sup> of the following month.

The one-time Hook-up Fee for newly constructed homes is \$500 for a 3/4" meter, \$600 for a 1" meter, \$930 for a 1 1/2" meter, and \$1,205 for a 2" meter

Reconnect fees after involuntary disconnection are \$20 for reconnection during office hours, 8:00 a.m. to 5:00 p.m., and \$40 if reconnected after office hours. No reconnections will be done after 7:00 p.m. for involuntary disconnections.

A \$15 collection fee will be charged, if during the collections process for nonpayment of service, our serviceman receives a partial or full payment on a past due account, while at the residence to turn off water.



## THE METER COVER

Our meter readers and service personnel must have access to the water meter or curb stop valve located in your lawn. 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

Your water service can be disconnected for (1) non-payment of delinquent bills, (2) failure to abide by the terms of a payment arrangement, (3) fraudulent or unauthorized use of service, or (4) violation of utility rules.

Notice of proposed termination will be sent at least one week prior to the proposed termination date. Another notice will be given 24-hours before the proposed termination date. If more than twenty-one days elapse after the proposed termination date before the actual termination date, then an additional 24-hour notice will be attempted.

Termination of service can be stopped or delayed by correcting the delinquency, making reasonable payment arrangements, certifying that a medical emergency exists, or filing a complaint with the Idaho Public Utilities Commission.

**Customers having difficulty paying their water bill should contact us to make payment arrangements.** Agreeing to and following a payment plan will prevent termination of service on delinquent accounts.



## 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 does not have established watering days, but 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

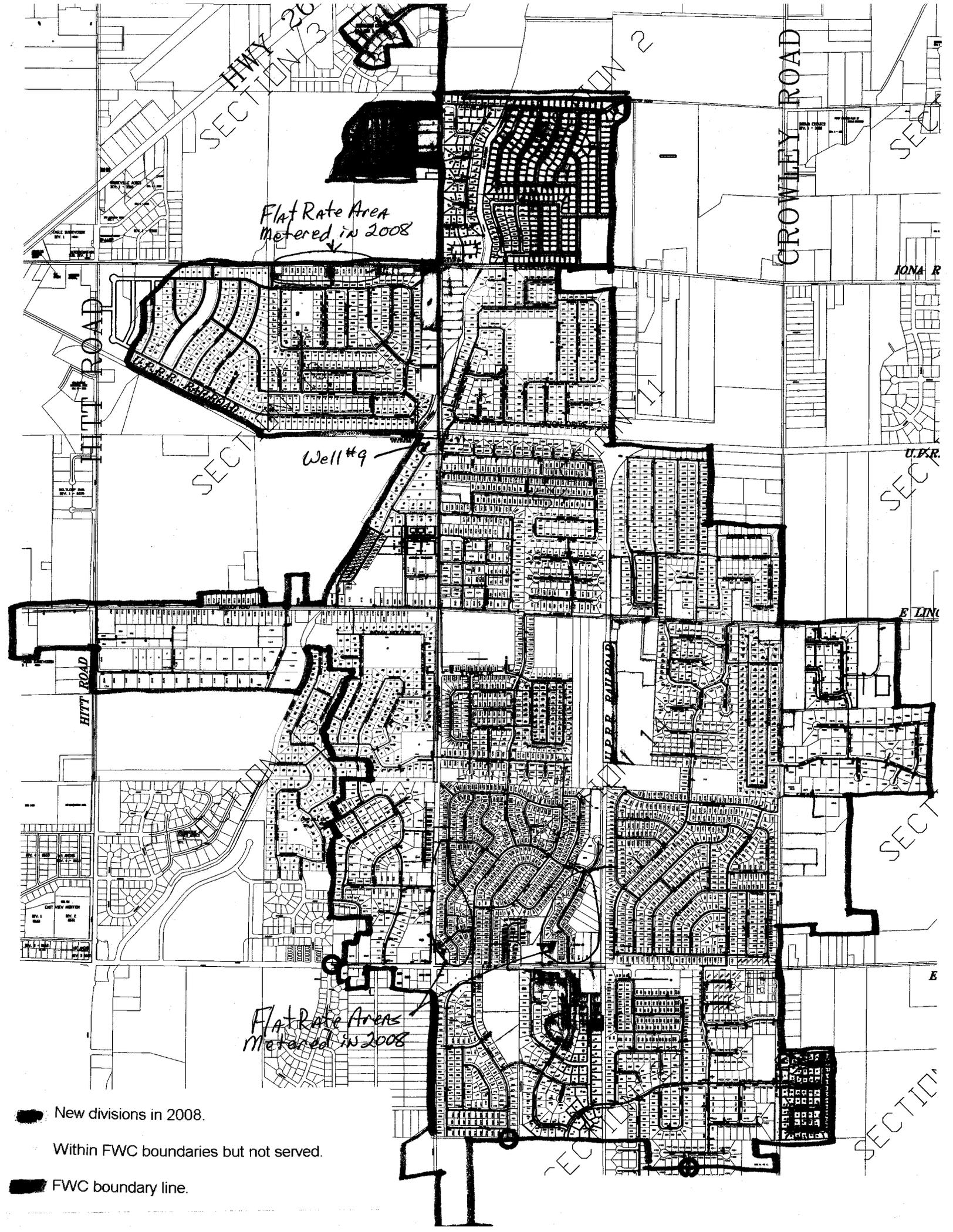
1. Be sure to keep a pencil-sized stream of water running during severe cold weather to prevent costly and inconvenient freeze-ups. You will be responsible for repairing any freeze-up beyond the meter.
2. Make sure you know where the main water shutoff valve in your house is located in case you have a "plumbing emergency".



## QUESTIONS?

Please give us a call...

208-522-1300



Flat Rate Area  
Metered in 2008

Well #9

Flat Rate Areas  
Metered in 2008

-  New divisions in 2008.
-  Within FWC boundaries but not served.
-  FWC boundary line.