



Updated Scenario Options

- **Additional \$270k in Utility Revenue Starting 2026**

1. Allocate all to water

2. Split 50/50 between water and sewer

3. Allocate all to sewer

- **Re-Evaluate Multi-Family Transient Rate Structure Starting 2025**

- A. Continue current billing practice (50% of residential charge and allowance per unit)

- B. Bill as a commercial customer (Based on meter size, 400 cf allowance)

- C. Bill as a residential customer (Full Residential charge and 400 cf allowance per unit)



Water Rate Alternatives

Additional Utility Revenue	\$270k to Water			\$135k to Water			\$0 to Water		
MF Transient Billing Option	Current Method \$0	As Comm. -\$10k	As Single Family +\$40k	Current Method \$0	As Comm. -\$10k	As Single Family +\$40k	Current Method \$0	As Comm. -\$10k	As Single Family +\$40k
Rate Forecast	4.5% Annual Rate Increase	4.5% Annual Rate Increase	4.0% Annual Rate Increase	5.5% Annual Rate Increase	5.5% Annual Rate Increase	5.0% Annual Rate Increase	7.0% Annual Rate Increase	7.0% Annual Rate Increase	6.5% Annual Rate Increase

Presented Plan



Sewer Rate Alternatives

Additional Utility Revenue	\$270k to Sewer			\$135k to Sewer			\$0 to Sewer		
MF Transient Billing Option	Current Method \$0	As Comm. -\$140k	As Single Family +\$175k	Current Method \$0	As Comm. -\$140k	As Single Family +\$175k	Current Method \$0	As Comm. -\$140k	As Single Family +\$175k
Rate Forecast (2024-2025)	10%	16%	5% in '24 3% in '25	10%	16%	5% in '24 3% in '25	10%	16%	6% in '24 3% in '25
Rate Forecast (2026-2028)	3%	3%	3%	3%	3%	3%	3.5% in '26-'27 3% in '28	3.5% in '26 3% in '27-'28	3%



Presented Plan



Items for Consideration

- **Alignment with Cost of Service**

- » Water: Cost of service not performed
 - MF transient rate structure is in alignment with many we see in the industry
 - No cost-based analysis to suggest a change is needed
- » Sewer: Cost of service conducted
 - Results showed near cost of service for Multi-Family class; changes could deviate from cost-of-service results

- **Sample Bill Impacts**

- » 5 customers with varying impacts



Sample Multi-Family Transient Bill Impacts*

● Water Impacts

Account #	Customer	2023 Average Bill*	Treated As Commercial	Treated As Residential
25373	Wilder & Pines	\$ 511	\$ 557	\$ 593
25097	Red Oak Properties	186	109	333
22930	Rodeway Inn	626	556	1,185
25086	Tom Sikora	93	95	153
18340	Skamania Lodge	9,844	9,080	12,306
Total		\$ 11,261	\$ 10,397	\$ 14,570

Treated As Commercial	
\$ per Month	% Change
\$ 46	9.0%
(77)	-41.5%
(70)	-11.2%
2	2.3%
(765)	-7.8%
\$ (864)	-7.7%
\$ (10,368) Annualized	

Treated As Residential	
\$ per Month	% Change
\$ 82	16.1%
147	78.9%
559	89.3%
59	63.8%
2,461	25.0%
\$ 3,309	29.4%
\$ 39,709 Annualized	

● Sewer Impacts

Account #	Customer	2023 Average Bill*	Treated As Commercial	Treated As Residential
25373	Wilder & Pines	\$ 956	\$ 875	\$ 1,374
25097	Red Oak Properties	549	192	1,048
22930	Rodeway Inn	1,905	889	3,727
25086	Tom Sikora	257	285	471
18340	Skamania Lodge	21,183	11,042	32,939
Total		\$ 24,850	\$ 13,283	\$ 39,560

Commercial	
\$ per Month	% Change
\$ (81)	-8.5%
(357)	-65.1%
(1,017)	-53.4%
29	11.1%
(10,141)	-47.9%
\$ (11,567)	-46.5%
\$ (138,808) Annualized	

Residential	
\$ per Month	% Change
\$ 418	43.7%
499	91.0%
1,821	95.6%
214	83.5%
11,757	55.5%
\$ 14,710	59.2%
\$ 176,515 Annualized	