

East Side Improvement Co., Inc.

A Washington Corporation

February 24, 2025

Received
Records Management
Feb 24, 2025

Jeff Killip, Executive Director and Secretary
Washington Utilities and Transportation Commission
Attn: Records CenterAD
PO Box 47250
Olympia, WA 98504-7250
Via e-file: Transmittal letter

Dear Mr. Killip:

East Side Improvement is requesting a rate increase for AB 290 Grasslands Park, AD 115G Happy Trails, AB 594K Green Trails and AB 914K Turf Trails to be effective April 1, 2025. The filing is being made to allow East Side to recover increased operating costs since its initial regulated year of 2022. East Side has a total of 44 customers and provides domestic water from 4 wells and irrigation water from an irrigation ditch. The increased costs are in all areas and specifically include: 1) Water testing for domestic water \$8,060 annual increase or \$14.93 per month for each domestic service for the cost of state required testing; 2) a 63% increase in the cost of electricity; 3) Contract consulting to assist in dealing with regulatory issues, customer responsiveness and required practices; 4) Interest on borrowed funds for capital and operational purposes; 5) New utility excise tax of approximately \$2,371 which is over 5% of the current total annual revenue; 6) Substantial officer time to deal with, UTC staff, two day required response times and content for complaints, responses and detailed bookkeeping required for a regulated utility and 7) Additional permit costs and inspection and reporting costs. The total changes are shown in the table below:

Domestic

System	Current monthly tariff	New monthly tariff	% increase
Green Trails AB594K	\$45	\$89.38	98.6%
Grasslands Park AB 290	\$45	\$89.38	98.6%
Happy Trails AD 115G	\$45	\$89.38	98.6%
Turf Trails AB914K	\$45	\$89.38	98.6%

Irrigation

System	Current monthly tariff	New monthly tariff	% increase
Green Trails AB594K	\$45	\$95.04	111.2%
Grasslands Park AB 290	\$45	\$95.04	111.2%
Happy Trails AD 115G	\$45	\$95.04	111.2%
Turf Trails AB914K	\$45	\$95.04	111.2%

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We are also requesting that the commission approve a contract with an affiliated company, MDJ Contractors Inc., to turn on the Irrigation system at the beginning of the season for a not to exceed cost of \$1,090 and a not to exceed cost of \$764 to turn off and drain the irrigation system at the end of the season.

The tariff increase allows the water company to recover the increased operating expenses between being a non-regulated utility and being a regulated utility.

This is to certify that Elliott Severson has the authority to issue tariff revisions on behalf of East Side Improvement Co., Inc.

Sincerely,

Green Trails AB594K

Turf Trails AB914K

Grasslands Park AB 290

Happy Trails AD 115G

By: East Side Improvement Co. Inc.

Owner



Elliott Severson

Manager

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