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NOVEMBER 25, 2024

TO: ALL EDGEMONT RANCH METRO DISTRICT CUSTOMERS:
 RE: WATER AND SEWER SERVICES RATE INCREASE

This is to inform you that on October 17th, 2024, after a Public Rate Hearing, the Edgemont Ranch Metro District Board of Directors approved an increase in the Water and Sewer Maintenance Fees. The Water Maintenance Fee will increase by \$8.00 per month and the Sewer Maintenance Fee will increase by \$4.00 per month effective January 1, 2025.

The fee increases are in response to rapidly rising operational and maintenance costs that have impacted ERMD over the last few years. The Board initiated a cost review earlier this year, asking staff to analyze our operating costs and hired a third party, Association Reserves, to review our capital assets maintenance and replacement needs. After reviewing the recommendations from staff and Association Reserves, the Board took the rate action outlined above. As a result, the new monthly and annual Water and Sewer Rates will be as follows in addition to water usage charges:

	<u>Current</u>	<u>Increase</u>	<u>Effective Jan 1, 2025</u>
Water Base	\$24	0	\$24
Water Maintenance	\$34	\$8	\$42
Sewer Base	\$25	0	\$25
Sewer Maintenance	\$70	\$4	\$74
Snow Fee	\$9	0	\$9
Total Lot Fees	\$162	\$12	\$174

Monthly Fees

Annual Fees - Unimproved Lots

	<u>Current</u>	<u>Increase</u>	<u>Effective Jan 1, 2025</u>
Water Maintenance	\$408	\$96	\$504
Sewer Maintenance	\$840	\$48	\$888
Snow Fee	\$108	\$0	\$108
Total Lot Fees	\$1,248	\$144	\$1,500

We have posted on the ERMD website the material used by the Board to make this decision at the following link: <https://www.edgemontranch.com/2025-rate-increase-information>. Included is the Notice of Public Hearing, Recommendation to the Board by staff, a summary of the Association Reserve report, a forecast of ERMD's financial situation and a review of other metro district water and sewer charges.

Thank you for your understanding of these necessary changes to the District's fee schedule.

Edgemont Ranch Metropolitan District Board of Directors

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