

How is the Utility Bill Calculated?

Pledged Facility Component

The utility bill includes both a “pledged facility component” (PFC or debt service) and charges for operations and maintenance.

The first 2 tables provide information on how the PFC is calculated. The first table shows the annual rates for water, wastewater and stormwater. Each year is increased by the Engineering News Record (ENR) Cost of Construction index or 2%, whichever is greater.

The PFC charge is calculated by multiplying the PFC charge by the Equivalent Dwelling Unit (EDU), as shown in the second table.

Operations and Maintenance Charges

Charges for water and wastewater are based for the recent Proposition 218 process which established rates through 6/30/2027. Stormwater charges are based on density.

Total Charges

Total charges for water, wastewater and stormwater are shown on the 3rd slide. The water charge on this slide is for 1 unit. Please note that the volumetric charge for water usage, that is the amount of water used, is \$.83 per unit and was not impacted by the billing errors. One unit = 784 gallons.

Monthly Pledged Facility Component per Equivalent Dwelling Unit				Equivalent Dwelling Unit Factors for Calculation of Pledged Facility Component for Each Land Use Category			
Fiscal Year	Water	Sewer	Storm	Per Residential Unit			
				Residential Land Uses	EDU Factor Water	EDU Factor Sewer	EDU Factor Storm
2018-19	\$39.70 per EDU	\$34.30 per EDU	\$11.56 per EDU	Very Low Density	2.97	1.15	1.80
2019-20	\$40.89 per EDU	\$35.33 per EDU	\$11.91 per EDU	Low Density	1.32	1.15	1.00
2020-21	\$41.71 per EDU	\$36.04 per EDU	\$12.15 per EDU	Medium Density	1.00	1.00	1.00
2021-22	\$42.83 per EDU	\$37.01 per EDU	\$12.47 per EDU	Medium High Density	0.53	0.74	0.56
2022-23	\$46.44 per EDU	\$40.13 per EDU	\$13.52 per EDU	High Density	0.38	0.74	0.39

*PFC rates adjusted annually by ENR cost of construction index or 2%, whichever is greater

*Monthly charge = Monthly PFC charge X EDU Factor

2022-2023 Monthly O&M and PFC Charges

Density	O&M					PFC				O&M + PFC
	Water Base	Water Charge	Storm Fee	Sewer Fee	Monthly Total	Water Debt Service	Storm Debt Service	Sewer Debt Service	Monthly Total	Monthly Total
Low	\$ 28.79	\$ 0.83	\$ 7.84	\$48.63	\$86.09	\$ 61.30	\$ 13.52	\$ 46.15	\$120.97	\$ 207.06
Medium	\$ 22.53	\$ 0.83	\$ 7.84	\$40.27	\$71.47	\$ 46.44	\$ 13.52	\$ 40.13	\$100.09	\$ 171.56
Medium-High	\$ 22.53	\$ 0.83	\$ 4.39	\$40.27	\$68.02	\$ 24.61	\$ 7.57	\$ 29.70	\$ 61.88	\$ 129.90