

EXHIBIT A

BIG SKY COUNTY WATER & SEWER DISTRICT No. 363

SUMMARY OF RATES, FEES & CHARGES

Effective: July 1, 2025

I. HOOKUP FEES		
A. WASTEWATER CONNECTION INSPECTION CHARGES:		2025-2026
Type of Improvement		Inspection Charge ^[1]
• Remodeling or change in use that changes SFEs		\$50
• Single Family Residence		\$200
• Two (2) through Four (4) units of improvement		\$350
• Five (5) through ten (10) units of improvement; and each commercial building less than or equal to 10,000 square feet		\$500
• Eleven (11) or more units of improvement; and each commercial building greater than 10,000 square feet		\$1,250
^[1] For wastewater permitted projects on Westland/TM land in Section 1 the inspection fee shall be 50% of the applicable inspection fee.		
B. WASTEWATER PLANT INVESTMENT CHARGE (PIC)		
The PIC shall be five thousand four hundred ten dollars (\$5,410) per Single Family Equivalent (SFE) for new connections that have paid the sewer mill levy prior to December 31, 2020.		\$5,410 Per SFE ^{[1] [2]}
The PIC shall be six thousand one hundred seventy dollars (\$6,170) per Single Family Equivalent (SFE) new property that have <u>NOT</u> paid the sewer mill levy prior to December 31, 2020.		\$6,170 Per SFE ^{[1] [2]}
^[1] Plant Investment Charge (PIC): For Boyne owned lots (i.e. Cascade, Mountain Village, etc.) as of July 25, 1997, are subject to an additional \$3,500 surcharge per SFE as itemized on permit.		
^[2] Westland /TM land in Section 1 of the Meadow Village, and Westfork Meadows are exempt from Wastewater PIC charges from prior agreements.		
C. WATER CONNECTION INSPECTION CHARGES:		Inspection Charge
Type of Improvement		
• Remodeling or change in use that changes SFEs		\$50
• Single Family Residence		\$200
• Two (2) through Four (4) units of improvement		\$350
• Five (5) through ten (10) units of improvement; and each commercial building less than or equal to 10,000 square feet		\$500
• Eleven (11) or more units of improvement; and each commercial building greater than 10,000 square feet		\$1,250
D. WATER SYSTEM INVESTMENT CHARGE (SIC)		
The SIC shall be one thousand eight hundred twenty eight dollars (\$1,828) per Single Family Equivalent (SFE) for new domestic use connections that have paid the water mill levy prior to December 31, 2020.		\$1,828 Per SFE
The SIC shall be two thousand one hundred sixty dollars (\$2,160) per Single Family Equivalent (SFE) for new domestic use connections that have <u>NOT</u> paid the water mill levy prior to December 31, 2020.		\$2,160 Per SFE
The SIC for all new irrigation use connections serving non-single family residential connections shall be based on meter size. For meter sizes above 4" the SIC shall be determined on a case by case basis. The SIC charge for meter sizes shall be:	3/4" or less	\$4,382
	1"	\$7,429
	1 1/2"	\$14,859
	2"	\$23,774
	3"	\$47,549
	4"	\$74,295
E. Water Meter Equipment Charge		
For new commercial, single residential, and multiple residential unit water connection permits where meters are required, the District sells meter horns, water meters, and remote read devices to the permit applicant as part of the connection permit fee. All water meters and appurtenant metering equipment shall be sold at the District's cost plus five (5%).		District Cost + 5%

II. MONTHLY USER CHARGES

A. Wastewater User Charges		
Type of Rate	2025-2026	
• Base Rate Commercial	\$41.33 Per month (\$123.99/Qtr)	
• Base Rate Residential	\$41.33 Per month (\$123.99/Qtr)	
• Variable Rate ^[1] Commercial per 1,000 gallons of water use.	\$9.89	Per 1,000 Gals.
• Variable Rate ^[1] Residential per 1,000 gallons of water use.	\$9.43	Per 1,000 Gals.
^[1] For single-family homes, 2nd and 3rd quarter sewer charges are calculated using the winter average water consumption from the prior year's October 1–March 30 period.		

B. Water User Charges		
Type of Rate	2025-2026	
• Base Rate Commercial	\$24.57 Per month (\$73.71/Qtr)	
• Base Rate Residential	\$24.57 Per month (\$73.71/Qtr)	
• Base Rate Irrigation	\$24.57 Per month (\$73.71/Qtr)	
• Base Rate Reuse (Current Volume Charge \$0.00)	\$24.57 Per month (\$73.71/Qtr)	
• Variable Rate Wholesale Customers All Usage	\$4.81	Per 1,000 Gals.
• Variable Rate ^[1] Commercial per 1,000 gallons of water use. Tier 1: 0 to 30,000 Gallons Tier 2: 30,000 to 60,000 Gallons Tier 3: 60,000 to 80,000 Gallons Tier 4: > than 80,000 Gallons	\$4.17 \$6.24 \$8.76 \$12.25	Per 1,000 Gals. Per 1,000 Gals. Per 1,000 Gals. Per 1,000 Gals.
• Variable Rate ^[1] Residential per 1,000 gallons of water use. Tier 1: 0 to 20,000 Gallons Tier 2: 20,000 to 40,000 Gallons Tier 3: 40,000 to 60,000 Gallons Tier 4: > than 60,000 Gallons	\$4.17 \$6.24 \$8.76 \$12.25	Per 1,000 Gals. Per 1,000 Gals. Per 1,000 Gals. Per 1,000 Gals.
• Variable Rate ^[1] Irrigation per 1,000 gallons of water use. Tier 1: 0 Gallons Tier 2: 0 to 20,000 Gallons Tier 3: 20,000 to 40,000 Gallons Tier 4: > than 40,000 Gallons	\$0.00 \$6.24 \$8.76 \$12.25	Per 1,000 Gals. Per 1,000 Gals. Per 1,000 Gals. Per 1,000 Gals.
• Variable Rate ^{[1] [2]} Reuse per 1,000 gallons of water use. Tier 1: 0 Gallons Tier 2: 0 to 90,000 Gallons Tier 3: 90,000 to 120,000 Gallons Tier 4: > than 120,000 Gallons	\$0.00 \$1.10 \$1.10 \$1.10	Per 1,000 Gals. Per 1,000 Gals. Per 1,000 Gals. Per 1,000 Gals.
^[1] Variable charges are calculated on actual use per quarter.		
^[2] FY 2025-26: Variable charges will not apply to reuse water for large irrigator agreements: Big Sky Meadow Village Golf Course, Spanish Peaks or Yellowstone Club.		

C. Flat Rate Water & Sewer Rates		
Type of Rate	2025-2026	
• Sewer SFE Rate Charge	\$39.23 Per month (\$117.69/Qtr)	
• Water SFE Rate Charge	\$27.36 Per month (\$82.08/Qtr)	

D. Vacant Lots		
Type of Rate	2025-2026	
• Sewer Availability	\$10.99 Per month (\$32.97/Qtr)	
• Water Availability	\$10.49 Per month (\$31.47/Qtr)	

III. PLANT & SYSTEM INVESTMENT CHARGES^[1]- SFEs PER 1,000 SQUARE FEET

A. Single Family Homes & Single Condos		
Type of Rate		SFEs / 1,000 Sq. Ft.
• Rate 1	< 2,000 Sq. Ft.	0.85
• Rate 2	2,001 to 3,000 Sq. Ft.	0.65
• Rate 3	3,001 to 4,000 Sq. Ft.	0.55
• Rate 4	> 4,000 Sq. Ft.	0.45
^[1] Plant Investment Charge (PIC) : For Boyne owned lots (i.e. Cascade, Mountain Village, etc) as of July 25, 1997, the PIC charge is \$8,910 per SFE (\$5,410 PIC and \$3,500 surcharge) as itemized on permit.		

B. Multiple Unit Condominiums		
Type of Rate	Condo Size	SFEs / 1,000 Sq. Ft.
• Rate 1	< 1,000 Sq. Ft.	0.95
• Rate 2	1,001 to 2,000 Sq. Ft.	0.85
• Rate 3	2,001 to 2,300 Sq. Ft.	0.75
• Rate 4	> 2,300 Sq. Ft.	0.65

C. Employee Housing Projects and Accessory Dwelling Units		
Type of Rate	Unit Size	SFEs / 1,000 Sq. Ft.
• Rate 1	> 0 Sq. Ft.	1.20
Plant Investment Charges (PIC) calculation for all work force/employee housing projects as apartments or condominiums. All ADU's will also be calculated using this rate.		

IV. BULK WATER RATES

A. Bulk Water User Charges	
Type of Rate	Charge
• Hydrant Use Permit Fee	\$50
• Bulk Water Rate- Fills < 1,000 Gallons	\$15.75
• Bulk Water Rate- Fills > 1,000 Gallons	\$15.75 per 1,000 gals

V. OTHER FEES

A. Delinquent Accounts	
Type of Rate	Charge
Delinquent accounts that are transferred to Gallatin or Madison County for collection through the tax role	\$100
B. Property Transfers	
Type of Rate	Charge
Title Company requests for current billing information for property transfers, or change of ownership	\$50
C. Permit Reimbursements	
Type of Rate	Charge
Retained connection permit fees for projects not constructed	\$100
D. Reactivation Charge	
Type of Rate	Charge
Reactivate water service by turning curbstop back on after it has been shut off.	\$100
E. Fire Hydrant Flow Test	
Type of Rate	Charge
Fire hydrant flow test cost per hydrant test	\$150
F. Penalties	
Type of Fine	Charge

A. Billing & Permitting Fines	
Sewer and/or water connection inspection permit changes after issuance. The penalty for an unapproved increase that exceeds one (1) SFE shall be calculated by prorate.	\$500 Minimum
Late payments for sewer and water charges and accrued penalties that are not paid by February 15, May 15, August 15, and November 15 of each year.	1% per Month 12% per Annum
B. General Fines	
Minor Fines & Penalties For Violation.	\$500
Major Fines & Penalties For Violation. For violations relating to local or federal wastewater pretreatment standards implemented in the Federal Water Pollution Control Act, 33 USC1251 through 1387	\$1,000
C. Sewer System Fines	
Pulling a sewer plug on a main line: plus the cost of sewer jetting	\$5,000
Exposing a sewer lateral without the District's knowledge or permission:	\$2,000
Exposing a sewer main without the District's knowledge or permission:	\$3,000
D. Water System Fines	
Exposing a water lateral without the District's knowledge or permission	\$3,000
Exposing a water main without the District's knowledge or permission	\$5,000
Operating a curb stop in a non-emergency situation without the District's knowledge or permission	\$2,000
Operating a main line valve without the District's knowledge or permission	\$5,000
Operating a fire hydrant without the District's knowledge or permission	\$5,000