

Crestview Mutual Water Company
Board of Directors - Board Meeting
TUESDAY, JANUARY 27, 2026 AT 5:30 P.M.
Hampton Inn
50 W. Daily Drive, Camarillo CA 93010
AGENDA

1. CALL TO ORDER: REGULAR MONTHLY BOARD MEETING AT 5:30 P.M
2. SHAREHOLDERS' PUBLIC FORUM
 - Shareholders that wish to address the Board may speak for up to the agreed upon minutes on matters within the jurisdiction of the Board. With limited exceptions for brief responses and emergency matters, please recognize that the Board cannot discuss or act on matters that are not on this Agenda.
 - If you have a question that Staff can answer, please email, or call Crestview at any time.

CONSENT AGENDA

3. MINUTES
 - Board Meeting: Open Session Meeting Minutes – November 25, 2025
 - Board Meeting: Open Session and Executive Session Meeting Minutes – December 16, 2025

ACTION ITEMS

4. TECHNICAL ASSISTANCE GRANT and DWSRF LOAN APPLICATION APPROVAL
5. 5 YEAR CAPITAL IMPROVEMENT PLAN and RATE ADJUSTMENT
 - Review and Adopt 5-Year Capital Improvement Plan
 - Approve Rate Increase
6. APPROVAL TO SELL WELL 8 PARCEL

INFORMATION ITEMS

7. UPDATE ON CALLEGUAS
8. UPDATE ON GENERATOR HOOKUPS AND SCADA
9. ELECTION UPDATE
10. WATER SUPERINTENDENT REPORT
11. GENERAL MANAGER'S REPORT
12. TREASURER'S REPORT
 - Report on Monthly Draft Financial Statements
13. PRESIDENT'S REPORT
14. ADJOURNMENT OF REGULAR MONTHLY BOARD MEETING

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1. CALL TO ORDER – EXECUTIVE SESSION IMMEDIATELY AFTER CONCLUSION OF OPEN SESSION
 2. EXECUTIVE SESSION
 - Personnel Issues
 - Third-Party Contracts
 3. ADJOURNMENT OF EXECUTIVE SESSION

Minutes of the Meeting
of the Board of Directors of
Crestview Mutual Water Company
November 25, 2025

1. Convened Public Meeting

The meeting was called to order by President Dave Stephenson on Tuesday, November 25, 2025, at 5:30 p.m. for an in-person meeting at the Hampton Inn, 50 W. Daily Drive, Camarillo, CA.

Attendance and Quorum

Directors Present: Dave Stephenson – President
 Alma Quezada – Vice President
 Steven Muro – Secretary
 Laurie Bennett – Treasurer
 Frank Mezzatesta – Director

Directors Absent: None

Staff/Counsel Present: Durrell McAdoo – Water System Superintendent
 Ann DeMartini – Outgoing Interim General Manager
 Gil Borboa – Incoming Consulting General Manager

2. Shareholders Public Forum

Shareholder Roger Chittum thanked Ann DeMartini for her contributions towards Crestview’s strategic planning. Directors Stephenson and Bennett also thanked Ms. DeMartini for her considerable efforts.

CONSENT AGENDA

3. Minutes

The minutes of the Regular Meeting and Executive Session of the Board of Directors of October 2, 2025 and November 18, 2025 were presented. On a motion made by Director Laurie Bennett and seconded by Director Alma Quezada, the Board unanimously approved the following:

Resolved, the minutes of the Regular Meeting and Executive Session of the Board of Directors of October 2, 2025 and November 18, 2025, be accepted as presented.

The minutes of the Regular Meeting and Executive Session of the Board of Directors of October 30, 2025 were presented. On a motion made by Director Steven Muro and seconded by Director Alma Quezada, the Board approved with four ayes (Directors Stephenson, Quezada, Muro, and Mezzatesta) and one abstention (Director Bennett) the following:

Resolved, the minutes of the Regular Meeting and Executive Session of the Board of Directors of October 30, 2025, be accepted as presented.

ACTION ITEMS

4. Election of Officers

Directors commented on the pros and cons of Board members rotating officer positions on an annual basis. Discussion ensued. On a motion made by Director Laurie Bennett and seconded by Director Frank Mezzatesta, the Board approved with three ayes (Directors Bennett, Muro, and Mezzatesta) and two nays (Directors Stephenson and Quezada) the following:

Resolved, that the following Directors of Crestview Mutual Water Company hold the following positions effective immediately:

- President – Steven Muro
- Vice President – Alma Quezada
- Treasurer – Laurie Bennett
- Secretary – Frank Mezzatesta
- Director – Dave Stephenson

5. 2025-2026 Budget, Rates, and Proposed Reserve Resolutions

The Board discussed the proposed budget model for fiscal year 2026 presented by Ann DeMartini. The Board's extensive discussions concerned capital expenses and funding cash reserves required by new legislation, best practices, and/or anticipated loan conditions. Discussion ensued regarding fixed rates vs. tiered rates based on water sales and how weather affects revenue; increases in the tiered water rates tend to cause a reduction in sales. Discussion ensued regarding Crestview's capital improvement plan. The new Consulting General Manager, Gil Borboa, will present a list of critical capital projects at a future meeting. Ms. DeMartini informed the Board that a rate increase decision was not immediately necessary. Discussion ensued pertaining to water rates and Crestview's upcoming operations maintenance schedule; any possible changes to water rates were tabled for a future meeting. Discussion ensued regarding proposed reserve resolutions; the proposed resolutions were tabled for a future meeting. On a motion made by Director Frank Mezzatesta and seconded by Director Laurie Bennett, the Board unanimously approved the following:

Resolved, the FY2025-2026 budget be accepted as presented.

INFORMATION ONLY

6. Superintendent's Report

Superintendent Durrell McAdoo reported that Well 4 and Well 6 are sustaining the system. Staff continues to respond to items addressed during a recent sanitary survey conducted within Crestview's service boundaries.

7. Interim General Manager's Report

Ann DeMartini had nothing further to report, and thanked the Board, Staff, and shareholders for the opportunity to work with Crestview's team.

8. Treasurer's Report

The Board discussed the draft October 2025 financial statements as presented. Brief discussion ensued. Crestview continues to be in sound financial condition.

9. President's Report

President Dave Stephenson noted that he will be moving out of the district in the spring of 2026 and will not be seeking reelection. Incoming President Steven Muro thanked Mr. Stephenson for the time he invested in Crestview's operations and management. Mr. Stephenson thanked Director Frank Mezzatesta and Ms. DeMartini for their efforts.

10. Adjournment

On a motion made by Director Frank Mezzatesta, seconded by Director Laurie Bennett, and approved unanimously, the regular meeting was adjourned at 7:30 p.m.

Call to Order – Executive Session at 7:40 p.m.

1. Executive Closed Session

The Board in Executive Closed Session discussed the following matters:

- Personnel Matters – The Board approved salary adjustments for Crestview's employees.
- Legal Matters – No reportable actions.
- Third-Party Contracts – No reportable actions.

Adjournment of Executive Session

On a motion made by Director Frank Mezzateta, seconded by Director Laurie Bennett, and approved unanimously, the Executive Session was adjourned at 9:19 p.m.

Shareholders in Attendance:

Roger Chittum
Christopher Ono
Mike Rolls
Kimberly Stephenson

Submitted by,

Lauri Marino – Office Manager

Approved by,

Frank Mezzatesta – Secretary

Steven Muro – President

DRAFT

Minutes of the Meeting
of the Board of Directors of
Crestview Mutual Water Company
December 16, 2025

1. Convened Public Meeting

The meeting was called to order by President Steven Muro on Tuesday, December 16, 2025, at 5:31 p.m. for an in-person meeting at the Hampton Inn, 50 W. Daily Drive, Camarillo, CA.

Attendance and Quorum

Directors Present: Steven Muro – President
Alma Quezada – Vice President
Laurie Bennett – Treasurer
Frank Mezzatesta – Secretary
Dave Stephenson – Director

Directors Absent: None

Staff/Counsel Present: Durrell McAdoo – Water System Superintendent
Gil Borboa – Consulting General Manager
Lauri Marino – Office Manager

2. Shareholders Public Forum

No comments or questions were received from shareholders in attendance.

CONSENT AGENDA

3. Minutes

The minutes of the Regular Meeting and Executive Session of the Board of Directors of November 25, 2025 were presented. Discussion ensued; corrections to regular meeting minutes need to be made, and the regular meeting minutes were tabled for the next meeting. On a motion made by Director Frank Mezzatesta and seconded by Director Alma Quezada, the Board unanimously approved the following:

Resolved, the minutes of the Executive Session of the Board of Directors of November 25, 2025, be accepted as presented.

ACTION ITEMS

4. Schedule of CY 2026 Board Meetings

Consulting General Manager Gil Borboa presented a list of possible dates for Board meetings in 2026. Some action items were added to the list. Considerable discussion ensued regarding the upcoming annual shareholders meeting. The Board concluded that the annual meeting may need to be pushed to a later month due to numerous tasks that need to occur prior to the meeting being held. Nomination forms need to be sent to all shareholders. Further discussion ensued. This item will be brought back to a future meeting for final approval.

INFORMATION ONLY

5. Superintendent's Report

Superintendent Durrell McAdoo reported that Well 4 and Well 6 are sustaining the system with zero conflicts. Staff continues to provide good customer service. Discussion ensued regarding backup power and alternative water sources. Electrical connectors for a portable generator will be installed at Well 4 next week. The failed pressure sensor at Booster Station 3 has been replaced. Two angle meter stops broken by shareholder's contractors were repaired by operations staff.

6. Consulting General Manager's Report

Consulting General Manager Gil Borboa reported on recently passed legislation AB367. The requirements of this legislation apply to water purveyors operating in areas classified as high or very high fire hazard severity zones. Mr. Borboa presented slides noting the main requirements Crestview will need to meet regarding backup power and alternative water sources. Crestview will need to harden the system. Discussion ensued. This topic will be brought back to a future meeting to discuss how Crestview is meeting the legislation's deadlines.

7. Treasurer's Report

Treasurer Laurie Bennett reported on the financial statements provided. At the moment, a loss of \$19,970 for FY 2025 is reported; basically a break even. The water sales target placed in the budget was missed, as actual water sales were well below budget. The intent of last year's budget was to raise cash for future capital projects. Discussion ensued.

8. President's Report

President Steven Muro reported that Consulting General Manager Gil Borboa is doing a great job, with excellent communication. Director Dave Stephenson will remain the face of Crestview with respect to Calleguas negotiations. President Muro noted that there will be a change in Board's operational involvement; the Board directs, provides input, and sets policy. Crestview's purchasing policy will be reviewed and enhanced. Secretary Frank Mezzatesta will provide input on SCADA and generators. Vice President Alma Quezada was tasked with looking into low interest government loans for Well 7 and possible rehabilitation of the treatment plant. Crestview Capital Improvement Plan will be discussed at the next meeting. After that, potential rate changes will be discussed.

9. Adjournment

On a motion made by Director Frank Mezzatesta, seconded by Director Dave Stephenson, and approved unanimously, the regular meeting was adjourned at 6:32 p.m.

Call to Order – Executive Session at 6:45 p.m.

1. Executive Closed Session

The Board in Executive Closed Session discussed the following matters:

- Personnel Matters – No reportable actions.
- Third-Party Contracts – No reportable actions.

2. Adjournment of Executive Session

On a motion made by Director Frank Mezzatesta, seconded by Director Dave Stephenson, and approved unanimously, the Executive Session was adjourned at 7:09 p.m.

Shareholders in Attendance:

Roger Chittum
Christopher Ono
Mike Rolls

Submitted by,

Lauri Marino – Office Manager

Approved by,

Frank Mezzatesta – Secretary

Steven Muro – President

CRESTVIEW MUTUAL WATER COMPANY

DATE: January 27, 2026
TO: Board of Directors
FROM: Alma Quezada, P.G., Board Vice-President
SUBJECT: RESOLUTION NO.2026-01, DRINKING WATER STATE REVOLVING FUND LOAN

RECOMMENDATIONS

That the board:

1. Adopt the attached resolution authorizing Crestview Mutual Water Company to apply for DWSRF loan funding for Well #7 construction and treatment plant rehabilitation; and
2. Authorize Board Vice President Quezada to submit an application for a Technical Assistance grant with the State

BACKGROUND

Crestview Mutual Water Company is seeking to secure low-interest financing through the State Revolving Fund (SRF) loan program to support two critical infrastructure projects: the construction of Well #7 and the rehabilitation of the Company's existing treatment plant.

Low interest funding is available through the Drinking Water State Revolving Fund (DWSRF) Loan program. The SRF program currently offers highly favorable interest rates, historically ranging from 1.1% to 2.6% (Figure 1), with repayment terms extending up to 30 years. These terms present an excellent opportunity to finance projects in a fiscally responsible manner, minimizing the financial impact on our ratepayers while ensuring the long-term sustainability of our water system.

To begin the application process, the DWSRF program requires that the Board of Directors adopt a formal resolution designating an authorized representative to sign and file an application on behalf of the company. Once adopted, this resolution will be submitted through the Financial Assistance Application Submittal Tool Portal (FAAST) portal to initiate the funding process. Submission of the application will allow the State to assign a project manager to the project.

In addition to pursuing DWSRF loan funding, Crestview may apply for a Technical Assistance (TA) grant administered by the State of California. The TA grant is intended to support the Planning and pre-development phase of drinking water infrastructure project and can include preparation of planning and engineering documents, feasibility analyses, environmental review, and other activities necessary to advance the proposed Well #7 construction and treatment plant rehabilitation. The TA grant would help offset early project development costs and improve overall project preparedness prior to seeking construction financing. A phased approach to utilizing the TA grant and a DWSRF Loan is provided in Attachment 1.

FISCAL IMPACT

There is no fiscal impact in adopting the resolution, applying for an SRF loan or the Technical Assistance grant.

California Drinking Water State Revolving Fund

Interest Rate History

YEAR	RATE*
2025	1.900%
2024	2.300%
2023	2.100%
2022	1.100%
2021	1.200%
2020	1.400%
2019	1.900%
2018	1.800%
2017	1.7000%
2016	1.6000%
2015	1.6630%
2014	2.0850%
2013	1.7875%
2012	2.0933%
2011	2.3035%
2010	2.5707%
2009	2.5017%
2008	2.3086%
2007	2.2836%
2006	2.2923%
2005	2.4517%
2004	2.6000%
2003	2.3400%
2002	2.3900%
2001	2.5132%
2000	2.3200%

**The State Water Resources Control Board's interest rate for Drinking Water State Revolving Fund financing is 50 percent of California's average general obligation bond rate obtained by the State Treasurer for the previous calendar year.*

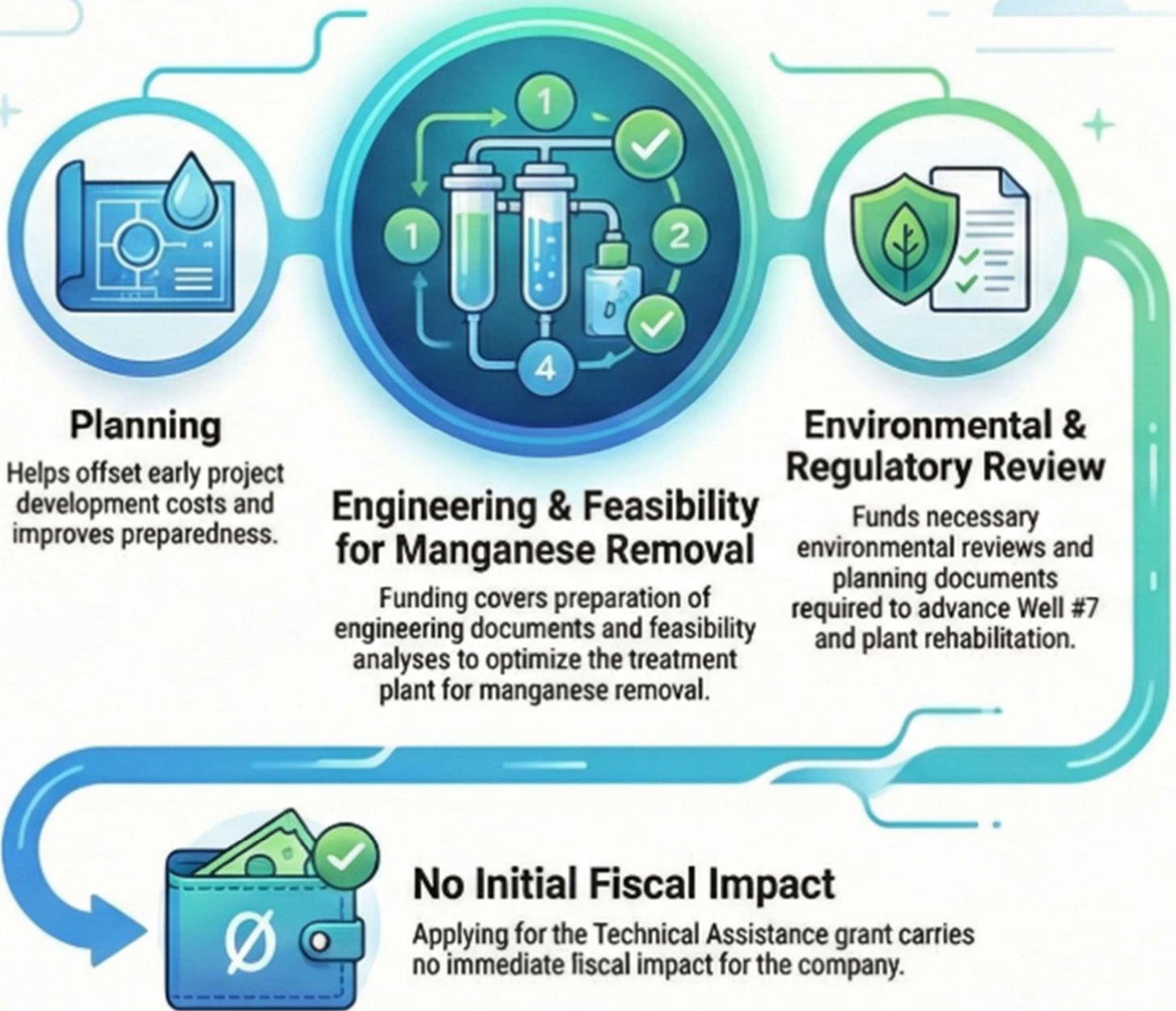


Figure 1: DWSRF Interest Rate History. Retrieved from www.waterboards.ca.gov

A Sustainable Future for Crestview Mutual Water: The Roadmap to Infrastructure Upgrades

Phase 1: Technical Assistance (TA) Grant for Planning & Design

Zero-Cost Pre-Development



Planning

Helps offset early project development costs and improves preparedness.

Engineering & Feasibility for Manganese Removal

Funding covers preparation of engineering documents and feasibility analyses to optimize the treatment plant for manganese removal.

Environmental & Regulatory Review

Funds necessary environmental reviews and planning documents required to advance Well #7 and plant rehabilitation.

No Initial Fiscal Impact

Applying for the Technical Assistance grant carries no immediate fiscal impact for the company.

PHASE 2: DWSRF LOAN FOR CONSTRUCTION & IMPLEMENTATION

Targeted Construction Funding



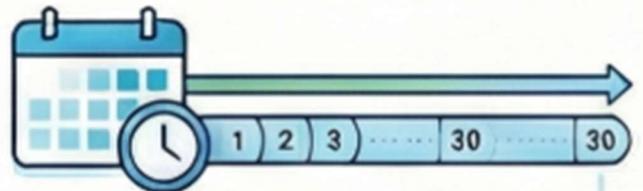
Supports the physical construction of Well #7 and the full scale rehabilitation of the treatment plant.

Favorable Interest Rates



Historically low rates through the State Revolving Fund ensure the project is financed in a fiscally responsible manner.

30-Year Repayment Term



Long-term window

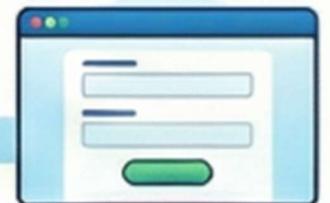
Extended repayment terms provide a long-term window to pay back the loan, significantly minimizing the impact on current water rates.

DWSRF TERMS: Interest Rate Range: 1.1% to 2.6% | Maximum Repayment Period: 30 Years | Application Portal: FAAST

The Path to Approval



Board Resolution Adoption



FAAST Portal Submission

RESOLUTION No. 2026-01

**RESOLUTION OF THE BOARD OF DIRECTORS OF
CRESTVIEW MUTUAL WATER COMPANY
DESIGNATING AUTHORITY TO
TO APPLY, BORROW AND TO GRANT SECURITY**

WHEREAS, Crestview Mutual Water Company is a California non-profit corporation in good standing with the California Secretary of State (the "Company");

WHEREAS, the Company owns and operates a community water system known as Crestview Mutual Water Company with 630 connections;

WHEREAS, the Company is not a water corporation subject to regulation by the California Public Utilities Commission;

WHEREAS, the Company is a mutual water company as defined in Section 14300 of the Corp. Code;

WHEREAS, the Company seeks financing from the State Water Resources Control Board ("State Water Board") for a project commonly known as **Well 7 and Treatment Plant Rehabilitation** ("Project");

WHEREAS, the Project has a clear and definite public purpose, and will benefit customers of the water system and not the investors;

WHEREAS, the Board of Directors adopted a Project budget; and

WHEREAS, prior to the State Water Board issuing a financing agreement, the Board of Directors is required to establish a dedicated source of revenue to repay the DWSRF loan and authorize an officer to execute all corresponding agreements, amendments, and certifications.

1. **NOW, THEREFORE BE IT RESOLVED**, that the President of the Board of Directors of Crestview Mutual Water Company will serve as the Authorized Representative and is hereby authorized and directed to sign and file, for and on behalf of the Company, an application for financial assistance from the State Water Board for the planning, design, and/or construction of the Project;
2. **BE IT FURTHER RESOLVED**, that the Authorized Representative is designated to provide the assurances, certifications, and commitments required for the financial assistance application, including executing a financial assistance agreement from the State Water Board and any amendments or changes thereto;
3. **BE IT FURTHER RESOLVED**, that the Authorized Representative is hereby authorized to incur Indebtedness not to exceed \$20,000,000 pursuant to the DWSRF financing agreement (The term "Indebtedness" as used herein means all debts, obligations and liabilities, currently existing or now or hereafter made, incurred or created in connection with the financing);
4. **BE IT FURTHER RESOLVED**, that the Authorized Representative is hereby authorized to grant security interests in, pledge, assign, transfer, endorse, mortgage or otherwise hypothecate to the State Water Board, and execute security or pledge

agreements, financial statements and other security interest perfection documentation, mortgages and deeds of trust on, and give trust receipts for, any or all property or assets of the Company as may be agreed upon by the Authorized Representative, or his/her designee, as collateral security for any or all of the Indebtedness, and to grant and execute renewals, extensions or modifications thereof, and to authorize the State Water Board to perform any act necessary to perfect security, including but not limited to filing a Uniform Commercial Code (UCC-1) lien with the Secretary of State;

5. **BE IT FURTHER RESOLVED**, that the Authorized Representatives or designee is, authorized to represent the Company in carrying out the Company's responsibilities under the financing agreement, including certifying disbursement requests on behalf of the Company and compliance with applicable state and federal laws;
6. **BE IT FURTHER RESOLVED**, that the Secretary of this Company is authorized to certify to the State Water Board a copy of this resolution and the name and signature of the Authorized Representative hereby authorized to act hereunder, and the State Water Board is hereby authorized to rely upon such certificate until formally advised by a like certificate of any change therein, and is hereby authorized to rely on any such additional certificates; and
7. **BE IT FURTHER RESOLVED**, that the authority granted hereunder shall be deemed retroactive. All acts authorized hereunder and performed prior to the date of this Resolution are hereby ratified and affirmed. The State Water Board is authorized to rely upon this Resolution until written notice to the contrary, executed by the Board of Directors, is received by the State Water Board. The State Water Board shall be entitled to act in reliance upon the matters contained herein, notwithstanding anything to the contrary contained in the formation documents of the Crestview Mutual Water Company or in any other document.

PASSED AND ADOPTED this **27th day of January 2026**, by the following vote:

AYES: _____
[Full names of Board Members]

NOES: _____
[None or full names of Board Members]

ABSTAIN: _____
[None or full names of abstaining Board Members]

ABSENT: _____
[None or full names of Board Members]

CERTIFICATION

I, **Frank Mezzatesta**, do hereby certify that I am the duly elected and qualified Secretary and the keeper of the records and corporate seal of Crestview Mutual Water Company, a corporation organized and existing under the laws of the State of California (the "Company"), and that the foregoing is a true and correct copy of Resolution No. 2026-01 duly adopted by the Board of Directors of said Company at the Regular Meeting of said Board held on the **27th day of January 2026**, in accordance with law and the by-laws of the Company, and that such resolutions are now in full force and effect, unamended, unaltered and unrepealed.

I FURTHER CERTIFY THAT the following persons have been duly appointed or elected and are now acting as officer or employee of the Company in the stated capacity:

<i>(Print Name)</i>	<i>(Title)</i>	<i>(Date)</i>	<i>(Signature)</i>
<i>(Print Name)</i>	<i>(Title)</i>	<i>(Date)</i>	<i>(Signature)</i>
<i>(Print Name)</i>	<i>(Title)</i>	<i>(Date)</i>	<i>(Signature)</i>
<i>(Print Name)</i>	<i>(Title)</i>	<i>(Date)</i>	<i>(Signature)</i>

IN WITNESS WHEREOF, I have subscribed my name as Secretary as of January 27, 2026.

Frank Mezzatesta, Secretary

Crestview Mutual Water Company, a California corporation

CRESTVIEW MUTUAL WATER COMPANY

DATE: January 27, 2026
TO: Board of Directors
FROM: Gil Borboa, P.E.
Consulting General Manager
SUBJECT: 5 Year Capital Improvement Plan and Proposed Rate Adjustment

RECOMMENDATION

Approve and adopt the enclosed five year Capital Improvement Program, and approve and adopt a proposed 10 percent rate increase for Fiscal Year ending November 30, 2026. The proposed rate increase is recommended as an across the board 10% to 20% increase for all tier commodity rates and the service fee in the existing rate structure in support of the of the proposed five year Capital Improvement Program.

BACKGROUND

The Board of Directors of the Crestview Mutual Water Company directed the development of a Capital Improvement Program (CIP) to address the more immediate needs of the water utility, over a five year period, with funds generated from rates. Specifically excluded from this five-year CIP are the development of new well number 7, and the rehabilitation of Crestview's treatment plant. Funding for these major projects are being sought through other funding sources including the State of California's Safe Drinking Water Revolving Loan Fund.

DISCUSSION

The implementation of a structured five-year Capital Improvement Program (CIP) is essential for the long-term sustainability and reliability of Crestview Mutual Water Company's operations. Key reasons include:

Infrastructure Reliability and Resilience: Pipelines, aging wells, storage reservoirs, and treatment facilities require continuous maintenance and systematic upgrades to prevent failures and service interruptions. Similarly, the physical plant facilities of a water utility including headquarters systems, office buildings, parts and materials storage facilities, communications, and billing and information technology systems stand in need of periodic review and upgrade. A planned CIP ensures compliance with water quality standards, reduces costly emergency repairs, and positions the water company to be able to respond rapidly to critical system needs.

Regulatory Compliance: State and federal regulations mandate strict performance and safety standards for drinking water systems. A multi-year plan for infrastructure system improvements and physical plant upgrades allows Crestview to meet evolving requirements proactively.

Financial Planning and Rate Stability: Spreading capital projects over five years allows for predictable rate adjustments rather than sudden, steep increases. Aligning rate increases with project timelines ensures adequate funding while minimizing financial impact on ratepayers.

Access to Favorable Financing: The scope and magnitude of the projects included in the proposed five-year CIP allow for funding to be generated by Crestview’s water sales. For larger projects, such as new well development and treatment plant rehabilitation, the Drinking Water State Revolving Fund (DWSRF) loan program offers low-interest loans with repayment terms up to 30 years. Multi-year planning such as this five-year CIP demonstrates prudent fiscal management critical to securing and managing these funds effectively. Crestview intends to apply for California’s DWSRF loan for larger projects outside of the scope of this five-year CIP.

Strategic Growth and Capacity: Planned improvements, such as those proposed in this five-year plan, in addition to the future development of Well #7 and rehabilitation of the treatment plant, will ensure the system can meet future demand and maintain service reliability.

Cost Efficiency: Bundling projects into a multi-year program allows for better scheduling, contractor negotiations, and economies of scale, which may reduce overall costs compared to ad-hoc improvements.

Proposed Five-Year Capital Improvement Program

Projects proposed to be included in the 5-year CIP are indicated in Table 1 below, and in the narrative section which follows.

Table 1 – Capital Projects

PROJECT NAME	FISCAL YEAR ENDING	DESCRIPTION	ESTIMATED COST
Mobile Generator Purchase	2026	Trailer-Mounted Generator Purchase	\$400,000
Camlocks Booster station 2	2026	Quick-connect couplers for mobile generator	\$25,000
Well 6 Camlocks	2027	Quick-connect couplers for mobile generator	\$25,000
SCADA upgrade	2027	Upgrade to server hardware	\$25,000
Cla-Val Control Valve Restoration	2027	Preventive Maintenance	\$10,000
Fire Booster	2028	Motor inspection and rehabilitation	\$10,000
Office generator	2028	Emergency power at HQ	\$30,000
Pavement Resurface at HQ	2029	Slurry seal pavement restoration	\$36,000
Liner resurface at well 6	2030	Chlorine secondary containment rehab	\$7,500

Purchase of a Portable Generator

The acquisition of a portable, trailer-mounted generator is a critical component of Crestview Mutual Water Company's emergency preparedness and operational resilience strategy. This investment addresses several key objectives:

- **Emergency Power Reliability:** A portable generator ensures uninterrupted operation of essential water infrastructure—such as wells, booster stations, and control systems—during power outages caused by wildfires, storms, earthquakes, or grid failures. This capability is vital for maintaining water pressure for firefighting and continuous service to customers. As a point of reference, during the Mountain Fire response, the rented portable generator ran continuously for approximately 30 hours on a full tank of fuel.
- **Operational Continuity and Regulatory Compliance:** Backup power minimizes service interruptions, reducing the risk of boil-water notices and non-compliance with state and federal reliability standards. It supports Crestview's commitment to meeting emergency preparedness requirements. Furthermore, ownership of a portable generator allows Crestview to more readily meet the requirements of California Assembly Bill 367 (Bennett), which requires enhanced resiliency in fire protection infrastructure for water agencies in Ventura County.
- **Cost Savings Compared to Rentals:** Owning a generator eliminates recurring rental expenses and logistical delays in securing equipment during high-demand periods. Although agreements may be executed with local vendors for the delivery of rental generators, a wide-ranging damaging event, such as a major earthquake, may cause delays or availability challenges in having a generator delivered.
- **Flexibility and Mobility:** A trailer-mounted generator can be deployed to multiple sites as needed, supporting wells, booster stations, and headquarters facilities without requiring permanent installations.
- **Long-Term Resilience and Strategic Planning:** Incorporating this purchase into the five-year CIP demonstrates proactive planning for emergencies and infrastructure reliability, aligning with Crestview's broader goals of sustainability and customer confidence.

Cam-lock fittings

Cam locks are quick connect fittings which allow rapid deployment of mobile generators as needed. Such fittings are intended to be installed at well 6 and booster station 2 to accommodate the use of a mobile generator.

SCADA Upgrade

A Supervisory Control and Data Acquisition (SCADA) system is a critical technology used by water utilities to remotely monitor, control, and manage the entire water treatment and distribution process. It integrates hardware and software to provide real-time data analysis, automation, and alerts, which helps ensure safe, efficient, and reliable water services. This project will upgrade the current computer used to run the SCADA and strengthen security protocols for the system.

Cla-Val control valve restoration

Cla-Val control valves are critical components in water distribution systems, ensuring precise pressure regulation, flow control, and system reliability. Over time, these valves experience wear from continuous operation, pressure fluctuations, and water quality factors, which can lead to performance degradation if not properly maintained. Failure to maintain Cla-Val valves can result in inaccurate pressure control, increased risk of main breaks, pump inefficiencies, and potential service interruptions.

There are 2 sites in the Crestview service area in need of attention. The pressure control vault at Estaban utilizing a 6" and a 3" Cla-Val. This location is a pressure regulating station which controls the system pressure transmitted through it to the lower section of Estaban, stepping down the 106psi to a more manageable 70psi at the bottom. At Well 4, the 8" Cla-Val is operated every time the well comes on and turns off, working in conjunction with a 4" Cla-Val unit to regulate pressure during operation of the well.

Routine maintenance and periodic refurbishment of Cla-Val valves are essential to extend their service life and maintain operational integrity. This includes inspection of internal components, replacement of diaphragms and seals, cleaning of pilot systems, and calibration to manufacturer specifications. Proactive maintenance reduces emergency repair costs, minimizes unplanned outages, and ensures compliance with industry standards for water system reliability.

Fire Booster Pump

The fire booster pump references a 50 horsepower pump located at Booster station 3. When demand in the B3 pressure zone exceeds 500 gallons per minute, it comes on and will meet a demand of 2,500gpm. It is called the fire booster pump because in the event of a structure fire it can meet the demand of 1 – 2 hydrants flowing to fight a house fire.

The motor on the fire booster pump has not been serviced in 25 years. Following a thorough inspection of the motor, servicing may include bearing replacement, checking for wear or electrical damage, and rewinding of the motor.

Office Generator

Installation of a generator at Crestview headquarters will provide continuous power in the event of a power outage. As such, the office will continue to serve as a hub for operations in the event of an emergency.

Pavement resurface at HQ

This project is for a slurry seal resurfacing of the pavement surface at the Crestview headquarters facility. Slurry seal paving is a pavement preservation methodology which entails the application of a thin asphalt emulsion to seal small cracks and restore surface color, improve traction, and protect against water damage.

The headquarters facility serves as the central hub for administrative operations, equipment storage, and emergency response coordination. The existing pavement has experienced significant wear due to heavy vehicle traffic, exposure to weather, and age-related deterioration. Cracks, potholes, and uneven surfaces pose safety hazards for staff and visitors, increase liability risks, and can damage utility vehicles. Timely resurfacing prevents further degradation that would require full reconstruction at a much higher cost. Preventive maintenance strategies—such as resurfacing—extend pavement life by sealing the surface against water infiltration, reducing freeze-thaw damage, and maintaining structural integrity. This approach aligns with industry best practices for asset management and cost efficiency. Addressing pavement issues in a timely manner avoids escalating repair costs and operational disruptions. Maintaining the headquarters facility in good condition reflects positively on the utility's commitment to quality and professionalism, reinforcing customer confidence and regulatory compliance during inspections.

Secondary containment liner at Well 6

The secondary containment for the Chlorine (Sodium Hypochlorite) bulk storage at Well 6 was a monolithic concrete pour installed in 2006 when the well was constructed. A painted coating is in use, but over time the coating is showing signs of wear, and in the event of a rupture of the chlorine tank a chemical spill may occur. An upgraded liner is needed at Well 6's chlorine containment. New liners currently available are custom made to fit inside the containment structure and hold chlorine in place until it can be pumped back into the tank or another vessel. Secondary containment liners at Crestview's two other sites are still performing well, and will continue to be monitored for possible replacement in future years.

Funding – Proposed Rate Adjustment

At the November 25, 2025 meeting, the Board was presented with the Crestview Water Company Proposed Line Item Budget December 1, 2025 to November 30, 2026 (Attachment 1). At the time, staff recommended a budget which included a 10 percent across the board increase, comprising a 10% increase on the fixed charge (the Service Availability Charge) as well as a 10% increase in the commodity rates in the three existing tiers. The Board alternately adopted the Pro Forma FY 2025 proposed budget which did not include a rate increase, with direction to staff to return with a Five-Year CIP and a funding recommendation.

As noted in Attachment 1, the option with the heading **10% Increase Recommended For Adoption** projects \$404,052 in revenues in excess of expenses. This presents the opportunity to allocate these funds to the projects in the five-year CIP throughout the five year planning scenario. Existing and proposed rates are presented in Table 2 below. An option for selecting up to a 20% increase is presented for comparison.

Table 2- Existing and proposed rates, Crestview Mutual Water Company

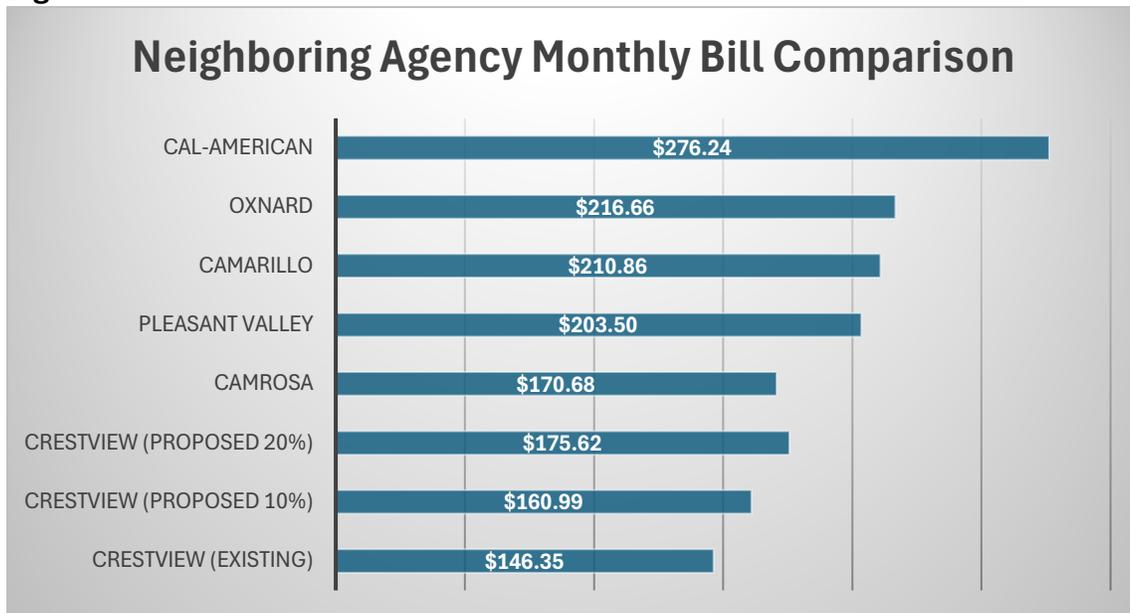
	EXISTING	PROPOSED 10%	PROPOSED 20%
Service Availability Charge, \$ per share per bill	\$12.90	\$14.19	\$15.48
Volume rates, \$ per 1000 gal(1)			
Tier 1	\$3.79	\$4.17	\$4.55
Tier 2	\$8.50	\$9.35	\$10.20
Tier 3	\$20.00	\$22.00	\$24.00

(1) Tier thresholds vary with number of shares

Comparison with other agencies

Figure 1 below shows a comparison of a Crestview existing and proposed (10% and 20%) monthly bill with similar monthly bills for neighboring agencies. The bill calculations are based on a residential customer with 4 shares and with an average annual usage of 298,000 gallons (approximately 25000 gallons per month), as used in the March 2024 rate memo presented by Raftelis.

Figure 1



ATTACHMENT 1

Crestview Mutual Water Company Proposed Line Item Budget December 1, 2025 to November 30, 2026

G/L Account #	Description	Budget FY2025	Pro Forma FY2025	Budget FY2026 (715 AF) 10% Increase RECOMMENDED FOR ADOPTION	Budget FY2026 (645 AF) 10% Increase (Wet Year)
	AF Sold (Average 95% of AF Pumped)	715.000	667.294	715.000	645.000
	AF Pump	686.477	583.230	686.480	686.480
	AF Purchased From Calleguas	64.27	131.93	64.27	0.00
	Water Revenue (Percent of sales by Mo)				
3012	Water Sales Projected	\$ 1,793,935	\$ 1,524,492	\$ 1,848,275	\$ 1,667,325
3013	Service Availability (tied to shares) Inc 10%	\$ 387,588	\$ 388,613	\$ 425,700	\$ 425,700
		\$ 2,181,523	\$ 1,913,104	\$ 2,273,975	\$ 2,093,025
	Other Income				
3014	Field Services	\$ 3,600	\$ 1,171	\$ 3,600	\$ 3,600
3016	Transfer Fees	\$ 1,200	\$ 1,304	\$ 1,200	\$ 1,200
3019	Interest Income	\$ 36,000	\$ 40,007	\$ 40,000	\$ 40,000
	Sub-Total	\$ 40,800	\$ 42,482	\$ 44,800	\$ 44,800
	Total Revenue	\$ 2,222,323	\$ 1,955,586	\$ 2,318,775	\$ 2,137,825
	Power Costs tied to water use				
4010	Power	\$ 245,590	\$ 159,411	\$ 273,667	\$ 259,569
	Other Operational Related Costs				
	Mountain Fire Related	\$ -	\$ 37,221	\$ -	\$ -
4015	Repairs - Unanticipated	\$ 36,360	\$ 70,092	\$ 50,000	\$ 80,000
4018	Repairs - Scheduled	\$ 48,000	\$ 16,109	\$ 48,480	\$ 48,480
4020	Supplies	\$ 10,100	\$ 19,659	\$ 10,250	\$ 10,250
4025	Auto Expenses	\$ 12,075	\$ 12,835	\$ 12,700	\$ 12,700
4045	Water Purification	\$ 38,000	\$ 64,173	\$ 58,000	\$ 55,000
	Water Purchased	\$ 136,837	\$ 241,249	\$ 136,837	\$ -
	Water CRC (NA for purchases 10-1 to 4-30)	\$ -	\$ -	\$ -	\$ -
4050	Water Purchased RTS	\$ 19,305	\$ 19,104	\$ 20,904	\$ 20,904
	Sub-Total	\$ 300,677	\$ 480,442	\$ 337,171	\$ 227,334
	Employee Related Costs (incremental 22%^)				
4032/6032	Workers Comp Insurance	\$ 17,160	\$ 23,891	\$ 30,307	\$ 30,307
4005/6005	Salary (Increased to reflect allowance for full time GM)	\$ 432,172	\$ 436,439	\$ 662,862	\$ 662,862
4007/6007	Payroll Taxes	\$ 34,580	\$ 34,597	\$ 52,460	\$ 52,460
4060/6060	Group Medical Insurance	\$ 65,572	\$ 65,415	\$ 75,600	\$ 75,600
4063/6063	Pension Expense	\$ 38,896	\$ 37,479	\$ 38,198	\$ 38,198
	Sub-Total (44% increase overall)	\$ 588,380	\$ 597,821	\$ 859,427	\$ 859,427
	Insurance				
4030	General Insurance	\$ 37,692	\$ 41,109	\$ 44,550	\$ 44,550
	Taxes, Permits and Licenses				
4035	Taxes & Permits	\$ 2,525	\$ 210	\$ 2,576	\$ 2,576
4038	Sewer Discharge Fees	\$ 242	\$ 258	\$ 248	\$ 248
4075	Regulatory Compliance * Estimate	\$ 82,000	\$ 96,023	\$ 86,000	\$ 86,000
6035	Taxes and Licenses	\$ 25,629	\$ 21,596	\$ 25,885	\$ 25,885
	Sub-Total	\$ 110,396	\$ 118,087	\$ 114,709	\$ 114,709
	General and Administrative				
4027/6027	Outside Services (85.4 % decrease)	\$ 137,200	\$ 118,559	\$ 20,000	\$ 20,000
4028	Computer Expense - Operations (Zworld)	\$ 31,500	\$ 21,292	\$ 35,000	\$ 35,000
4040	Telephone & Telemetry	\$ 10,605	\$ 11,959	\$ 15,000	\$ 15,000
4056	Unanticipated Contingencies	\$ 3,000	\$ 250	\$ 3,000	\$ 3,000
6010	Office Utilities	\$ 4,181	\$ 4,084	\$ 4,223	\$ 4,223

6011	Fiber Optic Internet	\$ 2,060	\$ 2,791	\$ 3,000	\$ 3,000
6015	Computer Expense	\$ 5,202	\$ 8,182	\$ 8,000	\$ 8,000
6020	Office Expense	\$ 6,666	\$ 6,261	\$ 7,626	\$ 7,626
6022	Dues and Subscriptions	\$ 4,395	\$ 7,166	\$ 7,700	\$ 7,700
4065/6065	Seminars & Training	\$ 5,050	\$ 4,430	\$ 5,125	\$ 5,125
6040	Telephone	\$ 2,363	\$ 3,269	\$ 3,500	\$ 3,500
6045	Meeting Costs	\$ 11,110	\$ 9,571	\$ 11,225	\$ 11,225
6052	Bank Fees	\$ 2,525	\$ 6,558	\$ 6,800	\$ 6,800
6070	Postage	\$ 3,757	\$ 4,678	\$ 5,000	\$ 5,000
	Sub-Total	\$ 229,614	\$ 209,049	\$ 135,199	\$ 135,199
	Legal and CPA Fees				
6025	Professional Fees	\$ 188,125	\$ 215,199	\$ 150,000	\$ 150,000
6025-1	Accounting	\$ 11,000	\$ 10,617	\$ 12,000	\$ 12,000
6025-2	Adjudication	\$ 18,000	\$ 17,819	\$ 19,000	\$ 19,000
6025-3	Employee Handbook	\$ 2,525	\$ 320	\$ 3,000	\$ 3,000
6025-4	Election/Annual Meeting	\$ 5,000	\$ 11,446	\$ 12,000	\$ 12,000
6025-5	General Counsel	\$ 151,600	\$ 174,997	\$ 104,000	\$ 104,000
	Non-Cash Expenses				
6080	Administrative Depreciation	\$ 10,800	\$ 10,715	\$ 10,910	\$ 10,910
4080	Operational Depreciation	\$ 181,000	\$ 182,044	\$ 183,800	\$ 183,800
	Sub-Total	\$ 191,800	\$ 192,759	\$ 194,710	\$ 194,710
	Total Costs	\$ 1,892,274	\$ 2,013,877	\$ 2,109,433	\$ 1,985,498
	Deduct Depreciation	\$ 191,800	\$ 192,759	\$ 194,710	\$ 194,710
	Total Cost Cash Basis	\$ 1,700,474	\$ 1,821,119	\$ 1,914,723	\$ 1,790,788
	Capital Improvement Projects				
	General Capital Projects	\$ 600,000	\$ 170,828	NOTE	NOTE
	Grand Total Costs	\$ 2,300,474	\$ 1,991,946	\$ 1,914,723	\$ 1,790,788
	Cash Basis:				
	Excess (Loss) Revenues over Expenses	\$ (78,151)	\$ (36,360)	\$ 404,052	\$ 347,037
NOTE	Capital Projects will be determined by management based on the available funds for Capital Allocations during FY2026 More information is described in the budget narrative.				

CRESTVIEW MUTUAL WATER COMPANY

DATE: January 27, 2026
TO: Board of Directors
FROM: Steven Muro, Board President
SUBJECT: SALE OF PROPERTY AT ASHDALE COURT LOT, APN: 152-0-380-185

RECOMMENDATIONS

That the board:

1. Adopt a resolution authorizing Crestview Mutual Water Company to sell the property originally purchased for the construction of Well #8 at Ashdale Court Lot, APN 152-0-380-185.
2. Work with a real estate agent to list the property for sale \$800,000 to 825,000 (as recommended by real estate agents).
3. Determine minimum acceptable sales price.
4. Enter into a six-month agreement with a real estate agent to market and sell the property.

BACKGROUND

Crestview Mutual Water Company purchased property on Ashdale Court for \$742,220 in 2019 for the purpose of installing a well that would be mutually beneficial and provide water to Calleguas in the event of an emergency. Calleguas provided funding for the purchase of the property. As such, the sale of the parcel would need to provide funds that would reimburse Calleguas for the purchase price.

The parties that originally negotiated and agreed to the plan are no longer at either organization, and in the time since both Crestview and Calleguas have agreed to negotiate and develop a new agreement that would provide Calleguas access to Crestview water in an emergency but would not require a well at the planned location. The specifics of the new plan are still being developed through on-going meetings between the parties.

FISCAL IMPACT

To be determined based on the final acceptable sales price of the property minus negotiated sales commissions.

BOARD OF DIRECTORS STAFF REPORT

TO: CRESTVIEW BOARD OF DIRECTORS
FROM: DURRELL P McADOO, SUPERINTENDENT
TOPIC: WATER SYSTEM SUPERINTENDENT'S REPORT
DATE: January 27, 2026

Recommendation: To receive and file the monthly Water System Superintendent's report. For informational purposes only.

Background/Analysis: Below is a list of activities and conditions that Staff encountered associated with the Crestview water system since the last Board Meeting.

The installation of electrical connectors for a portable generator at Well 4 has been completed; the system is ready to go.

Wells #4 and #6 are meeting the demands of the system with zero conflicts, with Staff maintaining good customer service.

CRESTVIEW MUTUAL WATER CO
Profit & Loss YTD Budget vs. Actual
December 2025

	Dec 25	Budget	\$ Over Budget
Income			
3012 · WATER SALES	59,930.94	62,000.00	-2,069.06
3013 · SERVICE AVAILABILITY	32,381.39	35,475.00	-3,093.61
3014 · FIELD SERVICES	10.00	300.00	-290.00
3016 · TRANSFER FEES	50.00	100.00	-50.00
3017 · OTHER WATER SALES	0.00	0.00	0.00
3018 · MISCELLANEOUS INCOME	0.00	0.00	0.00
3019 · INT INCOME	3,289.18	3,335.00	-45.82
Total Income	95,661.51	101,210.00	-5,548.49
Gross Profit	95,661.51	101,210.00	-5,548.49
Expense			
4000 · PLANT OPERATING EXP			
4010 · POWER	194.14	10,728.00	-10,533.86
4015 · REPAIRS - UNANTICIPATED	1,609.89	6,670.00	-5,060.11
4018 · REPAIRS - SCHEDULED	0.00	4,040.00	-4,040.00
4020 · SUPPLIES	381.65	855.00	-473.35
4021 · MOUNTAIN FIRE INCIDENT	0.00	0.00	0.00
4025 · AUTO EXPENSE	481.90	1,060.00	-578.10
4027 · OUTSIDE SVCS	12,300.00	12,000.00	300.00
4028 · COMPUTER EXPENSE - OPERATIONS	1,103.03	2,920.00	-1,816.97
4030 · INSURANCE/GENERAL LIABILITY	3,581.08	3,581.08	0.00
4032 · INSURANCE/WORKERS COMP	1,528.72	1,528.72	0.00
4035 · TAXES & PERMITS	0.00	0.00	0.00
4038 · SEWER DISCHARGE FEE	0.00	23.77	-23.77
4040 · TELEPHONE/TELEMETRY	1,176.03	1,250.00	-73.97
4045 · WATER PURIFICATION	829.00	4,583.00	-3,754.00
4050 · WATER PURCHASED	1,742.00	1,742.00	0.00
4056 · UNANTICIPATED CONTINGENCIES	0.00	250.00	-250.00
4060 · GROUP MEDICAL INS.-OPERATIONS	2,081.04	1,980.04	101.00
4062 · INCIDENTAL EXPENSES - OPERAT.	0.00	0.00	0.00
4063 · PENSION EXPENSE	2,400.00	2,400.00	0.00
4065 · SEMINARS & TRAINING	0.00	0.00	0.00
4070 · ENGINEERING FEES - OPERATIONS	0.00	0.00	0.00
4075 · REGULATORY COMPLIANCE	9,214.87	7,167.00	2,047.87
4080 · DEPRECIATION	15,178.25	15,178.25	0.00
4085 · CONSERVATION EXPENSE	0.00	0.00	0.00
4090 · RECRUITMENT EXPENSE	0.00	0.00	0.00
Total 4000 · PLANT OPERATING EXP	53,801.60	77,956.86	-24,155.26
6000 · ADMINISTRATIVE EXPENSES			
4005/6005 · SALARIES	35,487.83	30,425.00	5,062.83
4005/6007 · PAYROLL TAXES	2,265.60	2,375.00	-109.40
6010 · UTILITIES - TRASH / ELECTRIC	125.27	352.00	-226.73
6011 · FIBER OPTIC INTERNET	147.46	250.00	-102.54
6013 · 401(k) RECORDKEEPING FEE	0.00	0.00	0.00
6015 · COMPUTER & INFORMATION TECH	359.17	665.00	-305.83
6020 · OFFICE EXPENSE	255.01	635.00	-379.99
6022 · DUES & SUBSCRIPTIONS	849.00	642.00	207.00
6025 · PROFESSIONAL FEES			
6025-1 · ACCOUNTING	0.00	0.00	0.00
6025-2 · LEGAL - ADJUDICATION	0.00	1,585.00	-1,585.00
6025-3 · LEGAL - EMPLOYEE HANDBOOK	0.00	250.00	-250.00
6025-4 · LEGAL - ELECTION / ANNUAL MTG	0.00	1,000.00	-1,000.00
6025-5 · LEGAL - GENERAL COUNSEL	0.00	8,675.00	-8,675.00
6025-6 · LEGAL - STRATEGIC PLANNING	0.00	0.00	0.00
6025 · PROFESSIONAL FEES - Other	0.00	0.00	0.00
Total 6025 · PROFESSIONAL FEES	0.00	11,510.00	-11,510.00
6027 · OUTSIDE SERVICES	498.15	498.15	0.00
6032 · INSURANCE/WORKERS COMP	138.78	138.78	0.00
6035 · TAXES & LICENSES	1,495.57	2,157.00	-661.43
6040 · TELEPHONE	504.34	292.00	212.34
6045 · MEETING COSTS	701.72	518.50	183.22
6052 · BANK CHARGES	412.31	570.00	-157.69
6055 · OTHER EXPENSES	0.00	0.00	0.00
6060 · GROUP MEDICAL INS. - ADMIN.	2,719.93	2,719.93	0.00
6062 · INCIDENTAL EXPENSES - ADMIN	0.00	0.00	0.00
6063 · PENSION EXP-ADMIN	712.50	712.50	0.00
6065 · SEMINARS & TRAINING	0.00	0.00	0.00
6070 · POSTAGE & SHIPPING	349.69	417.00	-67.31
6080 · DEPRECIATION	892.25	892.25	0.00
Total 6000 · ADMINISTRATIVE EXPENSES	47,914.58	55,770.11	-7,855.53
Total Expense	101,716.18	133,726.97	-32,010.79
Net Income	-6,054.67	-32,516.97	26,462.30

CRESTVIEW MUTUAL WATER CO

01/21/26

Balance Sheet: Previous Year Comparison

As of December 31, 2025

	Dec 31, 25	Dec 31, 24	\$ Change
ASSETS			
Current Assets			
Checking/Savings			
1005 · LONG-TERM CAP RESV - WELLS FRGO	3,486.48	3,484.74	1.74
1016 · GENERAL CHECKING - BANC of CA	1,189,843.85	1,274,689.25	-84,845.40
1018 · MONEY MRKT SVGS - BANC of CA	1,667.32	1,667.32	0.00
1019 · RESTR CAP RESERVE - BANC of CA	200,000.00	200,000.00	0.00
1020 · SAVINGS - BANC of CA	319,410.74	303,610.62	15,800.12
1026 · PAYROLL ACCOUNT - BANC of CA	3,576.01	5,065.33	-1,489.32
1029 · PLEDGE-CO OF VTA - BANC of CA	9,995.50	10,001.50	-6.00
Total Checking/Savings	1,727,979.90	1,798,518.76	-70,538.86
Accounts Receivable			
1110 · ACCOUNTS RECEIVABLE	99,686.56	195,596.73	-95,910.17
1140 · OTHER RECEIVABLES	0.00	6,100.00	-6,100.00
Total Accounts Receivable	99,686.56	201,696.73	-102,010.17
Other Current Assets			
1310 · PREPAID INSURANCE	21,075.28	19,940.53	1,134.75
1340 · PREPAID OTHER EXP	1,830.31	1,243.05	587.26
1350 · DUE FROM CALLEGUAS	74,626.68	0.00	74,626.68
Total Other Current Assets	97,532.27	21,183.58	76,348.69
Total Current Assets	1,925,198.73	2,021,399.07	-96,200.34
Fixed Assets			
1405 · LAND & LAND IMP	531,894.73	531,894.73	0.00
1408 · VEHICLES	140,535.94	140,535.94	0.00
1410 · BUILDING & EQUIPMENT	343,033.86	343,033.86	0.00
1412 · FIXTURES/FURNISHINGS	6,503.88	6,503.88	0.00
1415 · DISTRIBUTION LINES	968,761.77	968,761.77	0.00
1420 · HYDRANT INSTALL/REPLACEMENTS	164,014.81	164,014.81	0.00
1430 · PUMPING PLANTS	734,373.79	734,373.79	0.00
1435 · PUMP HOUSES	59,104.17	59,104.17	0.00
1440 · RESERVOIRS	327,080.34	327,080.34	0.00
1445 · TRANSMISSION MAINS	1,213,613.24	1,213,613.24	0.00
1450 · WELLS	1,232,513.61	1,222,513.61	10,000.00
1451 · WELL #5 REHABILITATION	109,630.96	109,630.96	0.00
1455 · COMPUTER HARDWARE	168,907.45	168,907.45	0.00
1460 · COMPUTER SOFTWARE	33,197.53	33,197.53	0.00
1465 · FILTRATION PLANT	1,275,852.57	1,275,852.57	0.00
1475 · CAPITALIZED CONST INT	394,389.68	394,389.68	0.00
1480 · ENGINEERING COSTS	80,980.20	80,980.20	0.00
1481 · CAPITALIZED COSTS - VIA ZAMORA	220,607.64	220,607.64	0.00
1482 · CAPITALIZED COSTS - WELL #6	1,007,809.25	1,007,809.25	0.00
1484 · CAPITALIZED COSTS - WELL #7	1,139,228.52	968,401.02	170,827.50
1495 · WATER RIGHTS	0.00	0.00	0.00
1500 · Accumulated Depreciation	-6,175,594.03	-5,982,748.03	-192,846.00
Total Fixed Assets	3,976,439.91	3,988,458.41	-12,018.50
TOTAL ASSETS	5,901,638.64	6,009,857.48	-108,218.84
LIABILITIES & EQUITY			
Liabilities			
Current Liabilities			
Accounts Payable			
2000 · ACCOUNTS PAYABLE	37,500.93	230,731.11	-193,230.18
Total Accounts Payable	37,500.93	230,731.11	-193,230.18
Other Current Liabilities			
2100 · PAYROLL LIABILITIES	-61,817.74	-24,040.38	-37,777.36
2220 · BORROWED WATER (CAL-AMERI...	-37,824.37	-37,824.37	0.00
2221 · BORROWED WATER (CITY OF CA...	-6,751.36	-6,751.36	0.00
2244 · 2% COUNTY TAX - HOLDING ACCT	17,450.03	0.00	17,450.03
2314 · ACCRUED EXPENSES	43,934.72	43,934.72	0.00
2320 · ACCRUED PAYROLL	12,083.37	11,161.21	922.16
2322 · ACCRUED PENSION	101,555.03	64,205.03	37,350.00
2325 · ACCRUED VACATION	25,286.62	26,197.75	-911.13
2326 · ACCRUED PROPERTY TAX	3,221.76	5,029.59	-1,807.83
2327 · ACCRUED REGULATORY COMPLI...	7,990.10	-17,821.22	25,811.32
2390 · PLAN CHECK AND CONSTR DEPO...	3,265.00	3,265.00	0.00
Total Other Current Liabilities	108,393.16	67,355.97	41,037.19
Total Current Liabilities	145,894.09	298,087.08	-152,192.99
Total Liabilities	145,894.09	298,087.08	-152,192.99
Equity			
2900 · CAPITAL STOCK	208,000.00	208,000.00	0.00
2910 · PAID IN SURPLUS	108,971.26	108,971.26	0.00
2920 · WTR RIGHTS	100,000.00	100,000.00	0.00
2930 · CONTRIBUTIONS /CONST	449,604.30	449,604.30	0.00
3010 · RETAINED EARNINGS	4,895,223.66	4,953,283.51	-58,059.85
Net Income	-6,054.67	-108,088.67	102,034.00
Total Equity	5,755,744.55	5,711,770.40	43,974.15
TOTAL LIABILITIES & EQUITY	5,901,638.64	6,009,857.48	-108,218.84

Notes to Financial Statements

Expense Accounts:

<u>Account No.</u>	<u>Comments</u>
4010/6010	Power is under-reported due to delayed billing by SCE.
6025	Professional Fees are not reported due to delayed billing by Musick Peeler.

Income Items/Bank Accounts:

1016	Approximately \$1,167,446 is held in a sweep account earning 0.85%.
1019/1020	A total of \$519,411 is held in a high-yield savings account earning 2.4%, with \$200,000 held as Restricted Capital Reserves designated for immediate or emergency needs only, per Board resolution dated June 24, 2003.
3012	Crestview sold 36.553 acre-feet of water in December; Crestview's water-year allocation is 686.48. Note: the water year runs from October 1 - September 30.

Other Current Asset Accounts:

1350	Expenses and reimbursements for the Well #8 project are posted to this account.
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DRAFT

	Water	Water	Budgeted	% of Water	% of
Date	Production	Sales	Sales	Sold	Budgeted Sales
	MG	MG	MG		
Dec	12.571	11.911	11.538	94.7%	3%
Jan	0.000	0.000	9.545	#DIV/0!	-100%
Feb	0.000	0.000	9.755	#DIV/0!	-100%
Mar	0.000	0.000	7.544	#DIV/0!	-100%
Apr	0.000	0.000	13.555	#DIV/0!	-100%
May	0.000	0.000	20.545	#DIV/0!	-100%
Jun	0.000	0.000	22.250	#DIV/0!	-100%
Jul	0.000	0.000	23.750	#DIV/0!	-100%
Aug	0.000	0.000	24.850	#DIV/0!	-100%
Sept	0.000	0.000	24.250	#DIV/0!	-100%
Oct	0.000	0.000	21.550	#DIV/0!	-100%
Nov	0.000	0.000	23.125	#DIV/0!	-100%
Totals	12.571	11.911	212.257	94.7%	-94.39%

