



The York Water Company

June 10, 2026

Matthew L. Homsher, Secretary
Pennsylvania Public Utility Commission
Commonwealth Keystone Building
400 North Street, 2nd Floor North
P.O. Box 3265
Harrisburg, PA 17105-3265

Re: The York Water Company's Acquisition of the Pine Run Management LLC
Wastewater System
Docket No. A-2025-3057461

Dear Secretary Homsher:

Enclosed on behalf of The York Water Company ("York Water" or the "Company") please find the original cost plant-in-service valuation of the former wastewater system of Pine Run Management LLC ("Pine Run"). York Water is filing this original cost valuation pursuant to the Pennsylvania Public Utility Commission's ("Commission") Policy Statement at 52 Pa. Code § 69.711.

The Commission approved York Water's acquisition of Pine Run's wastewater assets by Order entered February 19, 2026 at Docket No. A-2025-3057461. On March 30, 2026, the transfer by sale of Pine Run's wastewater assets and rights to York Water was consummated. A tariff was filed effective April 2, 2026 incorporating Pine Run's former customers.

The cost of the system facilities was determined from Pine Run's records, project contracts and unit costs typical of other wastewater utilities in the region. The asset inventory was priced using unit costs for each vintage year. The unit costs were developed from typical unit costs experienced by other wastewater companies within the same region, published unit costs or experienced costs trended to the year of installation. The accrued depreciation was based on recognized methods using estimated survivor characteristics and the straight-line depreciation method. The estimated survivor curves are similar to those used by other Pennsylvania wastewater companies. The average service life procedure was used to apply the methods of depreciation to group properties for which a survivor curve was used to recognize the existence of life dispersion. It is York Water's understanding that Pine Run used no customer funds to build the facilities.

Pine Run determined that it was in the best interest of its current customers to sell its wastewater system to a company that has sufficient wastewater operations and maintenance experience to meet the wastewater demands of the public and has more experience in dealing with utility service and the regulatory requirements associated with providing such service. Pine Run concluded that its investment in maintaining the wastewater system in future years would be insufficient to provide reliable wastewater treatment and distribution services.

York Water paid less than the depreciated original cost of the acquired assets and intends to include the depreciated original cost of the wastewater assets of Pine Run in its rate base claim in its next rate case. At that time, York Water will present its proposal that the acquisition adjustment should not be passed through in rates.

Sincerely,

Handwritten signature of Matthew E. Poff in black ink.

Matthew E. Poff
CFO and Treasurer

Enclosure

cc: Bureau of Technical Utility Services
Office of Consumer Advocate
Office of Small Business Advocate
Devin T. Ryan, Esq. Post & Schell, P.C.

Pine Run Management, LLC Wastewater Assets and Rights
As of March 30, 2026

Account	Description	Install Date	Unit	Qty	Unit Cost	Original Cost	Accrued Depreciation	Depreciated Original Cost
Plant in Service								
<u>Structures and Improvements</u>								
354.4	Treatment Plant - building	1999	EA	1	26,605.00	\$26,604.55	\$13,834.37	\$12,770.18
<u>Collection Sewers - Gravity</u>								
361.2	8" Diameter, PVC	1999	LF	8,585	22.52	\$193,374.51	\$77,349.80	\$116,024.71
<u>Manholes</u>								
361.21	Manhole w/ Frame and Cover	1999	EA	60	638.63	\$38,317.85	\$16,604.40	\$21,713.45
<u>Services</u>								
363.2	Sewer Laterals	1999	EA	98	78.82	\$7,724.27	\$3,651.47	\$4,072.79
<u>Treatment Equipment</u>								
380.4	Equalizaton Tank	1999	EA	4	8,574.97	\$34,299.88	\$22,294.92	\$12,004.96
380.4	Aeration Tanks	1999	EA	8	30,056.99	\$240,455.96	\$156,296.37	\$84,159.59
380.4	Clarifiers	1999	EA	4	15,447.61	\$61,790.43	\$40,163.78	\$21,626.65
380.4	Chlorine Contact Tank	1999	EA	1	15,436.51	\$15,436.51	\$10,033.73	\$5,402.78
380.4	Sludge Holding Tank	1999	EA	2	11,148.58	\$22,297.16	\$14,493.15	\$7,804.01
380.4	UV Equipment	1999	EA	1	13,148.19	\$13,148.19	\$8,546.33	\$4,601.87
Total Plant in Service						\$653,449.31	\$363,268.33	\$290,180.98