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SJW CORP  
Form 8-K  
August 01, 2003

UNITED STATES  
SECURITIES AND EXCHANGE COMMISSION  
Washington, D.C. 20549

FORM 8-K

CURRENT REPORT

Pursuant to Section 13 OR 15(d) of The Securities Exchange  
Act of 1934

Date of Report (Date of earliest event reported) July 29, 2003

SJW Corp.

(Exact name of registrant as specified in its charter)

California 1-8966 77-0066628

(State or other jurisdiction (Commission (IRS Employer  
of incorporation) File Number) Identification No.)

374 W. Santa Clara Street, San Jose, California 95196

(Address of principal executive offices) (Zip Code)

(408) 279-7800

(Registrant's telephone number, including area code)

Not Applicable

(Former name or former address, if changed since last report)

Item 7. Financial Statements and Exhibits.

c) Exhibits. The following document is filed as an exhibit  
to this report:

99.1 Press Release issued by SJW Corp. dated July 29,  
2003.

Item 12. Results of Operations and Financial Condition

The information contained in this Item 12 of this Current Report  
is being furnished pursuant to "Item 12. Results of Operations  
and Financial Condition" of Form 8-K in accordance with SEC  
Release Nos. 33-8216 and 34-47583. The information contained in  
this Current Report shall not be deemed "filed" for purposes of  
Section 18 of the Securities Exchange Act of 1934, as amended  
(the "Exchange Act"), or incorporated by reference in any filing  
under the Securities Act of 1933, as amended (the "Securities  
Act"), or the Exchange Act, except as shall be expressly set  
forth by specific reference in such a filing.

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On July 29, 2003, SJW Corp. announced its financial results for the second quarter ended June 30, 2003. A copy of the press release announcing these financial results is attached as Exhibit 99.1 hereto and incorporated into this Form 8-K by reference.

SIGNATURES

Pursuant to the requirements of the Securities Exchange Act of 1934, the registrant has duly caused this report to be signed on its behalf by the undersigned thereunto duly authorized.

SJW Corp.

July 29, 2003

/s/ Angela Yip

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Angela Yip,  
Chief Financial Officer  
and Treasurer

EXHIBIT INDEX

Exhibit Number -----	Description of Document -----
99.1	Press Release issued by SJW Corp., dated July 29, 2003.

PRESS RELEASE

EXHIBIT 99.1

Wire Release - National Circuit  
For Release at 5:00 P.M. (Pacific Time)  
July 29, 2003 Richard Balocco (408) 279-7933  
San Jose, California V.P.- Corporate Communication

SJW CORP. (AMEX: SJW) ANNOUNCES SECOND QUARTER  
FINANCIAL RESULTS

SAN JOSE, CA, July 29, 2003 - SJW Corp. (AMEX:SJW) basic earnings per common share for the quarter ended June 30, 2003 were \$1.46, compared to \$1.31 for the same quarter in 2002.

Operating revenue for the second quarter was \$37,968,000 versus \$38,696,000 for the same period in 2002. The decrease of \$728,000 was primarily attributable to an 8% weather related decrease in customer consumption that was partially offset by a 4% rate increase in San Jose Water Company.

Total water production costs, which consist of purchased water, power and pump taxes, decreased \$3,114,000, or 18% from the second quarter of 2002. The decrease was primarily attributable to an approximate 8%, or \$2,120,000, decrease in customer consumption, and an increase in the availability of less costly surface water which contributed \$1,285,000 to the overall reduction in water production costs. Total quarterly operating

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expenses, excluding water production costs and income taxes, increased \$1,436,000 or 11% from 2002. SJW Corp. experienced increases principally of: \$330,000 in salaries and related costs, \$275,000 in pension costs primarily as a result of the decline in market value of retirement trust assets, \$329,000 in depreciation expense primarily on added utility plant, \$116,000 in legal and professional fees and \$356,000 in insurance related costs. Income tax expense for the second quarter of 2003 was higher in comparison to the same period of 2002 due to higher earnings in 2003.

Year-to-date earnings per common share were \$3.19 compared to \$1.88 for the same period in 2002. The increase in year-to-date earnings was mainly due to the sale of a SJW Land Company property in the first quarter of 2003, which resulted in an after-tax gain of \$3,030,000, or \$1.00 per share. The remaining increase in operating net income was due to similar reasons as explained above.

Other comprehensive income of \$1,538,000 and \$2,901,000, respectively, for the three months and six months ended June 30, 2003, was a result of an increase in the market value of the investment in California Water Service Group.

At its meeting today, the Board of Directors of SJW Corp. declared a quarterly dividend on common stock of \$0.7275 per share. The dividend is payable on September 1, 2003 to shareholders of record on August 11, 2003.

SJW Corp. is a publicly traded holding company headquartered in San Jose, California. SJW Corp., through its subsidiary San Jose Water Company, provides water service to a population of approximately one million people in the City of San Jose and nearby communities.

This press release may contain certain forward-looking statements including but not limited to statements relating to SJW Corp.'s plans, strategies, objectives, expectations and intentions, which are made pursuant to the safe harbor provisions of the U.S. Private Securities Litigation Reform Act of 1995. These forward-looking statements involve known and unknown risks, uncertainties and other factors which may cause the actual results, performance or achievements of SJW Corp. to be materially different from any future results, performance or achievements expressed or implied by such forward-looking statements. SJW Corp. undertakes no obligation to publicly update or revise any forward-looking statement, whether as a result of new information, future events or otherwise.

SJW Corp.  
Condensed Consolidated Statements  
of Income and Comprehensive Income  
(Unaudited)  
(thousands of dollars, except share data)

	Three Months Ended June 30		Six Months Ended June 30		Twelve Months Ended June 30	
	2003	2002	2003	2002	2003	2002
Operating revenue	\$37,968	38,696	\$65,759	66,414	\$144,996	141,888
Operating expense:						
Operation:						
Purchased Water	8,873	10,619	14,920	16,306	36,842	34,838
Power	1,376	1,848	2,113	3,188	5,730	8,227

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Pump Tax	4,201	5,097	6,269	8,714	16,504	20,781
Other	7,259	6,265	14,021	12,218	26,940	22,710
Maintenance	1,903	1,984	3,676	3,975	7,567	7,676
Property taxes and other nonincome taxes	1,222	1,028	2,491	2,178	4,750	4,396
Depreciation and Amortization	3,825	3,496	7,565	7,002	14,576	13,634
Income taxes	3,053	2,639	4,472	3,741	10,389	8,584
-----						
Total operating expense	31,712	32,976	55,527	57,322	123,298	120,846
Operating income	6,256	5,720	10,232	9,092	21,698	21,042
Other income (expense):						
Gain on sale of nonutility property, net of tax	-	-	3,030	-	3,030	-
Long-term debt interest and other, net	(1,830)	(1,729)	(3,554)	(3,352)	(6,527)	(6,133)
-----						
Net income	\$ 4,426	3,991	\$ 9,708	5,740	\$ 18,201	14,909
=====						
Other comprehensive income (loss), net	1,538	(260)	2,901	(357)	1,575	(635)
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Comprehensive income	\$ 5,964	3,731	\$ 12,609	5,383	\$ 19,776	14,274
=====						
Basic and diluted earnings per share	\$ 1.46	1.31	\$ 3.19	1.88	\$ 5.98	4.90
Basic and diluted comprehensive income per share	\$ 1.96	1.23	\$ 4.14	1.77	\$ 6.49	4.69
Dividends per share	\$ 0.73	0.69	\$ 1.46	1.38	\$ 2.84	2.69
Basic and diluted weighted average shares outstanding	3,045,147	3,045,147	3,045,147	3,045,147	3,045,147	3,045,147

SJW Corp.  
Condensed Consolidated Balance Sheets  
(Unaudited)  
(thousands of dollars)

	June 30 2003	December 31 2002
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ASSETS		
Utility Plant	\$563,228	\$541,919
Less accumulated depreciation and amortization	168,798	161,576

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Net utility plant	394,430	380,343
Nonutility property, net	25,659	10,487
Current assets:		
Cash and equivalents	-	324
Accounts receivable and accrued utility revenue	21,029	16,721
Prepaid expenses and other	1,296	1,654
Total current assets	22,325	18,699
Other assets:		
Investment in California Water Service Group	30,931	26,014
Investment in joint venture	1,163	1,144
Regulatory assets	6,996	6,013
Other	11,053	10,523
	\$492,557	\$453,223

CAPITALIZATION AND LIABILITIES

Capitalization:

Common stock and additional paid-in capital	\$ 21,891	\$ 21,873
Retained earnings	133,521	128,242
Accumulated other comprehensive income	6,285	3,384
Shareholders' equity	161,697	153,499
Long-term debt	119,798	110,000
Total capitalization	281,495	263,499
Current Liabilities:		
Bank overdraft	69	-
Line of credit	6,300	11,450
Accounts payable	11,582	3,525
Other current liabilities	11,769	8,625
Total current liabilities	29,720	23,600
Deferred income taxes and credits	36,370	29,704
Advances for and contributions in aid of construction	133,765	126,714
Other noncurrent liabilities	11,207	9,706
	\$492,557	\$453,223