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WATERENGINEERS, INC.

WATER & WASTEWATER TREATMENT CONSULTANTS

17230 HUFFMEISTER ROAD, SUITE A~CYPRESS, TEXAS 77429-1643

TEL: 281-373-0500 FAX: 281-373-1113

October 6, 2021

Public Utility Commission of Texas
Central Records
1701 N. Congress, Suite 8-100
Austin, TX 78701

Re: Application of Liberty County Utilities, LLC for Water and Sewer Certificates of Convenience and Necessity in Liberty County, TX Docket No. 52391

Dear Public Utility Commission of Texas:

Please find attached, and noted below, documents and mapping files intended to cure deficiencies that were noted in memos from Jolie Mathis, Kathryn Eiland and Fred Bednarski dated September 7, 2021.

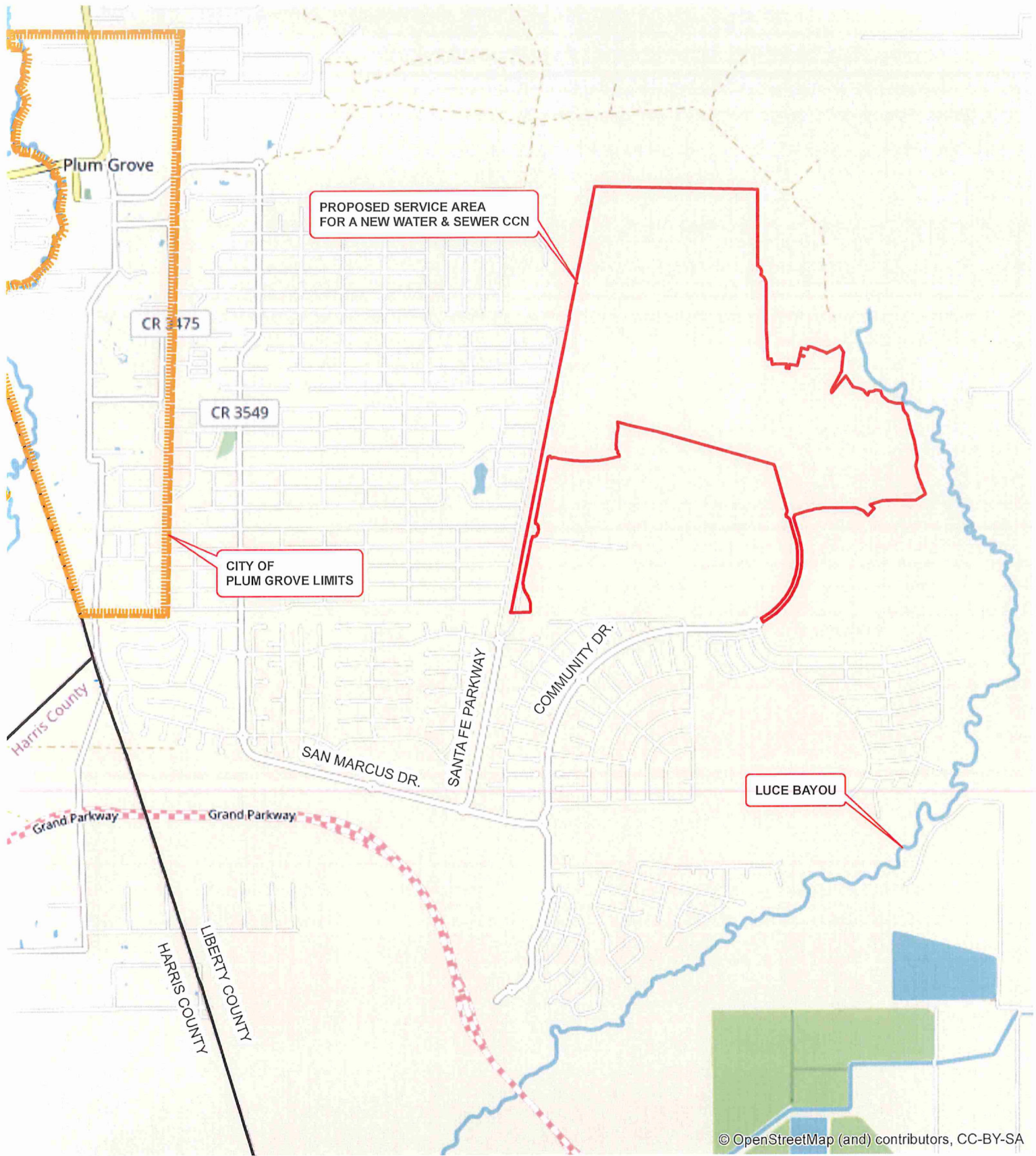
1. Mapping files that cure the previously noted alignment issues. The new acreage being requested in 2,035.508 acres.
2. Regarding affiliated interests, please see the attached organizational chart.
3. Regarding Owners and percentage of ownership of Liberty County Utilities LLC
Colony Ridge, Inc. (John and William Harris) 65%
Utilities Investment Co., Inc. (Shannon Marsh) 35%
4. Regarding funding sources for the water and wastewater plants, distribution systems, as well as projected operating losses, Colony Ridge, Inc. intends to fund all. The 2020 Final Audit for Colony Ridge, Inc. is being submitted confidentially.
5. Regarding proof of Liberty County Utilities projected common stock amount of \$11,359,700, Liberty County Utilities is unclear what this proof would be. Further clarification is requested.
6. Regarding a written guarantee that Liberty County Utilities' affiliates are willing and capable to cover temporary cash shortages for the first 5 years of operations and fund asset purchases, please see the attached Corporate Resolution for Colony Ridge, Inc. as well as the 2020 Final Audit for Colony Ridge, Inc. being filed confidentially.
7. The pro forma that was part of the application (and attached hereto) supports the proposed water rates and sewer rates and provides all calculations and assumptions.

Please feel free to email me at syoung@waterengineers.com or call at 281-373-0500 if you have any questions regarding the information contained in this submittal.

Thank you for your assistance in this review process.

Sincerely,
WATERENGINEERS, INC.

Shelley Young, P.E.
Project Engineer



ATTACHMENT F - REQUESTED SERVICE AREA MAP

LIBERTY COUNTY UTILITIES, LLC. - APPLICANT
APPLICATION FOR A NEW WATER & SEWER CCN

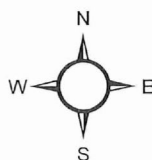
WATERENGINEERS, INC.
Water & Wastewater Treatment Consultants

17230 HUFFMEISTER RD., SUITE A
CYPRESS, TEXAS 77429

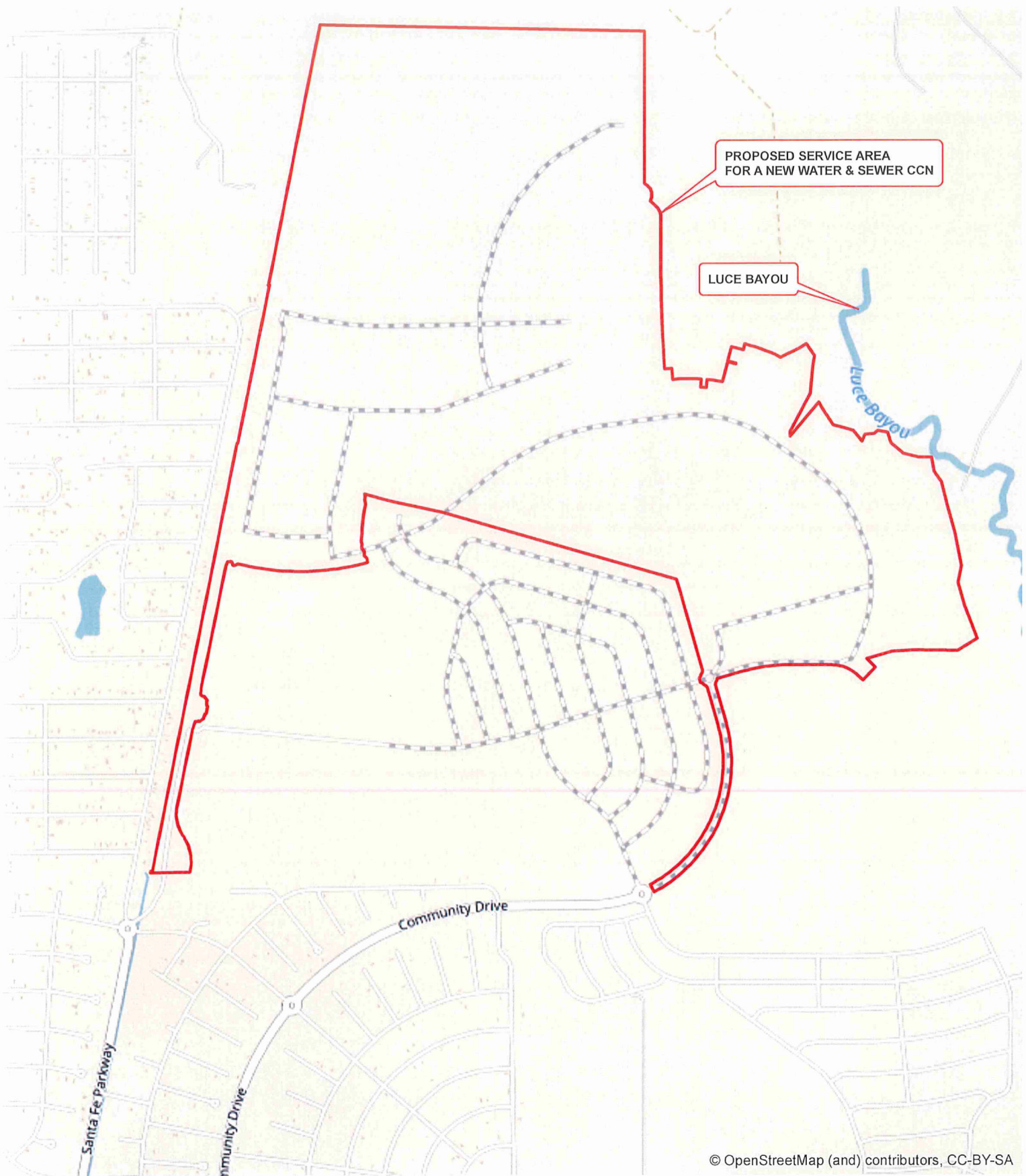
TEL: 281-373-0600
FAX: 281-373-1113

LEGEND

- PROPOSED REQUESTED AREA
- City Boundaries
- County Boundary



0.5 0.25 0 0.5
Miles



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ATTACHMENT G - LOCATION MAP

LIBERTY COUNTY UTILITIES, LLC. - APPLICANT
APPLICATION FOR A NEW WATER & SEWER CCN

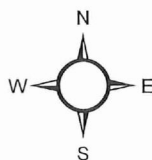
 **WATERENGINEERS, INC.**
Water & Wastewater Treatment Consultants

17230 HUFFMEISTER RD., SUITE A
CYPRESS, TEXAS 77429

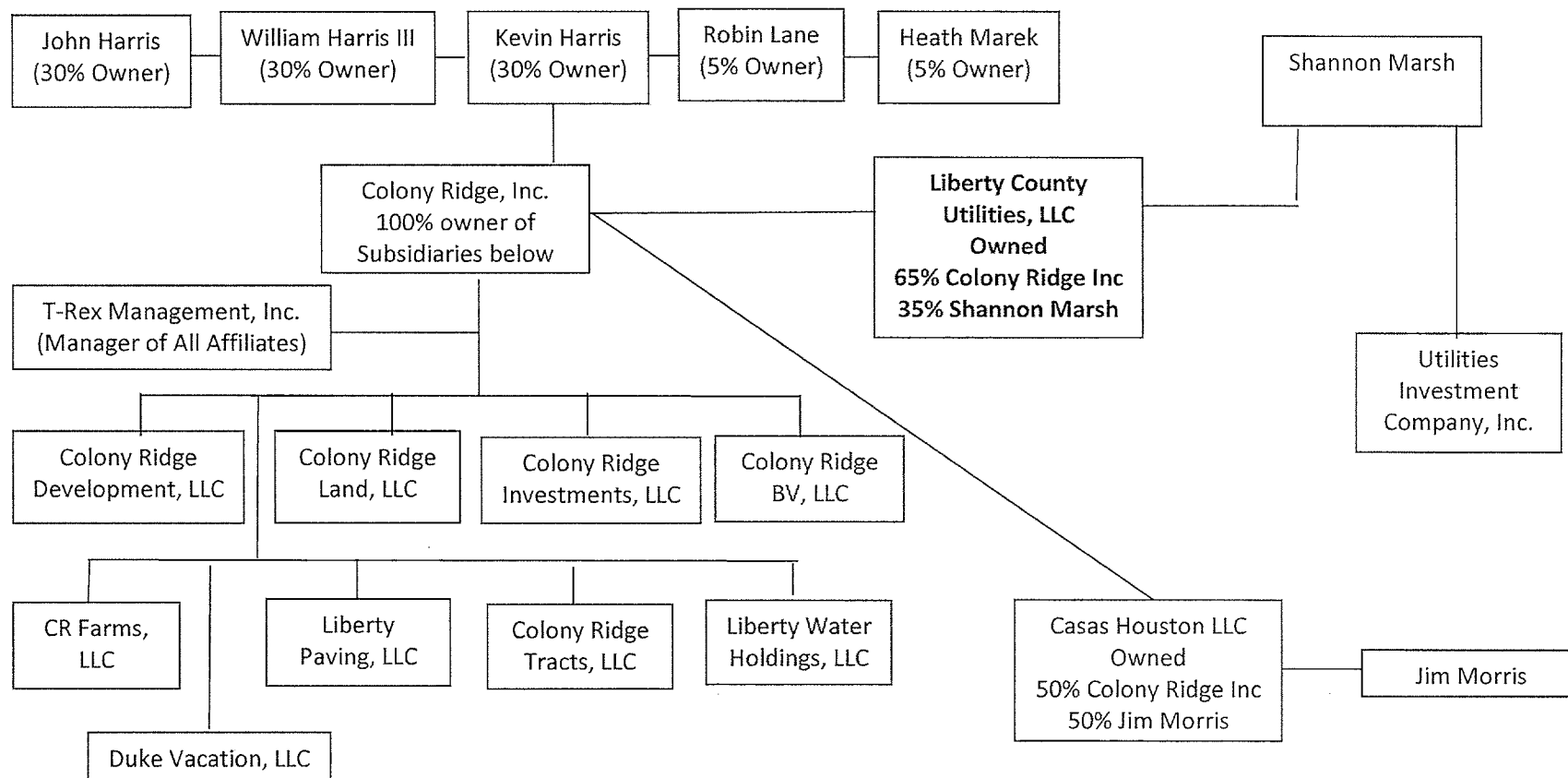
TEL: 281-373-0500
FAX: 281-373-1113

LEGEND

 PROPOSED REQUESTED AREA



0.25 0.125 0 0.25
Miles



John Harris, William Harris III, Kevin Harris, Robin Lane, and Heath Marek
Co-owners of Colony Ridge, Inc.

Colony Ridge, Inc.

Parent company formed in 2018 to own the related operating companies.

T-Rex Management, Inc.

The manager of each of Colony Ridge, Inc.'s subsidiaries. John Harris acts as President of T-Rex Management.

Colony Ridge Development, LLC

This company develops infrastructure (roads, drainage, utilities) and sells the lots to individuals with financing provided by Colony Ridge Land, LLC.

Colony Ridge Land, LLC

The lender and note servicing company for lots sold by Colony Ridge Development.

Colony Ridge Investments, LLC

The note receivable holding company for lots sold prior to 01/01/2009.

Colony Ridge BV, LLC

The developer and seller of all lots in the Bella Vista subdivision.

CR Farms, LLC

Formed in August 2018 to purchase/hold raw land for future development.

Liberty Paving, LLC

Road construction company formed in 2021.

Colony Ridge Tracts, LLC

Real estate investment company formed to hold future real estate purchases. No activity to date.

Liberty Water Holdings, LLC

Company formed to hold water rights.

Duke Vacation, LLC

This entity holds aircraft utilized for travel and recreation.

Casas Houston, LLC

Home construction company owned 50% by Colony Ridge, Inc. and 50% by Jim Morris.

Liberty County Utilities, LLC

Start-up utilities company owned 65% by Colony Ridge, Inc. and 35% by Shannon Marsh.

Utilities Investment Company, Inc.

Utility service provider owned 100% by Shannon Marsh.

Corporate Resolution

I, **JOHN HARRIS** being **PRESIDENT** of **COLONY RIDGE, INC. A TEXAS CORPORATION** (the "Corporation") do certify that there is no provision of the Articles of Incorporation or Regulations of Corporation limiting the power to pass the resolution set out below and that the same is in conformity with the provisions of said Articles of Incorporation & Regulations; that I am the keeper of the records and minutes of the proceedings of the Board of Directors of said corporation and that on **SEPTEMBER 24, 2021**, there was held a meeting of the Board of Directors of Corporation, which was duly called and held in accordance with the laws and by-laws of Corporation at which meeting all of the Directors were present; and that at said meeting the following resolution was duly and legally passed, adopted and entered into the records of Corporation and that the same has not been altered, amended, rescinded or repealed and is now in full force and effect:

RESOLVED, that the Corporation, acting by and through its duly authorized Officer, is hereby authorized and empowered to provide financial support to any and all affiliates owned by Corporation, including **LIBERTY COUNTY UTILITIES, LLC**.

RESOLVED FURTHER, that the Corporation is in all ways solvent with sufficient assets to fund ongoing operations of affiliates and provide for the startup and operations of **LIBERTY COUNTY UTILITIES, LLC**.

RESOLVED FURTHER, that the startup and operations of **LIBERTY COUNTY UTILITIES, LLC** will require financial support from the Corporation for asset purchases and initial cash shortages.

RESOLVED FURTHER, that financial support will be provided by Corporation to **LIBERTY COUNTY UTILITIES, LLC** and accounted for as equity (Common Stock) by **LIBERTY COUNTY UTILITIES, LLC**.

RESOLVED FURTHER, that provision of said financial support is carrying on in the usual way the business of the Corporation.

RESOLVED FURTHER, that said financial support does not need to be attested or executed by any other member, manager, or officer of either entity.

RESOLVED FURTHER, that the following person is the person authorized to act on behalf of the Corporation in connection with said support:

JOHN HARRIS, PRESIDENT

IN WITNESS WHEREOF, I have set my hand as the **24th** day of **SEPTEMBER, 2021**.

COLONY RIDGE, INC.

By: 
John Harris, President

**FINANCIAL ASSUMPTIONS AND DATA
FOR CCN AMENDMENT APPLICATION
FOR SANTA FE SUBDIVISION, SECTIONS 7-9
BY LIBERTY COUNTY UTILITES**

INCOME AND EXPENSE

Development Rate, New Connections/Month =	40.0					
Maximum Number of Connections =	6,429					
AVERAGE ANNUAL WATER USE/EQUIV. CONN. =	200	GAL/DAY				
AVERAGE ANNUAL WATER USE/EQUIV. CONN. =	6,000	GAL/MONTH				
BASE WATER RATE =	\$38.00	Gal Included	-	Plus	\$2.00	/1000 GAL
WATER CONSERVATION RATE =	\$0.00	Gal In Excess of	-			Gal/Month
SEWER RATE =	\$45.00	Gal Included	ALL		\$0.00	
EXCESS SEWER USE RATE =	\$0.00	/Gal in Excess of	-			Gal/Month
AVERAGE MONTHLY WATER/SEWER BILL/CONN. =	\$95.00					
Water Tap Fee =	\$1,000.00					
Sewer Tap Fee =	\$1,000.00					
BAD DEBTS =	1.00%	OF SALES				
CAPITAL INVESTMENT SCHEDULE (CUMMULATIVE)	FY0	FY1	FY2	FY3	FY4	FY5
WATER PLANT CONSTRUCTION COST =		\$1,288,650	\$1,387,568	\$1,642,818	\$1,773,377	\$1,773,377
WWTP CONSTRUCTION COST =		\$2,356,250	\$2,356,250	\$2,356,250	\$4,948,125	\$4,948,125
WATER DISTRIBUTION SYSTEM CONSTRUCTION COST =	\$2,571,600.00	\$2,571,600	\$2,571,600	\$2,571,600	\$2,571,600	\$2,571,600
SEWAGE COLLECTION SYSTEM CONSTRUCTION COST =	\$5,143,200.00	\$5,143,200	\$5,143,200	\$5,143,200	\$5,143,200	\$5,143,200
TOTAL SYSTEM CONSTRUCTION COST =		\$11,359,700	\$11,458,618	\$11,713,868	\$14,436,302	\$14,436,302
CONTRIBUTIONS IN AID OF CONSTRUCTION =		\$0	\$0	\$0	\$0	\$0
NET SYSTEM CAPITAL COST TO UTILITY =		\$11,359,700	\$11,458,618	\$11,713,868	\$14,436,302	\$14,436,302
SALVAGE VALUE =		\$0	\$0	\$0	\$0	\$0
AVG LIFE, YEARS =		48	48	48	48	48
DEPRECIATION/MONTH =		\$19,722	\$19,893	\$20,337	\$25,063	\$25,063

VARIABLE OPERATING COSTS

EMPLOYEE SALARIES =	\$2,000	/Mo. Plus	\$3.00	/CONNECTION
OFFICE EXPENSE COST =	\$1,000	/Mo. Plus	\$1.00	/CONNECTION
CUSTOMER BILLING/COLLECTION COST =	\$250	/Mo. Plus	\$3.00	/CONNECTION
OPERATOR COST =	\$2,000	/Mo. Plus	\$2.00	/CONNECTION
VEHICLE & EQUIPMENT COST =	\$1,000	/Mo. Plus	\$1.00	/CONNECTION
ELEC. COST =	\$1,000	/Mo. Plus	\$5.00	/CONNECTION
CHEMICAL COST =	\$100	/Mo. Plus	\$2.00	/CONNECTION
SLUDGE DISPOSAL COST =	\$1,000	/Mo. Plus	\$2.50	/CONNECTION
TCEQ PERMIT & LAB FEES =	\$100	/Mo. Plus	\$1.00	/CONNECTION
REPAIR COST/MO., % CAP =	0.10%	Of Invested Capital		
RESERVE ACCT DEPOSIT/MO., % CAP =	0.10%	Of Invested Capital		

FIXED OPERATING COSTS

LABORATORY COST =	\$500	/Mo. Plus	\$1.00	/CONNECTION
PROFESSIONAL FEES =	\$500	/Mo. Plus	\$1.00	/CONNECTION
EFFECTIVE LOCAL TAX RATE =	\$0.75	/ \$100		
LIAB/PROP INSURANCE =	\$0.75	/ \$100		

Fiscal Year	Seasonal Use Multiplier	Projected Use Gal/Day	Projected Monthly Cost for Water/Sewer	Projected Monthly Bill (*)
Month				
1 JAN	0.65	130	\$ 91.06	\$91.97
2 FEB	0.65	130	\$ 90.28	\$91.18
3 MAR	0.75	150	\$ 92.30	\$93.22
4 APR	1.00	200	\$ 95.00	\$95.95
5 MAY	1.20	240	\$ 97.88	\$98.86
6 JUN	1.35	270	\$ 99.20	\$100.19
7 JUL	1.35	270	\$ 99.74	\$100.74
8 AUG	1.35	270	\$ 99.74	\$100.74
9 SEP	1.20	240	\$ 97.40	\$98.37
10 OCT	1.10	220	\$ 96.64	\$97.61
11 NOV	0.75	150	\$ 92.00	\$92.92
12 DEC	0.65	130	\$ 91.06	\$91.97
SUMMATION	12.00	200.00	\$1,142.30	\$1,153.72

(*) Including 1% TCEQ Regulatory Assessment (Sales Tax)

**PROJECTED INCOME & EXPENSE STATEMENT
FOR CCN AMENDMENT APPLICATION
FOR SANTA FE SUBDIVISION, SECTIONS 7-9
BY LIBERTY COUNTY UTILITES**

FISCAL YEAR 1 -2022

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
TOTAL ON-LINE CONNECTIONS,	40.0	80.0	120.0	160.0	200.0	240.0	280.0	320.0	360.0	400.0	440.0	480.0	3,120
Seasonal Multiplier, mo. avg/ annual avg	0.65	0.65	0.75	1.00	1.20	1.35	1.35	1.35	1.20	1.10	0.75	0.65	12.00
Monthly Water Use/Customer, Gal	4,030	3,640	4,650	6,000	7,440	8,100	8,370	8,370	7,200	6,820	4,500	4,030	
Monthly Water Use in Base Rate, Gal	-	-	-	-	-	-	-	-	-	-	-	-	
Monthly Water Use Subject to Water Charge, Gal	4,030	3,640	4,650	6,000	7,440	8,100	8,370	8,370	7,200	6,820	4,500	4,030	
Monthly Water Income Per Customer, \$	\$ 46.06	\$ 45.28	\$ 47.30	\$ 50.00	\$ 52.88	\$ 54.20	\$ 54.74	\$ 54.74	\$ 52.40	\$ 51.64	\$ 47.00	\$ 46.06	\$ 602.30
Monthly Sewer Use in Base Rate, Gal	-	-	-	-	-	-	-	-	-	-	-	-	
Monthly Sewer Use Subject to Sewer Charge, Gal	-	-	-	-	-	-	-	-	-	-	-	-	
Monthly Sewer Income Per Customer, \$	\$ 45.00	\$ 45.00	\$ 45.00	\$ 45.00	\$ 45.00	\$ 45.00	\$ 45.00	\$ 45.00	\$ 45.00	\$ 45.00	\$ 45.00	\$ 45.00	\$ 540.00
Monthly Water Bill, \$	\$ 91.06	\$ 90.28	\$ 92.30	\$ 95.00	\$ 97.88	\$ 99.20	\$ 99.74	\$ 99.74	\$ 97.40	\$ 96.64	\$ 92.00	\$ 91.06	\$ 1,142.30
Total Monthly Water Pumped, Gal	161,200	291,200	558,000	960,000	1,488,000	1,944,000	2,343,600	2,678,400	2,592,000	2,728,000	1,980,000	1,934,400	19,658,800
GROSS WATER/SEWER USE INCOME	\$3,642	\$7,222	\$11,076	\$15,200	\$19,576	\$23,808	\$27,927	\$31,917	\$35,064	\$38,656	\$40,480	\$43,709	\$298,278
RESERVE FOR BAD DEBTS	\$36	\$72	\$111	\$152	\$196	\$238	\$279	\$319	\$351	\$387	\$405	\$437	\$2,983
WATER/SEWER INCOME (ADJUSTED)	\$3,606	\$7,150	\$10,965	\$15,048	\$19,380	\$23,570	\$27,648	\$31,598	\$34,713	\$38,269	\$40,075	\$43,272	\$295,295
TAP FEE INCOME	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$960,000
TOTAL MONTHLY INCOME	\$83,606	\$87,150	\$90,965	\$95,048	\$99,380	\$103,570	\$107,648	\$111,598	\$114,713	\$118,269	\$120,075	\$123,272	\$1,255,295
EXPENSE													
GENERAL & ADMINISTRATIVE													
OFFICE EXPENSE	\$1,040	\$1,080	\$1,120	\$1,160	\$1,200	\$1,240	\$1,280	\$1,320	\$1,360	\$1,400	\$1,440	\$1,480	\$15,120
EMPLOYEE SALARIES	\$2,120	\$2,240	\$2,360	\$2,480	\$2,600	\$2,720	\$2,840	\$2,960	\$3,080	\$3,200	\$3,320	\$3,440	\$33,360
PROFESSIONAL FEES	\$540	\$580	\$620	\$660	\$700	\$740	\$780	\$820	\$860	\$900	\$940	\$980	\$9,120
INSURANCE	\$7,100	\$7,100	\$7,100	\$7,100	\$7,100	\$7,100	\$7,100	\$7,100	\$7,100	\$7,100	\$7,100	\$7,100	\$85,198
ADVALOREM TAXES	\$7,100	\$7,100	\$7,100	\$7,100	\$7,100	\$7,100	\$7,100	\$7,100	\$7,100	\$7,100	\$7,100	\$7,100	\$85,198
TCEQ PERMIT FEES	\$140	\$180	\$220	\$260	\$300	\$340	\$380	\$420	\$460	\$500	\$540	\$580	\$4,320
MONTHLY G&A	\$18,040	\$18,280	\$18,520	\$18,760	\$19,000	\$19,240	\$19,480	\$19,720	\$19,960	\$20,200	\$20,440	\$20,680	\$232,316
OPERATIONS													
OPERATOR COST	\$2,080	\$2,160	\$2,240	\$2,320	\$2,400	\$2,480	\$2,560	\$2,640	\$2,720	\$2,800	\$2,880	\$2,960	\$30,240
VEHICLE & EQUIPMENT COST	\$1,040	\$1,080	\$1,120	\$1,160	\$1,200	\$1,240	\$1,280	\$1,320	\$1,360	\$1,400	\$1,440	\$1,480	\$15,120
CUSTOMER BILLING COST	\$370	\$460	\$610	\$730	\$850	\$970	\$1,090	\$1,210	\$1,330	\$1,450	\$1,570	\$1,690	\$12,360
ELECTRICITY	\$1,200	\$1,400	\$1,600	\$1,800	\$2,000	\$2,200	\$2,400	\$2,600	\$2,800	\$3,000	\$3,200	\$3,400	\$27,600
CHEMICAL COST	\$180	\$260	\$340	\$420	\$500	\$580	\$660	\$740	\$820	\$900	\$980	\$1,060	\$7,440
SLUDGE DISPOSAL COST	\$1,100	\$1,200	\$1,300	\$1,400	\$1,500	\$1,600	\$1,700	\$1,800	\$1,900	\$2,000	\$2,100	\$2,200	\$19,800
TAP MAT'L & FIELD LABOR COST	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$960,000
REPAIR COSTS	\$11,360	\$11,360	\$11,360	\$11,360	\$11,360	\$11,360	\$11,360	\$11,360	\$11,360	\$11,360	\$11,360	\$11,360	\$136,316
CONTRIBUTION TO RESERVE ACCT	\$11,360	\$11,360	\$11,360	\$11,360	\$11,360	\$11,360	\$11,360	\$11,360	\$11,360	\$11,360	\$11,360	\$11,360	\$136,316
MONTHLY O & M COST	\$108,689	\$109,309	\$109,929	\$110,549	\$111,169	\$111,789	\$112,409	\$113,029	\$113,649	\$114,269	\$114,889	\$115,509	\$1,345,193
TOTAL MONTHLY EXPENSE	\$126,729	\$127,589	\$128,449	\$129,309	\$130,169	\$131,029	\$131,889	\$132,749	\$133,609	\$134,469	\$135,329	\$136,189	\$1,577,508
NET INCOME OR EXPENSE/MONTH	(\$43,123)	(\$40,439)	(\$37,484)	(\$34,261)	(\$30,789)	(\$27,459)	(\$24,241)	(\$21,151)	(\$18,896)	(\$16,200)	(\$15,254)	(\$12,917)	(\$322,213)

**PROJECTED INCOME & EXPENSE STATEMENT
FOR CCN AMENDMENT APPLICATION
FOR SANTA FE SUBDIVISION, SECTIONS 7-9
BY LIBERTY COUNTY UTILITES**

FISCAL YEAR 2 - 2023

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
TOTAL ON-LINE EQUIVALENT CONN.	520	560	600	640	680	720	760	800	840	880	920	960	8,880
Seasonal Multiplier, mo. avg/ annual avg	0.65	0.65	0.75	1.00	1.20	1.35	1.35	1.35	1.20	1.10	0.75	0.65	12.00
Monthly Water Use/Customer, Gal	4,030	3,640	4,650	6,000	7,440	8,100	8,370	8,370	7,200	6,820	4,500	4,030	
Monthly Water Use in Base Rate, Gal	-	-	-	-	-	-	-	-	-	-	-	-	
Monthly Water Use Subject to Surcharge, Gal	4,030	3,640	4,650	6,000	7,440	8,100	8,370	8,370	7,200	6,820	4,500	4,030	
Monthly Water Income Per Customer, \$	\$ 46.06	\$ 45.28	\$ 47.30	\$ 50.00	\$ 52.88	\$ 54.20	\$ 54.74	\$ 54.74	\$ 52.40	\$ 51.64	\$ 47.00	\$ 46.06	\$ 602.30
Monthly Sewer Use in Base Rate, Gal	ALL	ALL	ALL	ALL	ALL	ALL	ALL	ALL	ALL	ALL	ALL	ALL	
Monthly Sewer Use Subject to Sewer Charge, Gal	4,030	3,640	4,650	6,000	7,440	8,100	8,370	8,370	7,200	6,820	4,500	4,030	
Monthly Sewer Income Per Customer, \$	\$ 45.00	\$ 45.00	\$ 45.00	\$ 45.00	\$ 45.00	\$ 45.00	\$ 45.00	\$ 45.00	\$ 45.00	\$ 45.00	\$ 45.00	\$ 45.00	\$ 540.00
Monthly Water Bill, \$	\$ 91.06	\$ 90.28	\$ 92.30	\$ 95.00	\$ 97.88	\$ 99.20	\$ 99.74	\$ 99.74	\$ 97.40	\$ 96.64	\$ 92.00	\$ 91.06	\$ 1,142.30
Total Monthly Water Pumped, Gal	2,095,600	2,038,400	2,790,000	3,840,000	5,059,200	5,832,000	6,361,200	6,696,000	6,048,000	6,001,600	4,140,000	3,869,800	54,770,800
GROSS WATER/SEWER USE INCOME	\$47,351	\$50,557	\$55,380	\$60,800	\$66,558	\$71,424	\$75,802	\$79,792	\$81,816	\$85,043	\$84,640	\$87,418	\$846,582
RESERVE FOR BAD DEBTS	\$474	\$606	\$554	\$608	\$666	\$714	\$758	\$798	\$818	\$850	\$846	\$874	\$8,466
WATER/SEWER INCOME (ADJUSTED)	\$46,878	\$50,051	\$54,826	\$60,192	\$65,893	\$70,710	\$75,044	\$78,994	\$80,998	\$84,193	\$83,794	\$86,543	\$838,116
TAP FEE INCOME	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$960,000
TOTAL MONTHLY INCOME	\$126,878	\$130,051	\$134,826	\$140,192	\$145,893	\$150,710	\$155,044	\$158,994	\$160,998	\$164,193	\$163,794	\$166,543	\$1,798,116
EXPENSE													
GENERAL & ADMINISTRATIVE													
OFFICE EXPENSE	\$1,520	\$1,560	\$1,600	\$1,640	\$1,680	\$1,720	\$1,760	\$1,800	\$1,840	\$1,880	\$1,920	\$1,960	\$20,880
EMPLOYEE SALARIES	\$3,560	\$3,680	\$3,800	\$3,920	\$4,040	\$4,160	\$4,280	\$4,400	\$4,520	\$4,640	\$4,760	\$4,880	\$50,640
PROFESSIONAL FEES	\$1,020	\$1,060	\$1,100	\$1,140	\$1,180	\$1,220	\$1,260	\$1,300	\$1,340	\$1,380	\$1,420	\$1,460	\$14,880
INSURANCE	\$7,162	\$7,162	\$7,162	\$7,162	\$7,162	\$7,162	\$7,162	\$7,162	\$7,162	\$7,162	\$7,162	\$7,162	\$85,940
ADVALOREM TAXES	\$7,162	\$7,162	\$7,162	\$7,162	\$7,162	\$7,162	\$7,162	\$7,162	\$7,162	\$7,162	\$7,162	\$7,162	\$85,940
TCEQ PERMIT FEES	\$620	\$660	\$700	\$740	\$780	\$820	\$860	\$900	\$940	\$980	\$1,020	\$1,060	\$10,080
TOTAL G&A	\$21,043	\$21,283	\$21,523	\$21,763	\$22,003	\$22,243	\$22,483	\$22,723	\$22,963	\$23,203	\$23,443	\$23,683	\$268,359
OPERATIONS													
OPERATOR COST	\$3,040	\$3,120	\$3,200	\$3,280	\$3,360	\$3,440	\$3,520	\$3,600	\$3,680	\$3,760	\$3,840	\$3,920	\$41,760
VEHICLE & EQUIPMENT COST	\$1,520	\$1,560	\$1,600	\$1,640	\$1,680	\$1,720	\$1,760	\$1,800	\$1,840	\$1,880	\$1,920	\$1,960	\$20,880
CUSTOMER BILLING COST	\$1,810	\$1,930	\$2,050	\$2,170	\$2,290	\$2,410	\$2,530	\$2,650	\$2,770	\$2,890	\$3,010	\$3,130	\$29,640
ELECTRICITY	\$3,600	\$3,800	\$4,000	\$4,200	\$4,400	\$4,600	\$4,800	\$5,000	\$5,200	\$5,400	\$5,600	\$5,800	\$56,400
CHEMICAL COST	\$1,140	\$1,220	\$1,300	\$1,380	\$1,460	\$1,540	\$1,620	\$1,700	\$1,780	\$1,860	\$1,940	\$2,020	\$18,960
SLUDGE DISPOSAL COST	\$2,300	\$2,400	\$2,500	\$2,600	\$2,700	\$2,800	\$2,900	\$3,000	\$3,100	\$3,200	\$3,300	\$3,400	\$34,200
TAP MAT'L & FIELD LABOR COST	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$960,000
REPAIR COSTS	\$11,459	\$11,459	\$11,459	\$11,459	\$11,459	\$11,459	\$11,459	\$11,459	\$11,459	\$11,459	\$11,459	\$11,459	\$137,503
CONTRIBUTION TO RESERVE ACCT	\$11,459	\$11,459	\$11,459	\$11,459	\$11,459	\$11,459	\$11,459	\$11,459	\$11,459	\$11,459	\$11,459	\$11,459	\$137,503
MONTHLY O & M COST	\$116,327	\$116,947	\$117,567	\$118,187	\$118,807	\$119,427	\$120,047	\$120,667	\$121,287	\$121,907	\$122,527	\$123,147	\$1,436,847
TOTAL MONTHLY EXPENSE	\$137,371	\$138,231	\$139,091	\$139,951	\$140,811	\$141,671	\$142,531	\$143,391	\$144,251	\$145,111	\$145,971	\$146,831	\$1,705,206
NET INCOME OR EXPENSE/MONTH	(\$10,493)	(\$8,179)	(\$4,264)	\$241	\$5,082	\$9,039	\$12,514	\$15,604	\$16,747	\$19,082	\$17,823	\$19,713	\$92,910

**PROJECTED INCOME & EXPENSE STATEMENT
FOR CCN AMENDMENT APPLICATION
FOR SANTA FE SUBDIVISION, SECTIONS 7-9
BY LIBERTY COUNTY UTILITIES**

FISCAL YEAR 3 - 2024

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
TOTAL ON-LINE EQUIVALENT CONN.	1,000	1,040	1,080	1,120	1,160	1,200	1,240	1,280	1,320	1,360	1,400	1,440	14,640
Seasonal Multiplier, mo. avg/ annual avg	0.65	0.65	0.75	1.00	1.20	1.35	1.35	1.35	1.20	1.10	0.75	0.85	12.00
Monthly Water Use/Customer, Gal	4,030	3,640	4,650	6,000	7,440	8,100	8,370	8,370	7,200	6,820	4,500	4,030	
Monthly Water Use in Base Rate, Gal	-	-	-	-	-	-	-	-	-	-	-	-	
Monthly Water Use Subject to Surcharge, Gal	4,030	3,640	4,650	6,000	7,440	8,100	8,370	8,370	7,200	6,820	4,500	4,030	
Monthly Water Income Per Customer, \$	\$ 46.06	\$ 45.28	\$ 47.30	\$ 50.00	\$ 52.88	\$ 54.20	\$ 54.74	\$ 54.74	\$ 52.40	\$ 51.64	\$ 47.00	\$ 46.06	\$ 602.30
Monthly Sewer Use in Base Rate, Gal	ALL	ALL	ALL	ALL	ALL	ALL	ALL	ALL	ALL	ALL	ALL	ALL	
Monthly Sewer Use Subject to Sewer Charge, Gal	4,030	3,640	4,650	6,000	7,440	8,100	8,370	8,370	7,200	6,820	4,500	4,030	
Monthly Sewer Income Per Customer, \$	\$ 45.00	\$ 45.00	\$ 45.00	\$ 45.00	\$ 45.00	\$ 45.00	\$ 45.00	\$ 45.00	\$ 45.00	\$ 45.00	\$ 45.00	\$ 45.00	\$ 540.00
Monthly Water Bill, \$	\$ 91.06	\$ 90.28	\$ 92.30	\$ 95.00	\$ 97.88	\$ 99.20	\$ 99.74	\$ 99.74	\$ 97.40	\$ 96.64	\$ 92.00	\$ 91.06	\$ 1,142.30
Total Monthly Water Pumped, Gal	4,030,000	3,785,600	5,022,000	6,720,000	8,630,400	9,720,000	10,378,800	10,713,600	9,504,000	9,275,200	6,300,000	5,803,200	89,882,800
GROSS WATER/SEWER USE INCOME	\$91,060	\$93,891	\$99,684	\$106,400	\$113,541	\$119,040	\$123,678	\$127,667	\$128,568	\$131,430	\$128,800	\$131,126	\$1,394,886
RESERVE FOR BAD DEBTS	\$911	\$939	\$997	\$1,064	\$1,135	\$1,190	\$1,237	\$1,277	\$1,286	\$1,314	\$1,288	\$1,311	\$13,949
WATER/SEWER INCOME (ADJUSTED)	\$90,149	\$92,952	\$98,687	\$105,336	\$112,405	\$117,850	\$122,441	\$126,391	\$127,282	\$130,116	\$127,512	\$129,815	\$1,380,937
TAP FEE INCOME	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$960,000
TOTAL MONTHLY INCOME	\$170,149	\$172,952	\$178,687	\$185,336	\$192,405	\$197,850	\$202,441	\$206,391	\$207,282	\$210,116	\$207,512	\$209,815	\$2,340,937
EXPENSE													
GENERAL & ADMINISTRATIVE													
OFFICE EXPENSE	\$2,000	\$2,040	\$2,080	\$2,120	\$2,160	\$2,200	\$2,240	\$2,280	\$2,320	\$2,360	\$2,400	\$2,440	\$26,640
EMPLOYEE SALARIES	\$5,000	\$5,120	\$5,240	\$5,360	\$5,480	\$5,600	\$5,720	\$5,840	\$5,960	\$6,080	\$6,200	\$6,320	\$67,920
PROFESSIONAL FEES	\$1,500	\$1,540	\$1,580	\$1,620	\$1,660	\$1,700	\$1,740	\$1,780	\$1,820	\$1,860	\$1,900	\$1,940	\$20,640
INSURANCE	\$7,321	\$7,321	\$7,321	\$7,321	\$7,321	\$7,321	\$7,321	\$7,321	\$7,321	\$7,321	\$7,321	\$7,321	\$87,854
ADVA LOREM TAXES	\$7,321	\$7,321	\$7,321	\$7,321	\$7,321	\$7,321	\$7,321	\$7,321	\$7,321	\$7,321	\$7,321	\$7,321	\$87,854
TCEQ PERMIT FEES	\$1,100	\$1,140	\$1,180	\$1,220	\$1,260	\$1,300	\$1,340	\$1,380	\$1,420	\$1,460	\$1,500	\$1,540	\$15,840
TOTAL G&A	\$24,242	\$24,482	\$24,722	\$24,962	\$25,202	\$25,442	\$25,682	\$25,922	\$26,162	\$26,402	\$26,642	\$26,882	\$306,748
OPERATIONS													
OPERATOR COST	\$4,000	\$4,080	\$4,160	\$4,240	\$4,320	\$4,400	\$4,480	\$4,560	\$4,640	\$4,720	\$4,800	\$4,880	\$53,280
VEHICLE & EQUIPMENT COST	\$2,000	\$2,040	\$2,080	\$2,120	\$2,160	\$2,200	\$2,240	\$2,280	\$2,320	\$2,360	\$2,400	\$2,440	\$26,640
CUSTOMER BILLING COST	\$3,250	\$3,370	\$3,490	\$3,610	\$3,730	\$3,850	\$3,970	\$4,090	\$4,210	\$4,330	\$4,450	\$4,570	\$46,920
ELECTRICITY	\$6,000	\$6,200	\$6,400	\$6,600	\$6,800	\$7,000	\$7,200	\$7,400	\$7,600	\$7,800	\$8,000	\$8,200	\$85,200
CHEMICAL COST	\$2,100	\$2,180	\$2,260	\$2,340	\$2,420	\$2,500	\$2,580	\$2,660	\$2,740	\$2,820	\$2,900	\$2,980	\$30,480
SLUDGE DISPOSAL COST	\$3,500	\$3,600	\$3,700	\$3,800	\$3,900	\$4,000	\$4,100	\$4,200	\$4,300	\$4,400	\$4,500	\$4,600	\$48,600
TAP MAT'L & FIELD LABOR COST	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$960,000
REPAIR COSTS	\$11,714	\$11,714	\$11,714	\$11,714	\$11,714	\$11,714	\$11,714	\$11,714	\$11,714	\$11,714	\$11,714	\$11,714	\$140,566
CONTRIBUTION TO RESERVE ACCT	\$11,714	\$11,714	\$11,714	\$11,714	\$11,714	\$11,714	\$11,714	\$11,714	\$11,714	\$11,714	\$11,714	\$11,714	\$140,566
MONTHLY O & M COST	\$124,278	\$124,898	\$125,518	\$126,138	\$126,758	\$127,378	\$127,998	\$128,618	\$129,238	\$129,858	\$130,478	\$131,098	\$1,532,253
TOTAL MONTHLY EXPENSE	\$148,520	\$149,380	\$150,240	\$151,100	\$151,960	\$152,820	\$153,680	\$154,540	\$155,400	\$156,260	\$157,120	\$157,980	\$1,839,001
NET INCOME OR EXPENSE/MONTH	\$21,629	\$23,572	\$28,447	\$34,236	\$40,445	\$45,030	\$48,761	\$51,850	\$51,882	\$53,856	\$50,392	\$51,835	\$501,936

**PROJECTED INCOME & EXPENSE STATEMENT
FOR CCN AMENDMENT APPLICATION
FOR SANTA FE SUBDIVISION, SECTIONS 7-9
BY LIBERTY COUNTY UTILITIES**

FISCAL YEAR 4 - 2025

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
TOTAL ON-LINE EQUIVALENT CONN.	1,480	1,520	1,560	1,600	1,640	1,680	1,720	1,760	1,800	1,840	1,880	1,920	20,400
Seasonal Multiplier, mo. avg/ annual avg	0.65	0.65	0.75	1.00	1.20	1.35	1.35	1.35	1.20	1.10	0.75	0.65	12.00
Monthly Water Use/Customer, Gal	4,030	3,640	4,650	6,000	7,440	8,100	8,370	8,370	7,200	6,820	4,500	4,030	
Monthly Water Use in Base Rate, Gal	-	-	-	-	-	-	-	-	-	-	-	-	
Monthly Water Use Subject to Surcharge, Gal	4,030	3,640	4,650	6,000	7,440	8,100	8,370	8,370	7,200	6,820	4,500	4,030	
Monthly Water Income Per Customer, \$	\$ 46.06	\$ 45.28	\$ 47.30	\$ 50.00	\$ 52.88	\$ 54.20	\$ 54.74	\$ 54.74	\$ 52.40	\$ 51.64	\$ 47.00	\$ 46.06	\$ 602.30
Monthly Sewer Use in Base Rate, Gal	ALL	ALL	ALL	ALL	ALL	ALL	ALL	ALL	ALL	ALL	ALL	ALL	
Monthly Sewer Use Subject to Sewer Charge	4,030	3,640	4,650	6,000	7,440	8,100	8,370	8,370	7,200	6,820	4,500	4,030	
Monthly Sewer Income Per Customer, \$	\$ 45.00	\$ 45.00	\$ 45.00	\$ 45.00	\$ 45.00	\$ 45.00	\$ 45.00	\$ 45.00	\$ 45.00	\$ 45.00	\$ 45.00	\$ 45.00	\$ 540.00
Monthly Water Bill, \$	\$ 91.06	\$ 90.28	\$ 92.30	\$ 95.00	\$ 97.88	\$ 99.20	\$ 99.74	\$ 99.74	\$ 97.40	\$ 96.64	\$ 92.00	\$ 91.06	\$ 1,142.30
Total Monthly Water Pumped, Gal	5,964,400	5,532,800	7,254,000	9,600,000	12,201,600	13,608,000	14,396,400	14,731,200	12,960,000	12,548,800	8,460,000	7,737,600	124,994,800
GROSS WATER/SEWER USE INCOME	\$134,769	\$137,226	\$143,988	\$152,000	\$160,523	\$166,656	\$171,553	\$175,542	\$175,320	\$177,818	\$172,960	\$174,835	\$1,943,190
RESERVE FOR BAD DEBTS	\$1,348	\$1,372	\$1,440	\$1,520	\$1,605	\$1,667	\$1,716	\$1,755	\$1,753	\$1,778	\$1,730	\$1,748	\$19,432
WATER/SEWER INCOME (ADJUSTED)	\$133,421	\$135,853	\$142,548	\$150,480	\$158,918	\$164,989	\$169,837	\$173,787	\$173,567	\$176,039	\$171,230	\$173,087	\$1,923,758
TAP FEE INCOME	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$960,000
TOTAL MONTHLY INCOME	\$213,421	\$215,853	\$222,548	\$230,480	\$238,918	\$244,989	\$249,837	\$253,787	\$253,567	\$256,039	\$251,230	\$253,087	\$2,883,758
EXPENSE													
GENERAL & ADMINISTRATIVE													
OFFICE EXPENSE	\$2,480	\$2,520	\$2,560	\$2,600	\$2,640	\$2,680	\$2,720	\$2,760	\$2,800	\$2,840	\$2,880	\$2,920	\$32,400
EMPLOYEE SALARIES	\$6,440	\$6,560	\$6,680	\$6,800	\$6,920	\$7,040	\$7,160	\$7,280	\$7,400	\$7,520	\$7,640	\$7,760	\$85,200
PROFESSIONAL FEES	\$1,980	\$2,020	\$2,060	\$2,100	\$2,140	\$2,180	\$2,220	\$2,260	\$2,300	\$2,340	\$2,380	\$2,420	\$26,400
INSURANCE	\$9,023	\$9,023	\$9,023	\$9,023	\$9,023	\$9,023	\$9,023	\$9,023	\$9,023	\$9,023	\$9,023	\$9,023	\$108,272
ADVALOREM TAXES	\$9,023	\$9,023	\$9,023	\$9,023	\$9,023	\$9,023	\$9,023	\$9,023	\$9,023	\$9,023	\$9,023	\$9,023	\$108,272
TCEQ PERMIT FEES	\$1,580	\$1,620	\$1,660	\$1,700	\$1,740	\$1,780	\$1,820	\$1,860	\$1,900	\$1,940	\$1,980	\$2,020	\$21,600
TOTAL G&A	\$30,525	\$30,765	\$31,005	\$31,245	\$31,485	\$31,725	\$31,965	\$32,205	\$32,445	\$32,685	\$32,925	\$33,165	\$382,145
OPERATIONS													
OPERATOR COST	\$4,960	\$5,040	\$5,120	\$5,200	\$5,280	\$5,360	\$5,440	\$5,520	\$5,600	\$5,680	\$5,760	\$5,840	\$64,800
VEHICLE & EQUIPMENT COST	\$2,480	\$2,520	\$2,560	\$2,600	\$2,640	\$2,680	\$2,720	\$2,760	\$2,800	\$2,840	\$2,880	\$2,920	\$32,400
CUSTOMER BILLING COST	\$4,690	\$4,810	\$4,930	\$5,050	\$5,170	\$5,290	\$5,410	\$5,530	\$5,650	\$5,770	\$5,890	\$6,010	\$64,200
ELECTRICITY	\$8,400	\$8,600	\$8,800	\$9,000	\$9,200	\$9,400	\$9,600	\$9,800	\$10,000	\$10,200	\$10,400	\$10,600	\$114,000
CHEMICAL COST	\$3,060	\$3,140	\$3,220	\$3,300	\$3,380	\$3,460	\$3,540	\$3,620	\$3,700	\$3,780	\$3,860	\$3,940	\$42,000
SLUDGE DISPOSAL COST	\$4,700	\$4,800	\$4,900	\$5,000	\$5,100	\$5,200	\$5,300	\$5,400	\$5,500	\$5,600	\$5,700	\$5,800	\$63,000
TAP MAT'L & FIELD LABOR COST	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$960,000
REPAIR COSTS	\$14,436	\$14,436	\$14,436	\$14,436	\$14,436	\$14,436	\$14,436	\$14,436	\$14,436	\$14,436	\$14,436	\$14,436	\$173,236
CONTRIBUTION TO RESERVE ACCT	\$14,436	\$14,436	\$14,436	\$14,436	\$14,436	\$14,436	\$14,436	\$14,436	\$14,436	\$14,436	\$14,436	\$14,436	\$173,236
MONTHLY O & M COST	\$137,163	\$137,783	\$138,403	\$139,023	\$139,643	\$140,263	\$140,883	\$141,503	\$142,123	\$142,743	\$143,363	\$143,983	\$1,686,871
TOTAL MONTHLY EXPENSE	\$167,688	\$168,548	\$169,408	\$170,268	\$171,128	\$171,988	\$172,848	\$173,708	\$174,568	\$175,428	\$176,288	\$177,148	\$2,069,016
NET INCOME OR EXPENSE/MONTH	\$45,733	\$47,305	\$53,140	\$60,212	\$67,790	\$73,001	\$76,989	\$80,079	\$78,999	\$80,611	\$74,942	\$75,939	\$814,742

**PROJECTED INCOME & EXPENSE STATEMENT
FOR CCN AMENDMENT APPLICATION
FOR SANTA FE SUBDIVISION, SECTIONS 7-9
BY LIBERTY COUNTY UTILITIES**

FISCAL YEAR 5 - 2026

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
TOTAL ON-LINE EQUIVALENT CONN.	1,960	2,000	2,040	2,080	2,120	2,160	2,200	2,240	2,280	2,320	2,360	2,400	26,160
Seasonal Multiplier, mo. avg/ annual avg	0.65	0.65	0.75	1.00	1.20	1.35	1.35	1.35	1.20	1.10	0.75	0.65	12.00
Monthly Water Use/Customer, Gal	4,030	3,640	4,650	6,000	7,440	8,100	8,370	8,370	7,200	6,820	4,500	4,030	
Monthly Water Use in Base Rate, Gal	-	-	-	-	-	-	-	-	-	-	-	-	
Monthly Water Use Subject to Surcharge, Ga	4,030	3,640	4,650	6,000	7,440	8,100	8,370	8,370	7,200	6,820	4,500	4,030	
Monthly Water Income Per Customer, \$	\$ 46.06	\$ 45.28	\$ 47.30	\$ 50.00	\$ 52.88	\$ 54.20	\$ 54.74	\$ 54.74	\$ 52.40	\$ 51.64	\$ 47.00	\$ 46.06	\$ 602.30
Monthly Sewer Use in Base Rate, Gal	ALL	ALL	ALL	ALL	ALL	ALL	ALL	ALL	ALL	ALL	ALL	ALL	
Monthly Sewer Use Subject to Sewer Charge	4,030	3,640	4,650	6,000	7,440	8,100	8,370	8,370	7,200	6,820	4,500	4,030	
Monthly Sewer Income Per Customer, \$	\$ 45.00	\$ 45.00	\$ 45.00	\$ 45.00	\$ 45.00	\$ 45.00	\$ 45.00	\$ 45.00	\$ 45.00	\$ 45.00	\$ 45.00	\$ 45.00	\$ 540.00
Monthly Water Bill, \$	\$ 91.06	\$ 90.28	\$ 92.30	\$ 95.00	\$ 97.88	\$ 99.20	\$ 99.74	\$ 99.74	\$ 97.40	\$ 96.64	\$ 92.00	\$ 91.06	\$ 1,142.30
Total Monthly Water Pumped, Gal	7,898,800	7,280,000	9,486,000	12,480,000	15,772,800	17,496,000	18,414,000	18,748,800	16,416,000	15,822,400	10,620,000	9,672,000	160,106,800
GROSS WATER/SEWER USE INCOME	\$178,478	\$180,560	\$188,292	\$197,600	\$207,506	\$214,272	\$219,428	\$223,418	\$222,072	\$224,205	\$217,120	\$218,544	\$2,491,494
RESERVE FOR BAD DEBTS	\$1,785	\$1,806	\$1,883	\$1,976	\$2,075	\$2,143	\$2,194	\$2,234	\$2,221	\$2,242	\$2,171	\$2,185	\$24,915
WATER/SEWER INCOME (ADJUSTED)	\$176,693	\$178,754	\$186,409	\$195,624	\$205,431	\$212,129	\$217,234	\$221,183	\$219,851	\$221,963	\$214,949	\$216,359	\$2,466,579
TAP FEE INCOME	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$960,000
TOTAL MONTHLY INCOME	\$256,693	\$258,754	\$266,409	\$275,624	\$285,431	\$292,129	\$297,234	\$301,183	\$299,851	\$301,963	\$294,949	\$296,359	\$3,426,579
EXPENSE													
GENERAL & ADMINISTRATIVE													
OFFICE EXPENSE	\$2,960	\$3,000	\$3,040	\$3,080	\$3,120	\$3,160	\$3,200	\$3,240	\$3,280	\$3,320	\$3,360	\$3,400	\$38,160
EMPLOYEE SALARIES	\$7,880	\$8,000	\$8,120	\$8,240	\$8,360	\$8,480	\$8,600	\$8,720	\$8,840	\$8,960	\$9,080	\$9,200	\$102,480
PROFESSIONAL FEES	\$2,460	\$2,500	\$2,540	\$2,580	\$2,620	\$2,660	\$2,700	\$2,740	\$2,780	\$2,820	\$2,860	\$2,900	\$32,160
INSURANCE	\$9,023	\$9,023	\$9,023	\$9,023	\$9,023	\$9,023	\$9,023	\$9,023	\$9,023	\$9,023	\$9,023	\$9,023	\$108,272
ADVALOREM TAXES	\$9,023	\$9,023	\$9,023	\$9,023	\$9,023	\$9,023	\$9,023	\$9,023	\$9,023	\$9,023	\$9,023	\$9,023	\$108,272
TCEQ PERMIT FEES	\$2,060	\$2,100	\$2,140	\$2,180	\$2,220	\$2,260	\$2,300	\$2,340	\$2,380	\$2,420	\$2,460	\$2,500	\$27,360
TOTAL G&A	\$33,405	\$33,645	\$33,885	\$34,125	\$34,365	\$34,605	\$34,845	\$35,085	\$35,325	\$35,565	\$35,805	\$36,045	\$416,705
OPERATIONS													
OPERATOR COST	\$5,920	\$6,000	\$6,080	\$6,160	\$6,240	\$6,320	\$6,400	\$6,480	\$6,560	\$6,640	\$6,720	\$6,800	\$76,320
VEHICLE & EQUIPMENT COST	\$2,960	\$3,000	\$3,040	\$3,080	\$3,120	\$3,160	\$3,200	\$3,240	\$3,280	\$3,320	\$3,360	\$3,400	\$38,160
CUSTOMER BILLING COST	\$6,130	\$6,250	\$6,370	\$6,490	\$6,610	\$6,730	\$6,850	\$6,970	\$7,090	\$7,210	\$7,330	\$7,450	\$81,480
ELECTRICITY	\$10,800	\$11,000	\$11,200	\$11,400	\$11,600	\$11,800	\$12,000	\$12,200	\$12,400	\$12,600	\$12,800	\$13,000	\$142,800
CHEMICAL COST	\$4,020	\$4,100	\$4,180	\$4,260	\$4,340	\$4,420	\$4,500	\$4,580	\$4,660	\$4,740	\$4,820	\$4,900	\$53,520
SLUDGE DISPOSAL COST	\$5,900	\$6,000	\$6,100	\$6,200	\$6,300	\$6,400	\$6,500	\$6,600	\$6,700	\$6,800	\$6,900	\$7,000	\$77,400
TAP MAT'L & FIELD LABOR COST	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$80,000	\$960,000
REPAIR COSTS	\$14,436	\$14,436	\$14,436	\$14,436	\$14,436	\$14,436	\$14,436	\$14,436	\$14,436	\$14,436	\$14,436	\$14,436	\$173,236
CONTRIBUTION TO RESERVE ACCT	\$14,436	\$14,436	\$14,436	\$14,436	\$14,436	\$14,436	\$14,436	\$14,436	\$14,436	\$14,436	\$14,436	\$14,436	\$173,236
MONTHLY O & M COST	\$144,603	\$145,223	\$145,843	\$146,463	\$147,083	\$147,703	\$148,323	\$148,943	\$149,563	\$150,183	\$150,803	\$151,423	\$1,776,151
TOTAL MONTHLY EXPENSE	\$178,008	\$178,868	\$179,728	\$180,588	\$181,448	\$182,308	\$183,168	\$184,028	\$184,888	\$185,748	\$186,608	\$187,468	\$2,192,856
NET INCOME OR EXPENSE/MONTH	\$78,685	\$79,886	\$86,681	\$95,036	\$103,983	\$109,821	\$114,066	\$117,155	\$114,963	\$116,215	\$108,341	\$108,891	\$1,233,723

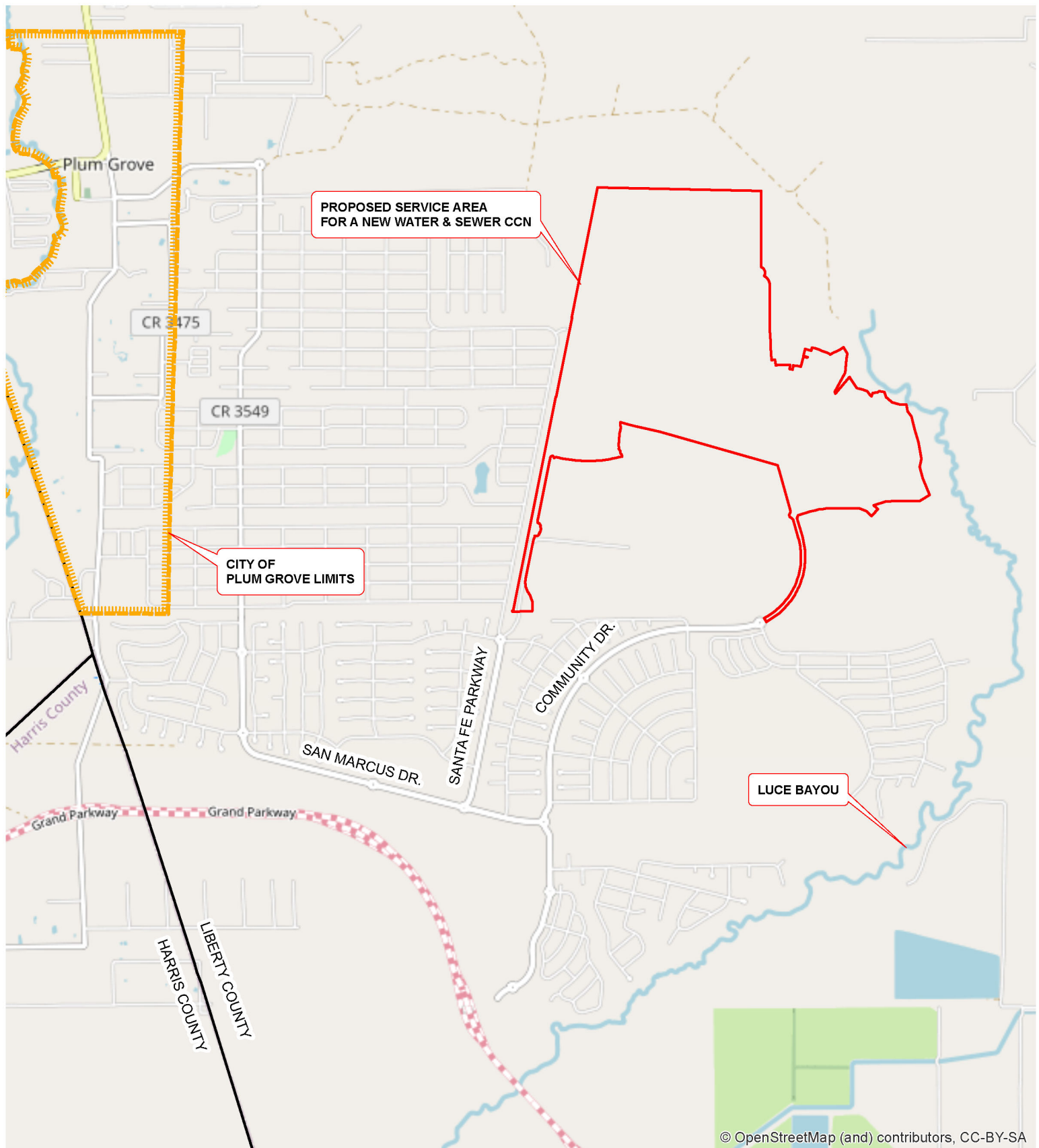
**SUMMARY OF INCOME & EXPENSE
FOR CCN AMENDMENT APPLICATION
FOR SANTA FE SUBDIVISION, SECTIONS 7-9
BY LIBERTY COUNTY UTILITES**

PROJECTED INCOME & EXPENSE PROJECTIONS

	DECEMBER 31					
	FY 0	FY 1	FY 2	FY 3	FY 4	FY 5
AVERAGE NUMBER OF CUSTOMERS	0	260	740	1220	1700	2180
TOTAL ANNUAL WATER USE	0	19,658,800	54,770,800	89,882,800	124,994,800	160,106,800
WATER/SEWER USE INCOME (ADJUSTED)	\$0	\$295,295	\$838,116	\$1,380,937	\$1,923,758	\$2,466,579
TAP FEE INCOME	\$0	\$960,000	\$960,000	\$960,000	\$960,000	\$960,000
TOTAL ANNUAL INCOME	\$0	\$1,255,295	\$1,798,116	\$2,340,937	\$2,883,758	\$3,426,579
EXPENSE						
GENERAL & ADMINISTRATIVE						
OFFICE EXPENSE	\$0	\$15,120	\$20,880	\$26,640	\$32,400	\$38,160
EMPLOYEE SALARIES	\$0	\$33,360	\$50,640	\$67,920	\$85,200	\$102,480
PROFESSIONAL FEES	\$0	\$9,120	\$14,880	\$20,640	\$26,400	\$32,160
INSURANCE	\$0	\$85,198	\$85,940	\$87,854	\$108,272	\$108,272
ADVALOREM TAXES	\$0	\$85,198	\$85,940	\$87,854	\$108,272	\$108,272
TCEQ PERMIT FEES	\$0	\$4,320	\$10,080	\$15,840	\$21,600	\$27,360
TOTAL G&A	\$0	\$232,316	\$268,359	\$306,748	\$382,145	\$416,705
OPERATIONS						
OPERATOR COST	\$0	\$30,240	\$41,760	\$53,280	\$64,800	\$76,320
VEHICLE & EQUIPMENT COST	\$0	\$15,120	\$20,880	\$26,640	\$32,400	\$38,160
CUSTOMER BILLING COST	\$0	\$12,360	\$29,640	\$46,920	\$64,200	\$81,480
ELECTRICITY	\$0	\$27,600	\$56,400	\$85,200	\$114,000	\$142,800
CHEMICAL COST	\$0	\$7,440	\$18,960	\$30,480	\$42,000	\$53,520
SLUDGE DISPOSAL COST	\$0	\$19,800	\$34,200	\$48,600	\$63,000	\$77,400
TAP MAT'L & FIELD LABOR COST	\$0	\$960,000	\$960,000	\$960,000	\$960,000	\$960,000
REPAIR COSTS	\$0	\$136,316	\$137,503	\$140,566	\$173,236	\$173,236
CONTRIBUTION TO RESERVE ACCT	\$0	\$136,316	\$137,503	\$140,566	\$173,236	\$173,236
TOTAL OPERATING COST	\$0	\$1,345,193	\$1,436,847	\$1,532,253	\$1,686,871	\$1,776,151
TOTAL MONTHLY EXPENSE	\$0	\$1,577,508	\$1,705,206	\$1,839,001	\$2,069,016	\$2,192,856
INCOME (LOSS) BEFORE DEPRECIATION	\$0	(\$322,213)	\$92,910	\$501,936	\$814,742	\$1,233,723
DEPRECIATION	\$0	\$236,660	\$238,721	\$244,039	\$300,756	\$300,756
NET INCOME (LOSS)	\$0	(\$558,874)	(\$145,812)	\$257,897	\$513,986	\$932,967

PROJECTED BALANCE SHEET

	FY 0	FY 1	FY 2	FY 3	FY 4	FY 5
ASSETS						
CASH (CHECKING)	\$350,000	\$27,787	\$20,696	\$272,632	\$1,087,374	\$2,321,097
RESERVE ACCOUNT	\$0	\$136,316	\$273,820	\$414,386	\$587,622	\$760,857
ACCOUNTS RECEIVABLE	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL CURRENT ASSETS	\$350,000	\$164,103	\$294,516	\$687,018	\$1,674,996	\$3,081,954
PROPERTY AND EQUIPMENT						
WATER PLANT	\$0	\$1,288,650	\$1,387,568	\$1,642,818	\$1,773,377	\$1,773,377
WASTEWATER PLANT	\$0	\$2,356,250	\$2,356,250	\$2,356,250	\$4,948,125	\$4,948,125
WATER DISTRIBUTION LINES	\$0	\$2,571,600	\$2,571,600	\$2,571,600	\$2,571,600	\$2,571,600
SEWAGE COLLECTION LINES	\$0	\$5,143,200	\$5,143,200	\$5,143,200	\$5,143,200	\$5,143,200
TOTAL PROPERTY AND EQUIPMENT	\$0	\$11,359,700	\$11,458,618	\$11,713,868	\$14,436,302	\$14,436,302
LESS ACCUMULATED DEPRECIATION	\$0	\$236,660	\$475,382	\$719,421	\$1,020,177	\$1,320,933
TOTAL PROPERTY & EQUIPMENT, NET	\$0	\$11,123,040	\$10,983,236	\$10,994,447	\$13,416,125	\$13,115,369
TOTAL ASSETS	\$350,000	\$11,287,143	\$11,277,752	\$11,681,466	\$15,091,121	\$16,197,323
RETURN ON INVESTED CAPITAL ASSETS, %		-5.02%	-1.33%	2.35%	3.83%	7.11%
LIABILITIES AND CAPITAL						
LIABILITIES						
ACCOUNTS PAYABLE	\$0	\$0	\$0	\$0	\$0	\$0
SHORT TERM DEBT	\$350,000	\$350,000	\$250,000	\$0	\$0	\$0
ACCRUED RESERVES	\$0	\$136,316	\$273,820	\$414,386	\$587,622	\$760,857
LONG TERM DEBT	\$0	\$0	\$0	\$0	\$0	\$0
TOTAL LIABILITIES	\$350,000	\$486,316	\$523,820	\$414,386	\$587,622	\$760,857
OWNER/STOCKHOLDER EQUITY						
COMMON STOCK	\$0	\$11,359,700	\$11,458,618	\$11,713,868	\$14,436,302	\$14,436,302
RETAINED EARNINGS (CUMMULATIVE)	\$0	\$0	(\$558,874)	(\$704,685)	(\$446,788)	\$67,197
NET INCOME	\$0	(\$558,874)	(\$145,812)	\$257,897	\$513,986	\$932,967
TOTAL CAPITAL	\$0	\$10,800,826	\$10,753,933	\$11,267,080	\$14,503,499	\$15,436,466
TOTAL LIABILITIES + CAPITAL	\$350,000	\$11,287,143	\$11,277,752	\$11,681,466	\$15,091,121	\$16,197,323



ATTACHMENT F - REQUESTED SERVICE AREA MAP

LIBERTY COUNTY UTILITIES, LLC. - APPLICANT
APPLICATION FOR A NEW WATER & SEWER CCN

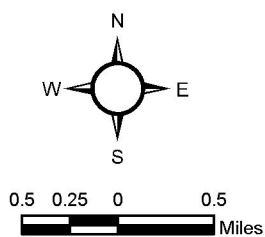
WaterEngineers, Inc.
Water & Wastewater Treatment Consultants

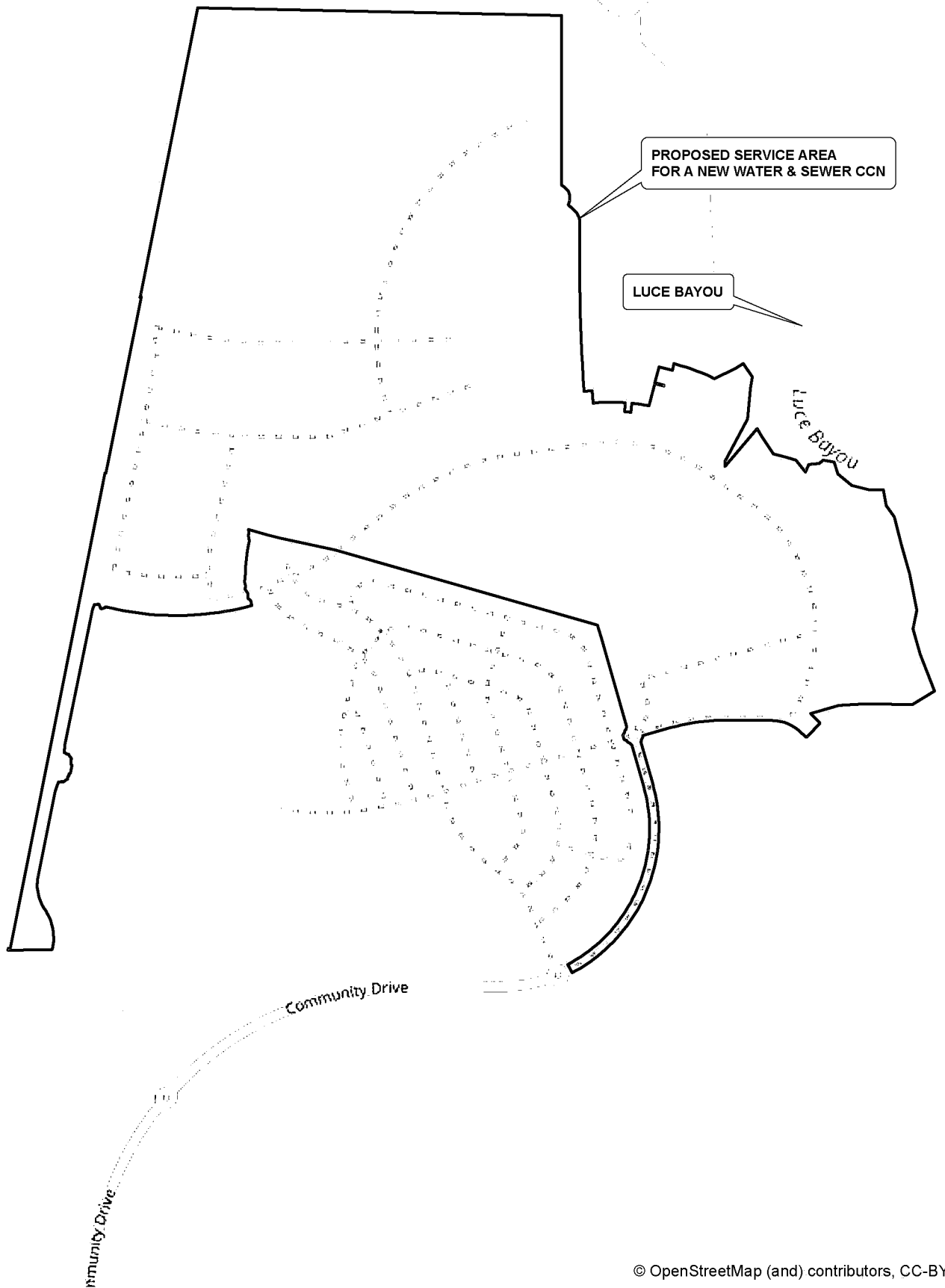
17230 HUFFMEISTER RD., SUITE A
CYPRESS, TEXAS 77429

TEL: 281-373-0500
FAX: 281-373-1113

LEGEND

- PROPOSED REQUESTED AREA
- City Boundaries
- County Boundary





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ATTACHMENT G - LOCATION MAP

**LIBERTY COUNTY UTILITIES, LLC. - APPLICANT
APPLICATION FOR A NEW WATER & SEWER CCN**

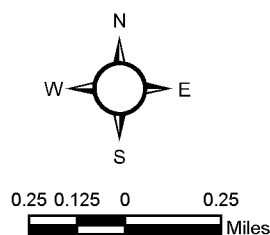
WATER ENGINEERS, INC.
Water & Wastewater Treatment Consultants

17230 HUFFMEISTER RD., SUITE A
CYPRESS, TEXAS 77429

TEL: 281-373-0500
FAX: 281-373-1113

LEGEND

 PROPOSED REQUESTED AREA



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Requested Area.cpg
Requested Area.dbf
Requested Area.prj
Requested Area.sbn
Requested Area.sbx
Requested Area.shp

Please see the ZIP file for this Filing on the PUC Interchange in order to access these files.

Contact centralrecords@puc.texas.gov if you have any questions.

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Requested Area.shx

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