



Filing Receipt

Received - 2022-05-10 12:59:35 PM

Control Number - 52435

ItemNumber - 28

DOCKET NO. 52435

PETITION BY LEGACY	§	PUBLIC UTILITY COMMISSION
EQUESTRIAN CENTER LLC FOR	§	
EXPEDITED RELEASE FROM	§	OF TEXAS
WATER CCN NO. 10150 HELD BY	§	
MARILEE SPECIAL UTILITY	§	
DISTRICT IN COLLIN COUNTY	§	

**MARILEE SPECIAL UTILITY DISTRICT’S
SUBMISSION OF APPRAISAL REPORT**

Marilee Special Utility District (the “District”) submits the attached appraiser’s report substantiating that the District is owed, pursuant to Texas Water Code § 13.2541(f), just and reasonable compensation in the amount of \$117,714. Order No. 2 in this proceeding provides that this appraisal report is due to be filed within 70 days after the Commission approves the expedited release. The Commission approved the expedited release on March 1, 2022. Accordingly, this submission is timely filed.

Respectfully submitted,


By: 

John J. Carlton
State Bar No. 03817600
Grayson E. McDaniel
State Bar No. 24078966
The Carlton Law Firm P.L.L.C.
4301 Westbank Drive, Suite B-130
Austin, Texas 78746
(512) 614-0901
Fax (512) 900-2855
john@carltonlawaustin.com
grayson@carltonlawaustin.com

ATTORNEYS FOR MARILEE SPECIAL
UTILITY DISTRICT

CERTIFICATE OF SERVICE

I hereby certify that I have served or will serve a true and correct copy of the foregoing document via hand delivery, facsimile, electronic mail, overnight mail, U.S. mail and/or Certified Mail Return Receipt Requested to all parties on this the 10th day of May 2022.



Grayson E. McDaniel



DOCKET #52435

**COMPENSATION FOR
DECERTIFICATION OF A PORTION
OF MARILEE SPECIAL UTILITY
DISTRICT'S CERTIFICATE OF
CONVENIENCE AND NECESSITY**

MAY, 2022

Prepared for:
Mustang Special Utility District
P.O. Box 1017
Celina, Texas 75009-1017



275 W Campbell Road
Suite 440
Richardson, TX 75080
Phone: (972) 680-2000

May 5, 2022
Mr. Chris Boyd
General Manager
Mustang Special Utility District
P.O. Box 1017
Celina, Texas 75009-1017

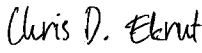
Re: Decertification Compensation - Report

Dear Mr. Boyd:

We are pleased to provide Marilee Special Utility District with a summary report for the appraisal to determine appropriate compensation for the expedited decertification of a portion of Marilee Special Utility District's service area covered under water certificate of convenience and necessity number 10150.

If you have any questions concerning this report, please do not hesitate to contact us.

Sincerely,

DocuSigned by:

EB62F346CFA8440...
Chris Ekrut, Chief Financial Officer

DocuSigned by:

1870379CE9854F5...
Zak Wright, ASA

Table of Contents

Section 1 Premise of the Appraisal	1-1
Scope of Services	1-1
Date of Valuation.....	1-1
Date of Report	1-1
Factors for Compensation	1-1
NewGen Strategies and Solutions	1-2
Section 2 Assumptions, Considerations and Limiting Conditions.....	2-1
Section 3 Analyses	3-1
Introduction.....	3-1
Analysis of Factors for Compensation	3-1
Conclusions.....	3-4
Section 4 Certification	4-1

List of Schedules

- 1 Allocation of Debt Service to the Decertified Area

List of Tables

Table 3-1 Compensation Summary.....	3-4
-------------------------------------	-----

Section 1

PREMISE OF THE APPRAISAL

Marilee Special Utility District (Marilee SUD or Marilee) retained NewGen Strategies and Solutions, LLC (NewGen) to perform an independent appraisal to determine appropriate compensation for the decertification of a portion of Marilee SUD's service area covered under water certificate of convenience and necessity (CCN) number 10150. The particular area at issue in this analysis (Decertified Area) is composed of one contiguous tract of land in Collin County, Texas. The Decertified Area was requested to be decertified via streamlined expedited release, as codified in Texas Water Code §13.2541 and Texas Water Code §13.254, by Legacy Equestrian Center LLC in Docket No. 52435 at the Public Utility Commission of Texas (PUCT).

Scope of Services

The purpose of the appraisal is to determine appropriate compensation for the decertification in accordance with applicable laws, statutes and the Uniform Standards of Professional Appraisal Practice (USPAP). In particular, the conduct of this analysis was dictated by 13.2541 and the compensation factors specified in Texas Water Code §13.254(g). Thus, NewGen relied upon a jurisdictional exception to conduct the scope of services as described herein. This report was prepared in conformance with the 2020-2021 Edition of USPAP as promulgated by the Appraisal Standards Board of the Appraisal Foundation (extended through December 31, 2022).

Date of Valuation

The compensation was determined as of April 28, 2022.

Date of Report

The date of this report is May 5, 2022.

Factors for Compensation

The factors ensuring just and adequate compensation in Texas Water Code §13.254(g) include:

- The value of real property owned and utilized by the retail public utility for its facilities (as determined according to the standards set forth in Chapter 21, Property Code, governing actions in eminent domain);
- The amount of the retail public utility's debt allocable for service to the area in question;
- The value of the service facilities of the retail public utility located within the area in question;
- The amount of any expenditures for planning, design, or construction of service facilities that are allocable to service to the area in question;



Section 1

- The amount of the retail public utility's contractual obligations allocable to the area in question;
- Any demonstrated impairment of service or increase of cost to consumers of the retail public utility remaining after the decertification;
- The impact on future revenues lost from existing customers;
- Necessary and reasonable legal expenses and professional fees; and
- Other relevant factors.

NewGen Strategies and Solutions

NewGen Strategies and Solutions, LLC is a management and economic consulting firm specializing in serving the utility industry and market. We provide financial, valuation, strategy, expert witness, stakeholder and sustainability consulting services to water, wastewater, solid waste, and energy clients across the country. Our expertise includes litigation support in state and federal regulatory proceedings, valuation of utility property, business and financial planning, and strategic planning for electric, water, wastewater, solid waste, and natural gas utilities.

Section 2

ASSUMPTIONS, CONSIDERATIONS AND LIMITING CONDITIONS

In the preparation of this report, NewGen has made certain assumptions and used certain considerations with respect to conditions which may exist or events which may occur in the future. While we believe these considerations and assumptions to be reasonable based upon conditions known to us as of the date of this report, they are dependent upon future events and actual conditions may differ from those assumed.

While we believe the use of such information and assumptions to be reasonable for the purposes of this report, we offer no other assurances with respect thereto, and some assumptions may vary significantly due to unanticipated events and circumstances. To the extent actual future conditions differ from those assumed herein, or from the assumptions provided by others, the actual results may vary from those estimated.

The conclusion and opinions found in this report are made expressly subject to the following conditions and stipulations:

- NewGen assumed it was reasonable to expect that the buildout plan for the Decertified Area, as detailed in the City of Celina, Texas Ordinance 2016-59 O'Donnell Zoning – PD-70¹ (Celina Ordinance), remains accurate. The geographic boundaries of the Decertified Area have been amended since the effective date of the Celina Ordinance, however NewGen did not find evidence to indicate that these differences would have a material impact on the buildout plans for the Decertified Area.
- NewGen reviewed the projected connection counts in the buildout plans for the Petitioner's tracts of land (Petitioner Tracts) described in the Celina Ordinance. The Petitioner Tracts are within the geographic boundaries of the Decertified Area. The Celina Ordinance projects approximately 314 connections within the Decertified Area at full buildout.
- NewGen assumes that the estimated connection count and a five-year timeline for the complete buildout of the Petitioner Tracts are reasonable. This assumption results in approximately 32 connections in the first year of the study and an additional 63 connections in the Decertified Area in the second year through the fifth year of the study. The sixth year only results in an additional 30 connections as the Decertified Area reaches full buildout under the plans detailed in the Celina Ordinance. NewGen understands that the Certificate Holder's nearby existing facilities can accommodate a maximum of 317 additional connections². This is detailed further in the assumptions below and subsequent analysis of the compensation factors.
- The Client identified the nearby existing facilities available to provide water service to the Decertified Area. These facilities have the capacity to serve a maximum of 933 connections and currently serve approximately 616 connections.

¹ City of Celina, Ordinance No. 2016-59 O'Donnell dated August 9, 2016

² Unused capacity information provided on January 3, 2021 email. Maximum additional connections determined according to 30 TAC §290.45 (b)(1)(D)

Section 2

- The nearby existing facilities are subject to water supply constraints present at nearby well sites³.
- NewGen's analysis of just and adequate compensation is limited to the level of development that Marilee SUD's existing facilities are able to serve based on our review of publicly available data and data provided by Marilee SUD.
- The scope of work was dictated by Texas Water Code §13.2541 and Texas Water Code §13.254(g) and, thus, NewGen relied on a jurisdictional exception to conduct the scope of services as described herein.
- No personal inspection of the property that is the subject of this report was made.
- No responsibility is assumed by NewGen for matters that are legal in nature, nor does NewGen render any opinion as to the title, land and/or land rights, which are assumed to be good and marketable. No opinion is intended to be expressed for matters that would require specialized investigation or knowledge beyond that normally used by an appraiser engaged in valuing the type of system described in this report.
- NewGen made no determination as to the validity, enforceability, or interpretation of any law, contract, rule, or regulation applicable to the water system or its operation. However, for the purposes of this report, NewGen assumed that all such laws, contracts, rules, and regulations will be fully enforceable in accordance with their terms as NewGen understands them and that the operators of the water system will operate the utility in accordance with all applicable laws, contracts, rules, and regulations. NewGen assumed that the water system conforms to all applicable zoning and use regulations and restrictions.
- We assume there are no hidden conditions that would make the Decertified Area more or less valuable.
- Certain data and assumptions have been provided by third parties, including, but not limited to, historical costs, active connection counts, and plant capacities. NewGen reserves the right to adjust the results in this report as may be required by changes to these third-party assumptions.
- NewGen assumes the growth projections for Marilee SUD's area, published in the Texas Water Development Board's 2021 Regional Water Plan, are a reasonable basis to escalate annual connection counts on the nearby facilities available to serve the Decertified Area.
- Individuals affiliated with NewGen and contributing to this report are Mr. Chris Ekrut, Chief Financial Officer, Mr. Zak Wright, ASA, Manager and Mr. Nick Coomer, Consultant.

³ Information provided on January 3, 2021 email. Maximum additional connections determined according to 30 TAC §290.45 (b)(1)(D)

Section 3 ANALYSES

Introduction

The compensation factors contained in Texas Water Code §13.254(g) are designed to ensure the utility losing a portion of its service territory, or CCN, (the Decertified Utility) is not financially harmed by the decertification. These factors are intended to provide just and adequate compensation to the Decertified Utility so that the remaining customers of the Decertified Utility will not have to bear a greater portion of the Decertified Utility's total costs as a result of the decertification. Water utilities are fixed cost intensive entities, which make investments in infrastructure in order to provide water service to existing and expected future customers. Water utilities are tasked with planning for the provision of service to future customers and, further, water utilities have an obligation to provide continuous and adequate service to the area within their CCN, as required under Chapter 13 of the Texas Water Code.

In this particular circumstance, the Decertified Area is composed of undeveloped land within Marilee SUD's CCN. The PUCT has determined the Decertified Area is not currently receiving water service.⁴ However, Marilee contends it is capable of serving the water needs of the Decertified Area.⁵

Analysis of Factors for Compensation

1. **Factor:** The value of real property owned and utilized by the retail public utility for its facilities (as determined according to the standards set forth in Chapter 21, Property Code, governing actions in eminent domain)

Analysis: There is no real property being transferred as a result of the decertification nor any real property rendered useless or permanently under-utilized as a result of the decertification. Therefore, there is no compensation due related to this factor.

2. **Factor:** The amount of the retail public utility's debt allocable for service to the area in question

Analysis: Marilee SUD has issued debt to fund the planning, design, and construction of facilities to provide water service to existing and future customers within its CCN. It is noted, however, that Marilee SUD did not provide information to detail the specific projects and improvements that were funded through existing debt service. Marilee SUD provided annual financial statements in an RFI response that summarize the annual debt service payments on all outstanding debt. This payment schedule is included in the attached Schedule 1.

If the decertification had not occurred, Marilee SUD would have been able to recover a portion of the fixed debt service costs from future connections within the Decertified Area. However, the number of connections that would be expected to be able to share in the debt service cost is limited by the existing capacity to serve the Decertified Area. The Decertified Utility's engineering professional

⁴ Docket No. 52435, Order, Dated March 1, 2022

⁵ Docket No. 52435, Marilee Special Utility District's Corrections and Exceptions to the Proposed Order, Dated November 22, 2021

Section 3

provided capacity data for the nearby existing facilities available to serve the Decertified Area. NewGen estimated that the existing supply facilities could support approximately 317 additional connections⁶. It is NewGen's opinion that any potential compensation for debt service can only be expected to be spread across the maximum number of customers that the water system near the Decertified Area is capable of supporting.

Assumed Connections in the Decertified Area

NewGen assumed that the 2021 water connection count of 2,687, provided by Marilee SUD, was an accurate representation of the total active connections on the existing Marilee SUD system. Additionally, NewGen assumed that the 2021 water connection count of 616, provided by Marilee SUD, is an accurate representation of the existing facilities available to serve the Decertified Area. According to the 2021 Regional Water Plan⁷, the population in Marilee SUD's service area is projected to grow at approximately 0.34%, annually, from 2020 to 2030. NewGen assumed the buildout period discussed in Section Two of this Report is reasonable for the Decertified Area. This implies that the Decertified Utility's remaining growth will occur in the portions of the CCN that are not being decertified (the Remaining System).

Compensation

Schedule 1, Tables 3 and 4, show the forecasted growth in retail connections for the Remaining System. Since the Decertified Area is projected to reach buildout of 314 connections, as discussed above, through steady growth over a five-year period beginning in the second half of 2022, NewGen assumes that there will be at least 34 new connections in the Decertified Area by the end of forecast year one. During forecast year two through five, NewGen assumes there will be 63 new connections each year. During forecast year six, NewGen assumes there will only be 30 new connections as the Decertified Area will reach maximum buildout as detailed by the Celina Ordinance. By the end of forecast year six and the future years, NewGen assumes that there will be at least 314 new connections in the Decertified Area. The allocation to the Decertified Area is based on the new connections in the Decertified Area less organic growth on the Remaining System on an annual basis. This allocation ceases when the two outstanding debt issuances are fully repaid in 2026 and 2030.

Schedule 1, Table 2, shows the debt service allocated to the Decertified Area by multiplying the annual allocation of debt service to each retail connection. This dollar amount is multiplied by the 31 additional connections that are projected to be built out in the Decertified Area, less the projected annual new connections in the Facilities Nearby Decertified Area, on a cumulative basis. Allocations are made at the beginning of each projection year based on the cumulative new connections present in the Facilities Nearby Decertified Area at the end of the prior year. Once the outstanding debt issuances are repaid, the payment stream allocated to the Decertified Area ceases. Finally, the debt service allocated to the Decertified Area by year is discounted to represent the present value today based on a 2.52% discount rate⁸. This discount rate was selected to represent the approximate cost of debt for Marilee SUD, based on the information made available during the discovery process. Marilee SUD is a non-profit political subdivision that exists to provide water services to consumers

⁶ Unused capacity information provided on January 3, 2021 email. Maximum additional connections determined according to 30 TAC §290.45 (b)(1)(D)

⁷ Texas Water Development Board, 2021 Regional Water Plan – Population Projections for 2020-2070 for Water Users Groups by Region and County, dated March 28, 2019

⁸ Marilee Special Utility District, Audited Financial Statements, For the Years Ended December 31, 2020 and 2019

within its CCN, subject to the provisions of Chapters 49 and 65 of the Texas Water Code. Marilee does not have equity shareholders and does not operate to deliver a monetary return from capital investments in the System. Marilee SUD's cost of capital, or opportunity cost, to invest in projects, is equal to its effective cost of debt to finance projects in the System. The present value of the debt service allocated to the Decertified Area equals **\$91,442**.

3. **Factor:** The value of the service facilities of the retail public utility located within the area in question

Analysis: Marilee's service facilities located within the Decertified Area include a one-and-a-half-inch water line running through the southeast end of the tract. The water line is not being transferred as a result of the decertification and also is not providing service to the Decertified Area as determined by the PUCT.⁴ Additionally, NewGen has not been made aware of any facilities rendered permanently useless or under-utilized as a result of the decertification. Thus, there is no compensation due related to this factor.⁹

4. **Factor:** The amount of any expenditures for planning, design, or construction of service facilities that are allocable to service to the area in question

Analysis: NewGen is not aware of any expense incurred due to the development of any master plan or engineering design specific to Docket 52435. Professional expenses related to the decertification are included in Factor 8, below.

5. **Factor:** The amount of the retail public utility's contractual obligations allocable to the area in question

Analysis: Although Marilee SUD's existing system is located in the North Texas Groundwater Conservation District, Marilee SUD is not currently paying for any water allocable to the area in question. Marilee has an existing contract with the City of Sherman for the purchase of treated groundwater. This contract includes a take or pay component of 0.10 million gallons per day according to the documentation provided for NewGen's review. Data detailing recent purchases under this contract was also provided. The data indicate that Marilee historically purchases treated water in excess of the volume specified as take or pay, therefore, NewGen does not have evidence of any increased cost to remaining customers as a result of the Decertification. Further, the PUCT has determined the Decertified Area is not currently receiving water service, as discussed above. Thus, there is no compensation due related to this factor.

6. **Factor:** Any demonstrated impairment of service or increase of cost to consumers of the retail public utility remaining after the decertification

Analysis: NewGen did not identify the need for any incremental compensation related to this factor. While Marilee has existing infrastructure in the Decertified Area¹⁰ NewGen has not been made aware of circumstances that would cause the infrastructure to be impaired or permanently underutilized as a result of the Decertification. There was no demonstrated impairment of service and the only potential source of increased cost to remaining Marilee customers were addressed in compensation factors 2 and 8.

7. **Factor:** The impact on future revenues lost from existing customers

⁹ Docket No. 52435, Order, Dated March 1, 2022

¹⁰ Docket No. 52435, Marilee Special Utility District's Verified Response to Petition for Expedited Release from Water CCN No. 10150, Dated October 4, 2021

Section 3

Analysis: Given there are no existing customers being taken from Marilee in this decertification, NewGen did not identify any relevant compensation for this factor.

8. **Factor:** Necessary and reasonable legal expenses and professional fees

Analysis: Marilee is entitled to recovery of any necessary and reasonable legal expenses and professional fees related to this decertification NewGen was provided estimated legal expenses and professional fees related to this decertification. At the time these costs were provided, legal expenses were approximately \$19,717, and professional fees from NewGen related to this appraisal report were approximately \$6,555. The total compensation for this factor is **\$26,272**. However, compensation for this factor may need to be updated at a later date if additional professional expenses related to this decertification are identified or incurred.

9. **Factor:** Other relevant factors.

Analysis: NewGen did not identify any other relevant factors requiring compensation.

Conclusions

The resulting compensation for decertification under Texas Water Code §13.254(g) is summarized in Table 3-1.

**Table 3-1
Compensation Summary**

Factor Allocable to Decertified Area	Compensation
Debt Service	\$ 91,442
Legal Expenses and Professional Fees *	\$ 26,272
	\$ 117,714

* May need to be updated if additional expenses related to this decertification are incurred


Section 4 CERTIFICATION

I, the undersigned, certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
- I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding the agreement to perform this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the Client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice (2020-2021 Edition) (extended through December 31, 2022)*.
- No personal inspection of the property that is the subject of this report was made.
- Chris Ekrut (Chief Financial Officer and Director at NewGen Strategies and Solutions, LLC) and Nick Coomer (Consultant at NewGen Strategies and Solutions, LLC) provided significant personal property appraisal assistance to the person signing this certification.

Respectfully submitted,

NewGen Strategies & Solutions, LLC

DocuSigned by:

1870379CE9854F5...
Zak Wright, ASA
May 5, 2022





SCHEDULE 1: ALLOCATION OF DEBT SERVICE TO THE DECERTIFIED AREA

Table 1
Assumptions
General Assumptions for Fixed Cost Allocation

All Counties

Marilee SUD - Growth Projections [1]	2020	2030
Population Projections	7,686	7,955
Potential Annual Connection Growth	0.34%	

Current Connection Count [2]	
Facilities Nearby Decertified Area	616
Marilee SUD Total System	2,687

Additional Homes to be Built in Decertified Area [3]	
Assumed Connections per Year	63

Maximum Additional Connections [4]	
	317

Maximum Connection Assumptions [5]	
Well Capacity per Connection	0.60 GPM/Connection

Cost of Debt [6]	
	2.52%

Footnotes:

[1] Data from 2021 Regional Plan - Population Projections for 2020-2070 for Water user Groups by Region and county. Data shown for Marilee SUD.

[2] 616 active connections on facilities nearby the area of interest per professional engineer for Marilee SUD. The total Marilee SUD Systems connection count from 2020 Marilee SUD Audit.

[3] Based on City of Celina, Texas Ordinance 2016-59, O'Donnell Zoning - PD-70

[4] See Table 3

[5] TCEQ Texas Administrative Code (TAC) §290.45(b)(1)(D)

[6] Based on review of existing debt.

**Table 2
Existing Debt Service
Allocation of Debt Service Fixed Costs per Connection**

Note Payable - GTUA [1]				Revenue Note - Series 2013 [1]			
Year	Principal	Interest	Debt Service	Year	Principal	Interest	Total
2021	\$ 43,000	\$ 10,583	\$ 53,583	2021	\$ 150,000	\$ 22,554	\$ 172,554
2022	\$ 44,000	\$ 9,859	\$ 53,859	2022	\$ 155,000	\$ 18,711	\$ 173,711
2023	\$ 45,000	\$ 9,052	\$ 54,052	2023	\$ 160,000	\$ 14,742	\$ 174,742
2024	\$ 46,200	\$ 8,161	\$ 54,361	2024	\$ 165,000	\$ 10,647	\$ 175,647
2025	\$ 49,800	\$ 4,979	\$ 54,779	2025	\$ 170,000	\$ 4,347	\$ 174,347
2026	\$ 49,800	\$ 4,979	\$ 54,779	2026	\$ 170,000	\$ 4,347	\$ 174,347
2027	\$ 49,800	\$ 4,979	\$ 54,779	2027			
2028	\$ 49,800	\$ 4,979	\$ 54,779	2028			
2029	\$ 49,800	\$ 4,979	\$ 54,779	2029			
2030	\$ 53,600	\$ 1,329	\$ 54,929	2030			

Fixed Cost per Connection					
Fiscal year	Total System	Facility Nearby	Remaining System	Total System End	Fixed Cost per
	Beginning of Year	Decertified Area		of Year Connection	
	Connection Count	Growth [2]	Organic Growth	Count	Connection
2022	2,687	34	7	2,728	\$ 82.89
2023	2,728	65	7	2,800	\$ 81.28
2024	2,800	65	7	2,872	\$ 79.66
2025	2,872	65	7	2,944	\$ 78.13
2026	2,944	65	7	3,016	\$ 75.97
2027	3,016	32	7	3,055	\$ 75.00
2028	3,055	2	7	3,064	\$ 17.88
2029	3,064	2	7	3,073	\$ 17.83
2030	3,073	2	7	3,082	\$ 17.77

Footnotes:

[1] 2020 Final Audit Marilee SUD - Long-Term Debt Service

[2] Maximum capacity of Facilities Nearby Decertified Area met in FY 2027.

Table 3
Connection Capacity
Additional Connections Possible to Serve Area of Interest

Well #2, #3, #7 [1]	
Well #2	365 GPM
Well #3	195 GPM
Well #7	N/A
Total Possible Connections [2]	
Well #2	608 Connections
Well #3	325 Connections
Well #7	N/A
Total Possible Connections	933 Connections
Estimated Unused Capacity of 34% [3]	317 Connections

Additional Connections Possible via Wells	317
Additional Connections Possible to Serve Area of Interest [4]	317

Footnotes:

[1] Facility data as provided by professional engineer for Marilee SUD

[2] Table 1, Footnote 5

[3] Unused production capacity data as provided by professional engineer for Marilee SUD

[4] Maximum possible additional connections existing source of supply can support

Table 4
Allocation of Debt Service to Decertified Area
Connection Count Approach

Connection Count	Facilities Nearby Decertified Area								
	2022	2023	2024	2025	2026	2027	2028	2029	2030
Nearby System Service Area - Potential Connections	616	650	715	780	845	910	942	944	946
Marilee SUD Growth Rate [1]	0.34%	0.34%	0.34%	0.34%	0.34%	0.34%	0.34%	0.34%	0.34%
New Connections on Remaining System [2]	2	2	2	2	2	2	2	2	2
New Connections from Decertified Area	32	63	63	63	63	30	-	-	-
Nearby System Service Area - EOY Potential Connections	650	715	780	845	910	942	944	946	948
Nearby System Service Area - Maximum Connections	933	933	933	933	933	933	933	933	933

Decertified Area Annual Allocation of DS Payments [3]	2022	2023	2024	2025	2026	2027	2028	2029	2030
Total Annual Allocable Connections in Decertified Area [4]	32	95	158	221	284	305	303	301	299
Total Payment Allocable to Decertified Area Connections	\$ 2,653	\$ 7,721	\$ 12,587	\$ 17,266	\$ 21,576	\$ 22,875	\$ 5,417	\$ 5,366	\$ 5,314
Total Payment from Decertified Area	\$ 2,653	\$ 7,721	\$ 12,587	\$ 17,266	\$ 21,576	\$ 22,875	\$ 5,417	\$ 5,366	\$ 5,314

Total payment	\$ 100,775
2022 NPV of Total Payment Amount	\$ 91,442

Footnotes:

- [1] Data from 2021 Regional Plan - Population Projections for 2020-2070 for Water user Groups by Region and county. Data shown for Marilee SUD total system.
- [2] Organic growth on the Facilities Nearby Decertified Area.
- [3] Decertified Area Annual Allocation of DS Payments offset by natural system growth and limited by Facilities Nearby Decertified Area maximum capacity.
- [4] Annual Connections in Decertified Area allocable to debt service payments are calculated by the Decertified Area additional connections while taking into account the Facilities Nearby Decertified Area Maximum Capacity and the organic growth on the Facilities Nearby Decertified Area. See report for discussion of assumed buildout period and mid-year approach for connections in 2022.

NewGen
Strategies & Solutions



THANK YOU!



49 Music Square West, Suite 505, Nashville, TN 37203
Phone: 1-615-645-4846
E-mail: zwright@newgenstrategies.net
www.newgenstrategies.net