

Exhibit No. 301

Issues: Whether Carl Mills' Trust should be granted a certificate of convenience to operate the water system.

Witness: Derald Morgan

Sponsoring Party: Intervenors

Type of Exhibit: Appendix to Direct Testimony with Annotations by Derald Morgan

Case No. : WA-2018-0370

Date Prepared: December 26, 2018

Appendix 1

Annotated Application for Certificate of Convenience and Necessity

BEFORE THE PUBLIC SERVICE COMMISSION OF THE STATE OF MISSOURI

In the Matter of Carl R. Mills Trust for a) Certificate of
Convenience and Necessity)
Authorizing it to Install, Own, Acquire,) **File No. WA-2018-0370**
Construct, Operate, Control, Manage and)
Maintain Water Systems in Carriage Oaks)
Estates)

ORDER DIRECTING NOTICE AND SETTING INTERVENTION DEADLINE

Issue Date: June 8, 2018

Effective Date: June 8, 2018

On June 7, 2018, Carl R. Mills Trust (“Applicant”) filed an application with the Missouri Public Service Commission requesting a Certificate of Convenience and Necessity (“CCN”). The CCN would authorize Applicant to construct, install, own, operate, control, manage and maintain a water system for the public in the Branson West area in Stone County, Missouri.

The Commission will direct notice be given and set a deadline for intervention requests.

THE COMMISSION ORDERS THAT:

1. The Commission’s Data Center shall provide a copy of this order and Carl R. Mills Trust’s application to the County Commission of Stone County, Missouri and the Missouri Department of Natural Resources.

2. The Commission’s Information Officer shall make notice of this order

available to the members of the General Assembly representing Stone County, Missouri and to the media serving Stone County, Missouri.

3. Any motion for intervention is due no later than June 29, 2018. Any such filing shall be delivered to:

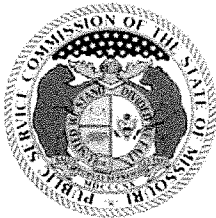
Secretary
Missouri Public Service Commission
Post Office Box 360
Jefferson City, Missouri 65102

or transmitted through the Commission's electronic filing and information service.

4. No later than August 6, 2018, the Commission's staff shall file its recommendation on the application, or a statement of when it reasonably expects to file its recommendation.

5. This order shall be effective when issued.

BY THE COMMISSION



A handwritten signature in cursive script that reads "Morris L. Woodruff".

Morris L. Woodruff

Secretary

John T. Clark, Regulatory Law Judge, by
delegation of authority pursuant to
Section 386.240, RSMo 2016.

Dated at Jefferson City, Missouri, on
this 8th day of June, 2018.

**BEFORE THE PUBLIC SERVICE COMMISSION
OF THE STATE OF MISSOURI**

In the Matter of the Carl R. Mills Trust)
Certificate of Convenience and Necessity)
Authorizing it to Install, Own, Acquire,) File No. _____
Construct, Operate, Control, Manage)
And Maintain Water Systems in Carriage)
Oaks Estates

APPLICATION FOR CONVENIENCE AND NECESSITY

COMES NOW the Carl R. Mills Trust (“**Mills Trust**”) pursuant to Sections 393.140 and 393.170, RSMo and 4 CSR 240-2.060, 4 CSR 240-3.305, 4 CSR 240.3-600 and 4 CSR 240-4.020(2)(B), and for its Application For Convenience and Necessity states as follows to the Missouri Public Service Commission (“**Commission**”).

BACKGROUND

1. Pursuant to the order issued in the case of *Derald Morgan et al. v. Carl Richard Mills et al.*, WC2017-0037, Mills Trust desires to obtain a certificate of convenience and necessary to install, own, acquire, construct, operate, control, manage and maintain the water system in Carriage Oaks Estates (as defined herein).
2. Mills Trust is the personal trust of Carl Richard Mills. The trustee of Mills Trust is Carl Richard Mills.
3. Mills Trust was created as an estate planning mechanism for its founder, Carl Richard Mills. Mr. Mills, through one of his wholly owned entities, is the developer of Carriage Oaks Estates. Pursuant to the Commission’s order in *Morgan*, Mills Trust is the current owner of the water system which services Carriage Oaks Estates. Additionally, pursuant to the order in *Morgan*, the Commission determined that Mills Trust operates a water company through its ownership of the water system servicing Carriage Oaks Estates.
4. Communications regarding this Application should be addressed to Mills Trust’s legal counsel.

5. Mills Trust has no pending actions, final unsatisfied judgments or decisions against it from any state or federal agency or court which involve customer service or rates.

6. Mills Trust has no annual report or assessment fees which are overdue.

CERTIFICATE

7. Mills Trust request permission, approval and Certificates of Convenience and Necessity to install, own, acquire, construct, operate, control, manage and maintain water services for the public in and around the subdivision located in Stone County, Missouri by the name of Carriage Oaks Estates, as more particularly described on Appendix A (“Carriage Oaks Estates”).

8. Attached hereto and marked as Appendix B is a list of ten residents or land owners within Carriage Oaks Estates. It has been identified as Highly Confidential pursuant to the Commission’s rules because it contains customer-specific information.

9. There are no other utility companies which provide water services to Carriage Oaks Estates. Additionally, pursuant to the Easements, Covenants and Restrictions governing Carriage Oaks Estates, homeowners must receive water services from the water system owned by Mills Trust.

10. Attached hereto as Appendix C is a plat drawing of Carriage Oaks Estates.

11. The water system owned by Mills Trust and servicing Carriage Oaks Estates was previously constructed in or around the year 2000. Attached hereto as Appendix D is the approximate cost of construction of the water system, including the upgrades to such system which were installed in 2016.

12. Because the water system is already constructed, there will be no financing required.

13. Attached hereto as Appendix E are the rates Mills Trust proposes to charge for the provision of water services.

14. Approximately seven (7) customers will receive water services from Mills Trust.

15. Attached hereto as Appendix F is an approximation of the cost associated with the operation of the water facility during the previous three (3) years.

16. No approval of the affected governmental bodies is necessary for purposes of this Application.

WHEREFORE, Mills Trust request the Commission grant it permission, approval, and a Certificate of Convenience and Necessity authorizing Mills Trust to install, acquire, build, construct, own, operate, control, manage and maintain water systems for the public within the area referred to above.

Respectfully submitted,

HUSCH BLACKWELL LLP

By: /s/ Whitney S. Smith

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Whitney S. Smith #68405

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Attorneys for Mills Trust

CERTIFICATE OF SERVICE

I do hereby certify that a true and correct copy of the foregoing document has been sent by electronic mail this 7th day of June, 2018 to:

General Counsel's Office staffcounselervices@psc.mo.gov

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SPH-2181534

Office of the Public Counsel

opcservice@ded.gov

AFFIDAVIT

State of Missouri)
)
County of Greene) ss

I, Carl Richard Mills, having been duly sworn upon my oath, state that I am the Trustee of the Carl R. Mills Trust, that I am duly authorized to make this affidavit on behalf of the Carl R. Mills Trust, that the matters and things stated in the foregoing application and appendices thereto are true and correct of the best of my information, knowledge and belief.

Carl R. Mills Trustee

Subscribed and sworn before me this 10th day of May, 2018.

Ellen Brooks
Notary Public

My Commission Expires 12/18/19



ELLEN BROOKS Comm.#11383858
Greene County State of Missouri
My Commission Expires Dec. 18, 2019

Appendix A

See Attached.

This is not a deed for the well. Has Mills deeded the Well to the trust from the Carriage Oaks NFP where it last resided?

Exhibit A

Phase One

DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 22 NORTH, RANGE 23 WEST, STONE COUNTY, MISSOURI, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NW4 OF THE NE4 OF SAID SECTION 12, THENCE S 87°31'18" E ALONG THE NORTH LINE OF SAID NW4 OF THE NE4, 986.78 FEET, THENCE LEAVE SAID NORTH LINE S 00°00'00" W, 1038.06 FEET TO A SET REBAR ON THE CENTERLINE OF A FIFTY (50.0) FOOT-WIDE ROADWAY AT THE POINT OF BEGINNING, THENCE CONTINUE ALONG SAID CENTERLINE S 45°02'48" E, 404.84 FEET TO A SET REBAR, THENCE ALONG A CURVE RIGHT, HAVING A RADIUS OF 188.78 FEET, A DISTANCE OF 69.21 FEET, THENCE S 24°02'25" E, 23.56 FEET TO A SET REBAR, THENCE ALONG A CURVE RIGHT, HAVING A RADIUS OF 123.25 FEET, A DISTANCE OF 56.94 FEET, THENCE S 02°25'57" W, 43.57 FEET TO A SET REBAR, THENCE ALONG A CURVE RIGHT, HAVING A RADIUS OF 292.77 FEET, A DISTANCE OF 99.04 FEET, THENCE 21°48'57" W, 86.74 FEET TO A SET REBAR, THENCE S 51°46'52" W, 401.30 FEET, THENCE ALONG A CURVE LEFT, HAVING A RADIUS OF 607.35 FEET, A DISTANCE OF 99.78 FEET, THENCE S 42°22'07" W, 190.78 FEET TO A SET REBAR, THENCE ALONG A CURVE LEFT, HAVING A RADIUS OF 318.00 FEET, A DISTANCE OF 101.14 FEET, THENCE S 24°08'45" W, 14.54 FEET TO A SET REBAR, THENCE N 75°31'04" W, 97.26 FEET TO A SET REBAR, THENCE ALONG A CURVE RIGHT, HAVING A RADIUS OF 149.58 FEET, A DISTANCE OF 59.21 FEET, THENCE N 52°50'11" W, 35.23 FEET, THENCE ALONG A CURVE RIGHT, HAVING A RADIUS OF 242.90 FEET, A DISTANCE OF 59.70 FEET, THENCE N 38°45'18" W, 81.80 FEET, THENCE ALONG A CURVE RIGHT, HAVING A RADIUS OF 68.61 FEET, A DISTANCE OF 109.15 FEET, THENCE N 52°23'40" E, 293.84 FEET, THENCE ALONG A CURVE LEFT, HAVING A RADIUS OF 294.69 FEET, A DISTANCE OF 59.79 FEET, THENCE N 40°46'08" E, 136.80 FEET TO A SET REBAR, THENCE LEAVE SAID CENTERLINE N 04°34'07" W, 272.32 FEET TO A SET REBAR, THENCE N 07°49'03" E, 198.48 FEET TO A SET REBAR, THENCE N 53°56'40" E, 166.34 FEET TO THE POINT OF BEGINNING, CONTAINING 10.36 ACRES, MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

DESCRIPTION WELL LOT:

A WELL LOT SITUATED IN THE NE4 OF SECTION 12, TOWNSHIP 22 NORTH, RANGE 23 WEST, STONE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NW4 OF THE NE4 OF SAID SECTION 12, THENCE N 87°31'18" W ALONG THE NORTH LINE OF SAID NW4 OF THE NE4, 971.71 FEET, THENCE LEAVE SAID NORTH LINE S 02°28'42" W, 955.75 FEET TO THE POINT OF BEGINNING AT A POINT ON THE EASTERLY R/W LINE OF MISSOURI STATE HIGHWAY "DD," THENCE S 14°19'35" E ALONG SAID R/W LINE 62.49 FEET, THENCE ALONG A SEGMENT OF A CURVE LEFT, HAVING A RADIUS OF 538.69 FEET, A DISTANCE OF 62.65 FEET, THENCE LEAVE SAID R/W LINE N 75°40'25" E, 121.36 FEET, THENCE N 14°19'35" W, 125.00 FEET, THENCE S 75°40'25" W, 125.00 FEET TO THE POINT OF BEGINNING, CONTAINING 0.36 ACRE, MORE OR LESS, TOGETHER WITH AN ACCESS EASEMENT, THE CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Phase One Continued

COMMENCING AT THE NORTHEAST CORNER OF THE NW4 OF THE NE4 OF SAID SECTION 12, THENCE N 87°31'18" W ALONG THE NORTH LINE OF SAID NW4 OF THE NE4, 971.71 FEET, THENCE LEAVE SAID NORTH LINE S 02°28'42" W, 955.75 FEET TO A POINT ON THE EASTERLY R/W LINE OF MISSOURI STATE HIGHWAY "DD," THENCE S 14°19'35" E, 62.49 FEET, THENCE ALONG A CURVE LEFT, HAVING A RADIUS OF 538.69 FEET, A DISTANCE OF 348.65 FEET AN EXISTING REBAR ON THE WESTERLY R/W LINE OF A FIFTY (50.0) FOOT-WIDE STREET, THENCE N 38°45'18" W ALONG SAID R/W LINE 85.55 FEET, THENCE ALONG A CURVE RIGHT, HAVING A RADIUS OF 93.61 FEET, A DISTANCE OF 148.92 FEET, THENCE N 52°23'40" E, 10.00 FEET TO THE POINT OF BEGINNING AT A POINT ON THE CENTERLINE OF SAID ACCESS EASEMENT, THENCE N 37°36'20" W, 66.25 FEET TO THE END OF SAID EASEMENT ON THE SOUTH LINE OF THE ABOVE-DESCRIBED WELL LOT AT A POINT THAT IS N 75°40'25" E, 105.01 FEET OF SAID EAST R/W LINE OF M.S.H. "DD."

DESCRIPTION OPEN SPACE:

A PARCEL OF LAND SITUATED IN THE NE4 OF SECTION 12, TOWNSHIP 22 NORTH, RANGE 23 WEST, STONE COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN EXISTING STONE AT THE NORTHEAST CORNER OF THE NW4 OF THE NE4 OF SAID SECTION 12, THENCE N 87°31'18" W ALONG THE NORTH LINE OF NE4 OF SAID SECTION 12, 323.22 FEET, THENCE LEAVE SAID NORTH LINE S 00°00'00" W, 1038.06 FEET TO A SET REBAR, THENCE S 53°56'40" W, 166.34 FEET TO A SET REBAR, THENCE S 07°49'03" W, 198.48 FEET TO A SET REBAR, THENCE S 04°34'07" E, 272.32 FEET TO A SET REBAR ON THE CENTERLINE OF A FIFTY (50.0) FOOT-WIDE ROADWAY, THENCE S 40°46'08" W ALONG SAID CENTERLINE 100.00 FEET TO THE POINT OF BEGINNING, THENCE LEAVE SAID CENTERLINE N 49°13'52" W, 225.00 FEET, THENCE S 57°58'31" W, 193.18 FEET, THENCE S 14°19'35" E, 275.02 FEET TO A POINT ON THE CENTERLINE OF SAID ROADWAY, THENCE N 52°23'40" E, 250.86 FEET, THENCE ALONG A CURVE LEFT, HAVING A RADIUS OF 294.69 FEET, A DISTANCE OF 59.79 FEET, THENCE N 40°46'08" E, 36.80 FEET TO THE POINT OF BEGINNING, CONTAINING 1.5 ACRES, MORE OR LESS.

Phases Two and Three

DESCRIPTION:

A PARCEL OF LAND SITUATED IN THE NE4 OF SECTION 12, TOWNSHIP 22 NORTH, RANGE 23 WEST, STONE COUNTY, MISSOURI BEING A PART OF CARRIAGE OAKS ESTATES, PHASE II, AS PER THE RECORDED PLAT THEREOF FOUND IN BOOK 51, PAGE 97 STONE COUNTY RECORDER OF DEEDS OFFICE, AND ADJACENT LAND, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NW4 OF THE NE4 OF SAID SECTION 12, THENCE S 87°31'18" E ALONG THE NORTH LINE OF SAID NW4 OF THE NE4, 986.78 FEET, THENCE LEAVE SAID NORTH LINE S 00°00'00" E, 1038.06 FEET TO THE POINT OF BEGINNING AT THE NORTHERN MOST CORNER OF LOT 8, CARRIAGE OAKS ESTATES PHASE ONE, AS PER THE RECORDED PLAT THEREOF FOUND IN BOOK 45, PAGE 62, STONE COUNTY RECORDER OF DEEDS OFFICE, SAID POINT BEING ON THE CENTERLINE OF TURNING LEAF TRAIL AS NOW LOCATED, THENCE S 44°58'20" E ALONG SAID CENTERLINE 404.89 FEET, THENCE CONTINUE ALONG CENTERLINE ALONG A CURVE RIGHT HAVING A CHORD BEARING AND DISTANCE OF S 34°30'21" E, 68.82 FEET, A RADIUS OF 188.78 FEET, A DISTANCE OF 69.21 FEET, THENCE S 24°00'11" E, 23.56 FEET, THENCE ALONG A CURVE RIGHT HAVING A CHORD BEARING AND DISTANCE OF S 10°45'57" E, 56.44 FEET, A RADIUS OF 123.25 FEET, A DISTANCE OF 56.95 FEET, THENCE S 02°28'18" W, 43.57 FEET, THENCE ALONG A CURVE RIGHT HAVING A CHORD BEARING AND DISTANCE OF S 12°09'46" W, 98.57 FEET, A RADIUS OF 292.77 FEET, A DISTANCE OF 99.04 FEET, THENCE S 21°50'31" W, 86.74 FEET TO THE INTERSECTION WITH THE CENTERLINE OF CARRIAGE OAKS DRIVE AS NOW LOCATED, THENCE S 51°46'52" W ALONG CENTERLINE OF CARRIAGE OAKS DRIVE, 351.30 FEET, THENCE CONTINUE ALONG CENTERLINE ALONG A CURVE LEFT HAVING A CHORD BEARING AND DISTANCE OF S 47°04'29" W, 99.67 FEET, A RADIUS OF 607.35 FEET, A DISTANCE OF 99.78 FEET, THENCE S 42°22'05" W, 190.77 FEET, THENCE ALONG A CURVE LEFT HAVING A CHORD BEARING AND DISTANCE OF S 33°15'24" W, 100.71 FEET, A RADIUS OF 318.00 FEET, A DISTANCE OF 101.14 FEET, THENCE S 24°08'42" W, 14.54 FEET, THENCE S 01°36'39" E, 60.96 FEET, S 40°50'19" W, 38.67 FEET TO A POINT ON THE NORTHERLY R/W LINE OF MISSOURI STATE HIGHWAY "DD", THENCE LEAVE CENTERLINE ALONG SAID R/W LINE ALONG A CURVE RIGHT HAVING A CHORD BEARING AND DISTANCE OF S 31°13'35" E, 92.22 FEET, A RADIUS OF 416.96 FEET, A DISTANCE OF 92.41 FEET, THENCE CONTINUE ALONG R/W LINE S 24°52'38" E, 91.53 FEET TO THE INTERSECTION WITH THE WESTERLY R/W LINE OF COUNTY ROAD "DD-20", THENCE LEAVE NORTHERLY R/W LINE N 65°26'00" E ALONG SAID WESTERLY R/W LINE 59.49 FEET, THENCE CONTINUE ALONG R/W LINE N 14°10'03" E, 195.13 FEET, THENCE N 14°40'43" E, 20.82 FEET, THENCE N 48°49'20" E, 542.48 FEET, THENCE N 57°24'40" E, 267.83 FEET, THENCE N 65°27'51" E, 311.70 FEET TO THE SOUTHERNMOST CORNER OF THE LOT 10A OF SAID CARRIAGE OAKS ESTATES PHASE II, THENCE LEAVE R/W LINE N 30°02'08" W, ALONG THE SOUTH LINE OF SAID LOT 10A, 172.23 FEET, THENCE N 59°57'52" E, 153.08 FEET, THENCE S 80°55'07" E, 148.72 FEET RETURNING TO THE WESTERLY R/W LINE OF SAID COUNTY ROAD "DD-20", THENCE N 19°01'42" E, 50.75 FEET TO THE INTERSECTION WITH THE NORTHERLY R/W LINE OF AN INTERSECTING FIFTY (50) FOOT-WIDE ROADWAY EASEMENT, THENCE LEAVE WESTERLY R/W LINE N 80°55'07" W ALONG SAID NORTHERLY R/W LINE, 51.69 FEET, THENCE LEAVE NORTHERLY R/W LINE N 11°43'24" E, 177.53 FEET, THENCE S 83°55'03" W, 120.26 FEET, THENCE N 20°16'22" W, 159.63 FEET, THENCE N 20°27'48" W, 114.66 FEET, THENCE N 42°48'40" W, 41.03 FEET, THENCE N 43°04'10" W, 165.81 FEET, THENCE N 43°10'01" W, 142.17 FEET, THENCE N 43°06'23" W, 465.20 FEET, THENCE S 47°00'15" W, 422.63 FEET, THENCE S 42°59'45" E, 255.00 FEET, THENCE S 48°01'58" W, 288.55 FEET, THENCE S 44°58'20" E, 94.71 FEET, THENCE N 53°56'26" E, 25.16 FEET TO THE POINT OF BEGINNING, CONTAINING 22.26 ACRES, MORE OR LESS, TOGETHER WITH AND SUBJECT TO ALL EXISTING EASEMENTS AND RESTRICTIONS OF RECORD.

Appendix C

See Attached.

Appendix D

Well and Water Main Cost (reconstructed from installation in 1999 to 2000):

<u>Item</u>	<u>Cost</u>
Well Drilling System, 760 ft. deep, 6" diameter with 700ft casing, 15 HP 480 VAC at approx. 60 GPM delivery, with 5 119 Accumulator tanks storage, operating between 45 and 65 PSI	\$93,000
Well house with concrete floor, lighting, and electrical control panels for system	\$6,800
3500 feet 4" PVC Bell Hub pipe, 300 ft 1 1/2" PVC pipe, 30 ea. 1 1/2 saddle adapters, etc.	\$8,600
Open 2 ft. wide x 3 ft deep ditch with back hoe, including Rock Hammer equip., remove trees, full length for water lines with room for vaults and air release valves, and pressure reducing valve, clean out for bedding materials (approximately 70 hours of time for machines and operators)	\$17,500
Labor to install pipe connections including vaults, valuing, risers, bleed valves, pressure reducing valves, bedding material before and after pipe laid; two men, truck, trailer, bobcat or tractor (approximately 90 hours of time)	\$20,700
TOTAL:	\$146,600

Upgrades in 2015¹ to include well storage tank, valve manifold, dual pumps and accumulator

This upgrade did not solve the pressure or flow problems in the subdivision as the tank is excessively large and is not properly utilized to provide proper water pressure and flow. The change of pipe sizes from tanks to accumulators and then to the mains is problematic and is a part of the basic problem with the system. For some time, the chlorine system was not in use and it is not known if it is properly used and maintained in keeping a proper level of chlorine in the drinking water when the tank is in use. No testing is provided so the homeowners are in the dark as the quality and safety of their water. Since the upgrade of the system the size of the rocks found in the home filters has increased and is of a major concern as it can cause a major blockage in a home water system should they get by the filters. The amount of iron has been a problem and could be alleviated by a regular flushing out of the system. The foot note that the homeowners approved is not true. He had a not for profit pay for it. He agreed to the tank or tanks in DNR filing.

¹ Upgrade verbally approved by the homeowners at the 2014 HOA meeting, but never paid for by homeowners

Appendix E

Mills as the operator has been known to shut off the water system without notification to the homeowners. On occasion it has failed to no fault of his own but there are times when he shuts it off for supposed maintenance without notice. This is an unacceptable practice and the commission should make the operator aware of his responsibilities to his customers.

Item

Cost

Upgrade water system with 12 ft. x 36 ft. water storage tank delivered \$29, 408.75 and set in place

Mr. Mills in his filing with the PSC indicated that this amount had been paid by a Charity Caring Americans and it should not be included in the developer's costs as he did not incur these Charges.

Dual Pump/Motors, with piped valve manifold surface mounted in well house 60 GMP \$9,946.61

There is in fact a major problem with this installation as it throttles the flow of water by having a smaller pipe feed the 4-inch main that runs throughout the subdivision. This is likely the problem with the pressure issues that everyone in the subdivision has as each user opens a valve the flow is throttled, and the pressure is lost. The commission should require the operator to address this pressure problem for existing and future homeowners.

TOTAL \$39,355.36

GRAND TOTAL \$185,955.36

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Proposed Rates

Monthly base rate for water:

\$68.25 (include first 3,000 gallons of water)
There is no indication that the base costs of the operation of the water system is related in any way to the cost of the first 3000 gallons of water usage. Mills has not shown the annual or monthly water usage for any period in which he has been collecting data. He has been reading meters for some time now, so he has data on usage. His base costs are over stated and include costs of operation of the sewer as well as the water system and in at least one case the charges only relate to the sewer system. If he would like the commission to include the sewer system in this order, then it might be an appropriate set of numbers to consider.

Appendix F

Cost per 1,000 gallons of water:

\$5.36 per 1,000 gallons (up to 20,000 gallons per month)

How is this number derived at and how does it relate to the cost of delivery of water

\$7.16 per 1,000 gallons (above 20,001 gallons per month)

Why would this charge increase so significantly unless he can show that the burden on the system from such use causes maintenance and operational issues?

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Approximation of Cost for Operation for Previous 3 Years

2015

<u>Item</u>	<u>Total Yearly Cost</u>
Utilities for Water System	\$1,235 There are mixed charges in electric that must be separated Mills has no idea if this is correct as the White River Billings for 2 meters also service the gate etc.
ThTesting	\$500 The only testing on the HOA accounts was to BBP and that was for sewer tests
Permits	\$300 The charge is likely for the DNR sewer permit as we are not aware of a water permit charge
Management Related Services ○ Includes: ○ Weekly check of operating equipment , equipment grounds and chemical levels (Approximately 1 hour per week @ \$75 per hour) ○ Collection and delivery of water samples (4 times per year @ \$100 for each collection)	\$4,200 At the PSC hearing Mr. Mills claimed that his fee was for the operation of the water and sewer system and he could not justify the costs, or the time spent. He has no records or time sheets. There have never been given to the members a water test result annually or quarterly. These costs are primarily for sewer activities.
Maintenance Related Services ○ Includes: ○ Bush hogging, weed eating and mowing in water facility area (Approximately 10 times per year @ \$200 per occurrence) ○ Removal of vegetation from filer beds (Approximately 2time per year @\$125 per occurrence)	\$2,250 There has never been any bush hogging near or around the water system nor is it possible to do any based on the terrain. There are no filer beds associated with the water system that need vegetation removal. See invoice as this is all sewer related.
TOTAL	\$8,485

Appendix G

2016

<u>Item</u>	<u>Total Yearly Cost</u>
Utilities for Water System	\$1,600 See comments for 2015
Testing	\$500 See comments for 2015
Permits	\$300 See comments for 2015
Service Calls/Repairs	\$710 As best as can be determined this is related to the sewer system and not the water system
Management Related Services	\$4,200 See comments for 2015

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Appendix 8

<p>○ Includes: ○ Weekly check of operating equipment, equipment grounds and chemical levels (Approximately 1 hour per week @ \$75 per hour) ○ Collection and delivery of water samples (4 times per year @ \$100 for each collection)</p>	<p>See comments for 2015</p>
<p>Maintenance Related Services ○ Includes: ○ Bush hogging, weed eating and mowing in water facility area (Approximately 10 times per year @ \$200 per occurrence) ○ Removal of vegetation from filter beds (Approximately 2time per year @\$125 per occurrence)</p>	<p>\$2,250 See comments for 2015</p>
<p>Chemicals</p>	<p>\$350 If this is for chlorine for the water system and charges are made for maintaining chemical levels, then why in 2015 were charges made for maintaining chemical levels when no chemicals were purchased</p>
<p>TOTAL</p>	<p>\$9,910</p>

2017

<u>Item</u>	<u>Total Yearly Cost</u>
<p>Utilities for Water System</p>	<p>\$1860 See preceding comments</p>
<p>Testing</p>	<p>\$500 See preceding comments</p>
<p>Permits</p>	<p>\$300 See preceding comments</p>
<p>Management Related Services ○ Includes: ○ Weekly check of operating equipment , equipment grounds and chemical levels (Approximately 1 hour per week @ \$75 per hour) ○ Collection and delivery of water samples (4 times per year @ \$100 for each collection)</p>	<p>\$4,200 See preceding comments</p>

Appendix 9

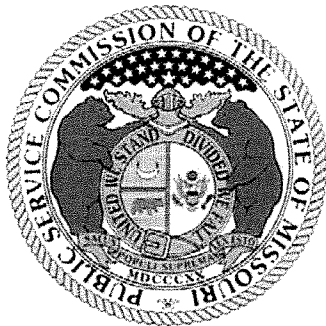
SPH-2181534

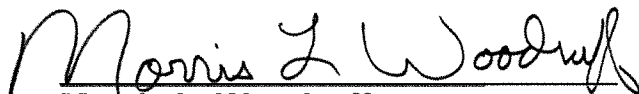
Maintenance Related Services ○ Includes: ○ Bush hogging, weed eating and mowing in water facility area (Approximately 10 times per year @ \$200 per occurrence) ○ Removal of vegetation from filter beds (Approximately 2time per year @\$125 per occurrence)	\$2,250 See preceding comments
TOTAL	\$9,110

STATE OF MISSOURI OFFICE OF THE PUBLIC SERVICE COMMISSION

I have compared the preceding copy with the original on file in this office and I do hereby certify the same to be a true copy therefrom and the whole thereof.

WITNESS my hand and seal of the Public Service Commission, at Jefferson City, Missouri, this th
8 day of June 2018.




Morris L. Woodruff
Secretary

MISSOURI
PUBLIC SERVICE COMMISSION June 8, 2018

File/Case No. WA-2018-0370

Appendix 11

**Missouri Public Service
Commission**

Staff Counsel Department
200 Madison Street, Suite 800

P.O. Box 360 Jefferson City, MO 65102
opcservice@ded.mo.gov

Office of the Public Counsel

Hampton Williams
200 Madison Street, Suite 650
P.O. Box 2230

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Carl Richard Mills

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whitney.smith@huschblackwell.com

Carl Richard Mills

Bryan Wade
901 St. Louis St., Suite 1800
Springfield, MO 65806

bryan.wade@huschblackwell.com

County of Stone, Missouri

County Commission Clerk
PO Box 45

Stone County Courthouse

Galena, MO 65656

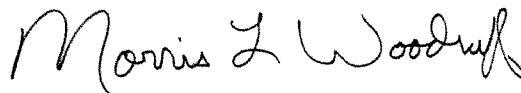
**Missouri Department of Natural
Resources**

Legal Department
1101 Riverside Drive
P.O. Box 176

Jefferson City, MO 65102-0176

*Enclosed find a certified copy of an Order or Notice
issued in the above-referenced matter(s).*

Sincerely,



**Morris L. Woodruff
Secretary**

Appendix 12

Recipients listed above with a valid e-mail address will receive electronic service. Recipients without a valid e-mail address will receive paper service

Appendix 2

**DNR Submission Showing Approval of Plans to Add Tanks as the
Number of Homes Increased**

Appendix 14

ENGINEERING REPORT
FOR
CARRIAGE OAKS ESTATES

1998 REPORT
AA

OWNER:

DICK MILLS
6 WILDERNESS TRAIL SOUTH
KIMBERLING CITY, MO 65686

PREPARED BY:
JACK L. HOLT, P.E.
248 SEAL AVE.
BILOXI, MS. 39530

JACK L. HOLT E-10067

DATE

Appendix 15

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ADDENDUMS - A Letter by Division of Geology (MDNR)
B Location Map
C Proposed Pump Performance
D Hydroneumatic Storage

Appendix 16

ENGINEERING REPORT CARRIAGE OAKS ESTATES STONE COUNTY, MISSOURI

I. INTRODUCTION

This one volume report is for the purpose of obtaining the approval of the State of Missouri for a construction of a potable water well to eventually serve a water distribution system for Carriage Oaks Estates in Stone County, Missouri. The proprietor and developer of the subdivision is Mr. Dick Mills, 6 Wilderness Trail South, Kimberling City, Missouri 65686.

The subdivision lays in the NE 1/4 of Section 12, Township 22 West, Range 23 North. To access travel approximately three miles north of Kimberling City on MO. St. Hwy. 13 to Stone County Hwy. "D-D". Thence follow "D-D" southeasterly for approximately four miles to the subdivision entrance on the left. The proposed well site is adjacent to the east right-of-way line of "D-D" approximately 500 feet north of the subdivision entrance.

Mr. Mills is presently preparing a plat of five (5) as shown on the attached preliminary plat. Within the 96 acre tract Mr. Mills is also preparing a plat such that the maximum total single family lots would not exceed sixty (60). Mr. Mills is also preparing plans for a central recirculating rock filter waste water treatment plant and gravity sewer.

The well and storage is planned to be constructed in three phases:

1. Complete well and high service pump with hydro-pneumatic storage to serve 5 lots.
2. Add booster pumps and atmospheric storage for 1/2 the total lots to be served.
3. Add additional atmospheric storage to adequately supply the balance of lots.

The detailed plans have been drawn to reflect the phases and total requirements to serve sixty (60) single family lots.

II. FIELD SURVEY

The proposed subdivision will occupy 96 acres of previously undeveloped land. The wellsite and surrounding property has been physically reviewed. No evidence of violations of the minimum MDNR "isolation standards" were found and no existing wells are on record with the MDNR within the nearby area.

Appendix 17

The proposed 100' by 100' wellsite is shown on the detailed construction plans.

The proposed lots are to be sold to individuals for the purpose of constructing and occupying single family residences. Mr. Mills will retain responsibility and ownership of the well until the utilities are turned over to a "property owners association" or operates the system as a public utility under the jurisdiction of the Missouri Public Service Commission. The P.O.A. or public utility will thereafter be responsible for continuing operation, maintenance and protection of the "isolation standards".

The initial five (5) lots will utilize individual "on site" wastewater treatment facilities as approved by the Stone County Health Department. Upon the completion of the central wastewater treatment facility sludge will be removed by a licensed tanker truck operator and disposed by one of the processes listed in 40 CFR 257 Appendix II or be stored for a minimum of 45 days.

Although only one source of water is being provided for the subdivision, sources of rental gasoline generators are available within one hour drive of the site, should an extended power outage be experienced.

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III. PROJECT DEMANDS

Mr. Mills has determined that the proposed subdivision will not exceed 60 residential lots. Therefore the estimated flow demands are as follows:

- A. Average Daily Flow
Population = 60 lots x 2.5 people/lot = 150
BASIS: 1980 MD. Census 4,919,444 people/1,989,259 housing units

ADF = 150 people x 100 gpd = 15000 gallons/day
BASIS: MCWC Regulations 10CSR 20-8.020.11.B.3
- B. Peak Demand
15000 gpd/1440 min = 10.42 gpm
- C. Peak Flow
12 x (60 lot) 0.515 = 9.9 gpm
BASIS: Public Drinking Water Program Policy

IV. PROPOSED WELL AND STORAGE DEMANDS

As shown on the detailed plans Phase I will include the required well, well house and hydronneumatic storage.

- A. Pump capacity required:
6x peak demand = gal/min
6x 10.42 = 66 gal/min
Use: 70 G.P.M. pump
BASIS: Jan 1988 Design Guide for Community Public Water Supplies MDNR-PPWP (Design Guide) Part 7.2.2.c
- B. Storage volume for ground storage system
= 1 day ADF
= 1500 gallons
BASIS; Design Guide Part 7.0.1.b
- C. Required hydronneumatic storage required for ground storage system
= peak flow x 10
= 100 x 10
= 1000 gallons
BASIS: 1982 MDNR-PPWP Standards for Non Community Public Water Supplies (Standards) Part 5.3.1.a

Appendix 19

- D. Required hydrostatic storage required for Phase I
= 35 gal/person x 5 lots x 2.1 people/lot
= 368 gallons
BASIS: Design Guide, Part 7.2.2.a
- E. System Pressure
60 p.s.i. = 139 feet water
BASIS: Design Guide, Part 7.3.1
- F. High service pump for ground storage system
peak flow = 100 g.p.m.
assume 55% pump efficiency

H.P. (0.55) = (100 gpm)(139 TDH)/3960
H.P. = 6.38 Use 7.5 H.P. pump
BASIS: Chemical Engineers Handbook 4th edition
pages 6-2 and 6-3
- G. Chlorine detention time = 30 Min.
BASIS: Design Guide, Part 4.3.2.d
1. Phase 1 - 65 gpm pump with five (5) homes
Peak Flow = 12(5 lots)^{0.515}
= 27 gpm
Required hydropneumatic storage = 27 x 30
= 810 gallons
 2. Phase 2 - 65 gpm pump with 8000 gal storage
= 8000/65
= 115 min
 3. Phase 3 - 65 gpm pump with 16000 gal storage
= 16000/65
= 246 min.

V. CONCLUSION

- A. Phase 1
1. Drill 10" hole and set 6" casing to a depth of 500 feet.
 2. Continue a 6" hole to a depth to supply a minimum 65 gal/min. as determined by the well contractor.
 3. The contractor shall determine the optimum depth to set the proposed pump considering draw down and water table fluctuation.
 4. The pump shall be a 230v, single phase 4" submersible with adequate horsepower to provide a minimum 65 gal/min to the hydropneumatic storage as determined by the depth of the pump setting. Pump shall be similar to Goulds 70T05412 or acceptable equivalent.

Appendix 20

5. Construct well house as described on detail plans.
 6. Install equipment and plumbing as described on the detail plans.
 7. Install hydropneumatic tanks with a minimum total storage of 810 gallons. Tanks shall be similar to (3) WX-456 as made by Well-X-TROL or other acceptable equivalent meeting ASME code.
- B. Phase 2
1. Install a minimum of 7500 gallon tank for ground storage.
 2. Install 2 - 7 1/2 horse power 230v single phase high service pumps.
 3. Add equipment and plumbing as shown on construction plans.
- C. Phase 3
1. Install ground storage tank as required to have a minimum of 15000 gallons
 2. Add hydroneumatic storage to have a total capacity of 1000 gallons.

APPENDIX 3

**3 CARRIAGE OAKS BUDGET SHEETS SHOWING
EXPENDITURES AND ESTIMATES AND INVOICES FROM
MILLS**

Appendix 22

**CARRIAGE OAKS ESTATES HOA, INC.
EXPENSES for 2014-2017 (to date) and
PROPOSED Budgets for 2017 & 2018**

	Costs 2014	Costs 2015	Costs 2016	Costs To Date 2017	Planned Budget 2017	Planned Budget 2018
INCOME Carry Over Bal:						
Assessments	13750	26060	13750	13750	13750	13750
Repay Special Assessment						(a) 5500
Loan				2000		
Total Income	13750	26060	13750	15750	13750	13750

EXPENSE

	Costs 2014	Costs 2015	Costs 2016	Costs To Date 2017	Planned Budget 2017	Planned Budget 2018
General & Admin						
Repay loan (a)	4000.00	2105.00				(a) 5500
Legal fees: TBD-(b)	225.00	10773.15	(b) 21017.00	(b) 12594.25		
Accounting fees	255.00	255.00	300.00	0.00	325	350
SubTotal: General & Admin	4480.00	13133.15	300.00	0.00	325	350

(a) Budget of \$5500 is for each year of a proposed 3 year loan for road repair (2018-2020 @ \$500 per lot per year). See Note 1 on page 2.

(b) Cost of lawyers to defend HOA initially funded by Dick Mills, the HOA President. Repayment to be discussed at HOA meeting.

	Costs 2014	Costs 2015	Costs 2016	Costs To Date 2017	Planned Budget 2017	Planned Budget 2018
Gate & Grounds						
Gate bulbs (LED)	*	*	*	*	200	50
Gate flwr beds	*	*	*	*	150	150
Gate phone	432.00	456.00	480.00	300.00	510	535
Gate elect	575.00	595.00	615.00	500.00	630	650
Repr 2 gate sensors (Note 3a on page 2.)					900	
Common Area Maint # (c)	1275.00	499.00	485.00	1935.00	150	75
SubTotal: Gate & Grounds	2282.00	1550.00	1580.00	2735.00	2540	1460

Grass cut, Weed eat, Gather leaves, Fertilize, Landscape (gates), Paint gates, etc.

(c) Need quote from lawn contractor at The Point to compare to Wendell.

	Costs 2014	Costs 2015	Costs 2016	Costs To Date 2017	Planned Budget 2017	Planned Budget 2018
Water & Sewer - Operated by Carriage Oaks Water & Sewer Co. (See Note 5 on page 2.)						
Water & Sewer Management	4000.00	4200.00	4200.00	4200.00	4200	4200
Water & Sewer Maintenance	2250.00	2250.00	2250.00	2250.00	2250	2250
MDNR permit	200.00	300.00	300.00	0.00	300	300
Elc wtr/swr	2163.49	1874.11	3856.57	1724.39	4000	3200
Sewer Service Calls	0.00	2259.83	532.48	350.00	350	350
Sewer Testing DNR	500.00	500.00	500.00	250.00	500	500
Swr chem (C-100, Chlor, De-Chlor)	0.00	456.98	813.16	856.60	900	950
Bi-Annual Pump Flacuation	155.00	155.00	160.00	160.00	160	170
Water Service Calls			413.31			
Wtr testing	15.00	15.00	15.00	55.00	75	80
Wtr chemicals (Chloreen)					400	420
Insurance (d)?						
SubTotal: Water & Sewer	9283.49	12010.92	13040.52	9845.99	13135.00	12420.00

(d) Need quote from the Insurance Company used by The Point

08/23/2017

Appendix 23

29	Budgets do not include Special Assessments	for	2017 Assmt at \$23101: \$ 2,100.09	per lot owner
30	Gate improvements or Legal Fees		2018 Assmt at \$26505: \$ 2,409.55	per lot owner

OTHER ISSUES AND NOTES: 1. A Special Assessment was approved for urgent Street Repairs - Work must be done before cooler weather arrives. Best repaving bids (from Main to Svc gates) is \$18,021 from Springfield Striping & Sealing includes repair of failing base sections before top coat is applied but no guarantee of their work. Young/Herans said they would match that price and guarantee the work. The proposed plan called for an initial cost of \$1521 to be included in the 2017 budget, and Dick Mills will advance the remaining funds (\$16,500) interest free with the agreement that the HOA will repay him via a Special Assessment from all lot owners over a 3 year period (2018-2020) of \$5500 per year or \$500 per lot owner per yr.

2. This subject was discussed at the 2017 HOA meeting. It has been subsequently determined that only 1 probe is bad, but the circuit board is not receiving the signal from the other probe. Work will be done only to restore proper operation of the exit gate. Final cost to be determined.

3. To ensure appropriate quality of sewage entering the sewer system from our homes, and to prevent damage to our own septic systems, Home Owners are required to have their own septic pump and filter cleaned every 3 years (due 2017/2020/2023 etc.). Cost is ~\$150 each for pumping with addl cost to clean the filter, is to be paid for privately either individually or as a group to get a better price.

4. Water/Sewer: Some homeowners previously requested that a 3rd party operate/manage them in order to provide continuity, consistency, and confidence. Carriage Oaks NFP Water & Sewer Co. is a not-for-profit company qualified (393.025 - 393.061) to operate and maintain both the water and sewer systems. These are the same credentials as the Ozarks Clean Water Company (who recently bought out White River Environmental).

5. We need to ask The Point which company insures their W/S equipment for \$250.

6. HOA members desire to have officers: President, Vice President, Secretary, Treasurer. (One person may occupy more than one position.)

7. To date, Dick Mills has loaned the HOA \$2000 in 2017 to cover essential bills.

8. The data and quotes presented herein have been compiled from information provided by Dick Mills and Gloria Phipps.

10/04/2017

Appendix 24

**CARRIAGE OAKS ESTATES HOA, INC.
EXPENSES for 2015-2017 and BUDGETS for 2018-2019**

	Costs 2015	Costs 2016	Costs 2017	2018 Budget	2019 Budget
Assessments paid in arrears - See note (1)	13750.00	13750.00	13750.00	23100.00	
Budget paid up front - See note (1)				23100.00	26400.00
Loan			2000.00		
Total Income	13750.00	13750.00	15750.00	46200.00	26400.00
EXPENSES					
1 Repay loan (a)	2105.00	0.00	2000.00	0	0
(a) Dick Mills loaned the HOA \$2000 in 2017 to cover essential bills.					
2 Legal fees: TBD (b)					
(b) Cost of lawyers to defend HOA initially funded by Dick Mills, the HOA President. Repayment not in total costs.					
3 Accounting fees	255.00	300.00	325.00	350.00	350.00
4 Gate bulbs (LED)	0.00	0.00	200.00	200.00	200.00
5 Gate phone	456.00	480.00	510.00	535.00	535.00
6 COE Elect (gates/well/sewer)	2469.11	4471.57	4510.00	3850.00	4000.00
7 Common Area Maint #(c)	499.00	485.00	4000.00	4100.00	4100.00
8 Seal asphalt	0.00	7133.33	0.00	0.00	0.00
9 Repair gate sensors-see note (2)	0.00	0.00	900.00	0.00	0.00
10 Total: All Non-Water&Sewer Costs	5784.11	12869.90	12445.00	9035.00	9185.00
# Grass cut, Weed eat, Gather leaves, Fertilize, Landscape (gates), Paint gates, snow removal, tree & limb removal, etc.					
(c) Need quotes from other lawn contractors.					
Water & Sewer - Operated by a NFP Water & Sewer Co.					
11 Water & Sewer Management	4200.00	4200.00	4200.00	4200.00	4200.00
12 Water & Sewer Maintenance	2250.00	2250.00	2250.00	5000.00	5000.00
13 MDNR permit	300.00	300.00	300.00	300.00	300.00
14 Sewer Service Calls	2259.83	532.48	350.00	350.00	350.00
15 Sewer Testing DNR	500.00	500.00	500.00	500.00	500.00
16 Swr chem (C-100, Chlor, De-Chlor)	456.98	813.16	900.00	950.00	950.00
17 Bi-Annual Pump Flocculation	155.00	160.00	160.00	170.00	170.00
18 Water Service Calls	0.00	413.31	0.00	0.00	0.00
19 Wtr testing	15.00	15.00	95.00	80.00	80.00
20 Wtr chemicals (Chlorine)	0.00	0.00	400.00	420.00	420.00
21 Insurance (Need quote fm Ins. Co. at The Point)	0.00	0.00	0.00	0.00	0.00
22 Total: Water & Sewer Costs	10136.81	9183.95	9155.00	11970.00	11970.00
23 Streets - HOA responsibility.					
24 Repave btwn Gates (BOD appvd Special Assmt)-see note (3)			1521	5500	5500
25 Seal other asphalt	0	0	7133.33	0	0
26 SubTotal: Streets	0	0	8654.33	5500	5500
27 Total Expenses	15920.92	22053.85	30254.33	26505.00	26655.00
28 Net Excess/-Shortfall	-2170.92	-8303.85	-14504.33	19695.00	-255.00
29 Budgets do not include Special Assessments for Gate improvements, Water Tower, or Legal Fees	\$ 1,250	\$ 1,250	\$ 1,250	\$ 2,100	\$ 2,400
30	per lot owner	per lot owner	per lot owner	per lot owner	per lot owner

09/23/2018

Appendix 25

If it is decided that water and sewer costs will be included in monthly/bi-monthly utility bills based on meter readings, those costs will be removed from the assessments. The above 2019 Budget would then be reduced by \$11,970 leaving an assessment of \$14,535 (including the Special Assessment of \$5500 for the street repairs) or \$1,321 per lot owner.

1. The HOA needs to transition from Assessments (paid for expenses incurred during the previous year) to Budgets to pay for expenses for the new year. To do so, we must pay both the 2017 assessment (which we did in Jan 2018) and the 2018 Budget which was technically also due in Jan 2018, but due now. Then in January the 2019 Budget will be due. To ease the financial burden of making 2 years of payments so quickly, we need to discuss a phasing plan. One plan for the 2018 Budget is to split the \$2100 into 3 payments of \$700 in Oct 15, Dec15, and Feb 15. The plan for the 2019 Budget depends on how much it is. If it is \$2400 it can be 3 payments of \$800 or 2 of \$1200. If it is \$1321 it can be either 1 or 2 payments.

OTHER
ISSUES
AND
NOTES

2. This subject was discussed at the 2017 HOA meeting. Work was done only to restore proper operation of the Main exit gate. Anchor also provided quotes for the Service Gate and Lower Gate for the membership to consider.

3. A Special Assessment was approved by the BOD for urgent Street Repairs - Work had to be done before cooler weather arrived. Best repaving bids (from the Main to the Svc gates) was \$18,021 from Springfield Striping & Sealing included repair of failing base sections before the top coat was applied but they did not guarantee their work. Young/Herans said they would match that price and guarantee the work, so they were hired. The proposed repayment plan requires an initial cost of \$1521 to be included in the 2017 budget, and Dick Mills advance the remaining funds (\$16,500) interest free with the agreement that the HOA will repay him via a Special Assessment from all lot owners over a 3 year period (2018-2020) of \$5500 per year or \$500 per lot owner per year in 2018-2020.

4. To ensure appropriate quality of sewage entering the sewer system from our homes, and to prevent damage to our own septic systems, Home Owners are required to have their own septic pump and filter cleaned every 3 years (last done 2017-18). Cost was ~\$150 each for pumping with addl \$25 to clean the filter, paid by the homeowners directly to the vendor. It is important to note the critical need for this work. The sludge in the bottom of the tanks was between 8" and 14", and the filter basket is only at about the 12" level. Dangerous levels for your equipment and the infrastructure.

Appendix 26

**CARRIAGE OAKS ESTATES HOA, INC. (Rev 12)
EXPENSES for 2015-2016 and BUDGETS for 2017 & 2018**

	Costs 2015	Costs 2016	2017 Costs Jan-Jun	2017 Estimate Jul-Dec	2017 Final Budget	2018 Budget
INCOME						
Carry Over Bal:						
Assessments	26060.00	13750.00	13750.00	0.00	23100.99	21005.05
Repay Special Assessment						5500.00
Loan			2000.00			
Total Income	26060.00	13750.00	15750.00	0.00	23100.99	26505.05
EXPENSES						
1 Repay loan (a)	2105.00	0.00	0.00	2000.00	2000.00	0
(a) Dick Mills has loaned the HOA \$2000 in 2017 to cover essential bills.						
2 Legal fees: TBD (b)	10773.15	(b) 21017.0	(b) 12594.25			
(b) Cost of lawyers to defend HOA initially funded by Dick Mills, the HOA President. Repayment not in total costs.						
3 Accounting fees	255.00	300.00	0.00	325.00	325.00	350.00
4 Gate bulbs (LED)	0.00	0.00	0.00	200.00	200.00	200.00
5 Gate phone	456.00	480.00	255.00	255.00	510.00	535.00
6 COE Elect (gates/well/sewer)	2469.11	4471.57	2224.39	2285.61	4510.00	3850.00
7 Common Area Maint # (c)	499.00	485.00	1935.00	2065.00	4000.00	4100.00
8 Seal asphalt	0.00	7133.33	0.00	0.00	0.00	0.00
9 Repair gate sensors-see note 2	0.00	0.00	0.00	900.00	900.00	0.00
10 Total: All Non-Water&Sewer Costs	16557.26	12869.90	4414.39	8030.61	12445.00	9035.00
# Grass cut, Weed eat, Gather leaves, Fertilize, Landscape (gates), Paint gates, snow removal, tree & limb removal, etc.						
(c) Need quotes from other lawn contractors to compare to Wendell.						
Water & Sewer - Operated by Carriage Oaks Water & Sewer Co. (Ozarks bid not accepted by all homeowners)						
11 Water & Sewer Management	4200.00	4200.00	4200.00	0.00	4200.00	4200.00
12 Water & Sewer Maintenance	2250.00	2250.00	2250.00	0.00	2250.00	5000.00
13 MDNR permit	300.00	300.00	0.00	300.00	300.00	300.00
14 Sewer Service Calls	2259.83	532.48	350.00	0.00	350.00	350.00
15 Sewer Testing DNR	500.00	500.00	250.00	250.00	500.00	500.00
16 Swr chem (C-100, Chlor, De-Chlor)	456.98	813.16	856.60	43.40	900.00	950.00
17 Bi-Annual Pump Flacuation	155.00	160.00	130.00	30.00	160.00	170.00
18 Water Service Calls	0.00	413.31	0.00	0.00	0.00	0.00
19 Wtr testing	15.00	15.00	55.00	20.00	75.00	80.00
20 Wtr chemicals (Chloreen)	0.00	0.00	0.00	400.00	400.00	420.00
21 Insurance (d)	0.00	0.00	0.00	0.00	0.00	0.00
(d) Need quotes from Insurance Companies						
22 Total: Water & Sewer Costs	10136.81	9183.95	8091.60	1043.40	9135.00	11970.00
Streets - HOA responsibility.						
24 Repave btwn Gates (Special Assmt approved by the BOD - see note 1)					1521	5500
25 Seal other asphalt	0	0	7133.33	0	0	0
26 SubTotal: Streets	0	0	7133.33	0	1521	5500
27 Total Expenses	26694.07	22053.85	19639.32	9074.01	23101.00	26505.00
28 Net Excess/-Shortfall	-634.07	-8303.85	-3889.32	-9074.01	-0.01	0.05

10/04/2017

Appendix 27

29 Budgets do not include Special Assessments for 2017 Assmt at \$23101: \$ 2,100.09 per lot owner
30 Gate improvements or Legal Fees 2018 Assmt at \$26505: \$ 2,409.55 per lot owner

OTHER 1. A Special Assessment was approved for urgent Street Repairs - Work must be done before cooler weather arrives. Best repaving bids (from Main to
ISSUES Svc gates) is \$18,021 from Springfield Striping & Sealing includes repair of failing base sections before top coat is applied but no guarantee of their work.
AND Young/Herans said they would match that price and guarantee the work. The proposed plan called for an initial cost of \$1521 to be included in the 2017
NOTES: budget, and Dick Mills will advance the remaining funds (\$16,500) interest free with the agreement that the HOA will repay him via a Special Assessment
from all lot owners over a 3 year period (2018-2020) of \$5500 per year or \$500 per lot owner per yr.

2. This subject was discussed at the 2017 HOA meeting. It has been subsequently determined that only 1 probe is bad, but the circuit board is not receiving the signal from the other probe. Work will be done only to restore proper operation of the exit gate. Final cost to be determined.

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5. We need to ask The Point which company insures their W/S equipment for \$250.

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8. The data and quotes presented herein have been compiled from information provided by Dick Mills and Gloria Phipps.

Appendix 28

Distinctive Designs Ltd.

Div. Mills Properties Group Ltd.

209 Falling Leaf Court
Branson West, MO 65737
(417) 338-8870
Fax (417) 338-0521

January 30th 2016

Invoice for 2015 Services Carriage Oaks Estates

Management for calendar year 2015 of, Carriage Oaks Estates Subdivision, Sewer Treatment Plant & Water Well facilities. Operating and Maintaining these facilities includes: A weekly check of operating equipment, for functioning ability of motors monitors and signaling devices, inspection of grounds for fallen trees, overgrown vegetation, including filter bed, and checking chemical levels. Collecting water samples from the Water Well annually, until at least 10 homes or 25 persons reside in the subdivision. Collect samples of sewer treatment plant quarterly, and prepare a test report as required by the MDNR. The monthly cost is \$350.00, and does not include grounds maintenance work on or around the Well or Wastewater Treatment Facility, De-Chlorination Tablets, Prestofloc C-100, 55 gal. Drums. And are determined by the commercial suppliers, and subject to change, will be supplied at cost.

Cost for 2015 year above described services. \$4,200.00

Maintenance costs being separate from above, include: Sewer Treatment Plant facility, Brush Hogging as needed for large growth, regular mowing for small grass areas, weed eating for steep inclines and outside Filter Bed fenced area, removal of overgrown brush, cut up and/or remove fallen trees near filter bed. Remove vegetation from filter bed in Spring and Fall, or as required by MDNR. Accompany MDNR on any inspections requested. Clean Recirculation Pumps/Motors and Filter Basket in Recirculation Tank annually for fecal material. Check each year, and Pump out Flocculation Tank as needed. Renew Operating Permit with MDNR when required, and keep permit current annually. Schedule all Carriage Oaks property owners to pump out Septic tanks, and clean Pump/Motor and Filter baskets every three (3) years in August starting 2014 year.

*THIS IS
ALL SEWER
NO WATER*

Cost for 2015 year above described services \$2,250.00

All other outside services costs such as, vendors supplying repairs, or new equipment, electricians, repairmen, new requirements from the MDNR engineers or skilled labor for repairs for all pearls, and pumping out services, are not included in the above invoice.

*Paid By Check # 1507
Same price as 2014*

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Appendix 29

Distinctive Designs Ltd.

Div. Mills Properties Group Ltd.

209 Falling Leaf Court
Branson West, MO 65737
(417) 338-8870
Fax (417) 338-0521

Jan. 30, 2015

Invoice for 2014 Services

Carriage Oaks Estates Subdivision
209 Falling Leaf Court
Branson West, MO. 75737

Management for calendar year 2014 of, Carriage Oaks Estates Subdivision, Sewer Treatment Plant & Water Well, Facilities. Operating and Maintaining these facilities includes: A weekly check of operating equipment, for functioning ability of motors, monitors and signaling devices, inspection of grounds for fallen trees, overgrown vegetations, including filter bed, and checking chemical levels. Collecting water samples from the Water Well annually, until at least ten homes, or twenty five persons reside in the subdivision. Collect samples of sewer treatment plant quarterly, and prepare a test report as required for the MDNR. The monthly cost is \$350.00, and does not include grounds maintenance work on or around the Well or Wastewater Treatment Facility. Chemicals used at the facilities, and testing are separate including Chlorine Tablets, De-Chlorination Tablets, Prestofloc C-100 55 gallon drums. And are determined by the commercial suppliers, and subject to change, will be supplied at cost.

Cost for 2014 year above described services. \$4,200.00 + \$500⁰⁰ all Testing
Total 4700.00

Maintenance costs being separate from above, include: Sewer Treatment Plant facility, Brush-hogging, as needed for large growth, regular mowing for small grass areas, weed-eating for steep inclines and outside Filter Bed fenced area, removal of overgrown brush, cut up and/or remove fallen trees near filter bed. Remove vegetation from filter bed in Spring and Fall, or as required by MDNR. Accompany MDNR on any inspections requested. Clean Recirculation Pumps/Motors and Filter Baskets in Recirculation Tank annually for fecal material. Check each year, and Pump out Flocculation Tank as needed. Renew Operating Permit with MDNR when required, and keep permit current annually. Schedule all Carriage Oaks property owners to pump out Septic tanks, and clean Pump/motor and filter baskets every three (3) years in August starting 2014 year.

Cost for 2014 year above described services. \$2,250.00 or 187.50 month

All other outside service costs such as, vendors supplying repairs of/or new equipment, electricians, repairmen, new requirements from the MDNR, engineers or skilled labor for repairs or all pearls, and pumping out services, are not included in the above invoice.

⑥