

Blue Acres Mobile Home Park  
4001 S. Ponderosa Lot #5  
Columbia, MO 65201

Account Number: **014-00096-00**  
Service Location: 4001 S. Ponderosa #96  
Billing Date: 10/22/07

Due Date: 11/01/07

Total Amount Due: \$206.83

**FILED<sup>2</sup>**

NOV 14 2007

DENNIS DECLUE /  
4001 S. Ponderosa #96  
Columbia, MO 65201

Missouri Public  
Service Commission

Amount Enclosed

Please make checks payable to:  
BLUE ACRES MOBILE HOME PARK

Please detach and return top portion with your payment

Exhibit No. 3

Date 12-29-07 Case No. WC-2008-0079

Reporter L.M. Banks

Service Name/Address  
DENNIS DECLUE /  
4001 S. Ponderosa #96

Account Number: 014-00096-00  
Billing Date: 10/22/07  
Due Date: 11/01/07

Rental Period: 11/1/2007 to 11/30/2007

Rent Adjustment Period: 09/18 to 10/17

Charge	Type	From	To	Usage	Actual	Amount
VOLUME	Actual	311	317	6	600 gal	
PREVIOUS BALANCE						0.00
Service Fee						5.79
Refuse						5.00
Rent						175.00
Rent Adjustment						21.04

PLEASE REMIT PAYMENT TO THE ADDRESS LISTED BELOW  
Total Due

Exhibit No. 3

Date 12-29-07

Case No. WC-2008-0079

\$206.83

Reporter L.M. Banks

**DUE DATES, LATE FEES &  
QUESTIONS REGARDING YOUR BILL**

The due date for this payment is 11/01/07

Payments received after the 10<sup>th</sup> of the month will  
incur a late fee of \$25.00.

Any questions about your bill should be directed to  
your community manager. Send your total due to the  
following address:

Blue Acres Mobile Home Park  
4001 S. Ponderosa Lot #5  
Columbia MO 65201

**COMMENTS:**

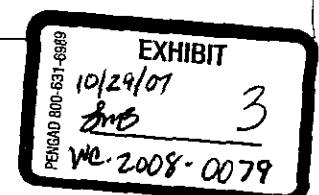
YOU WILL BE RECEIVING A MONTHLY INVOICE, WHICH WILL BE  
DUE ON THE 1<sup>ST</sup> OF EVERY MONTH.

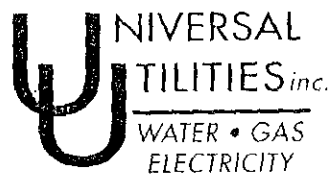
PLEASE INCLUDE THE TOP PORTION OF THIS INVOICE WITH  
YOUR PAYMENT.

IF YOU HAVE ANY QUESTIONS REGARDING YOUR BILL OR  
PAYMENT, PLEASE CONTACT YOUR COMMUNITY OFFICE

IF YOU HAVE QUESTIONS REGARDING RENT ADJUSTMENT  
VOLUME, PLEASE CONTACT UNIVERSAL UTILITIES 1-800-788-  
8287.

UNIVERSAL UTILITIES, Inc.  
Making A Difference; Saving tomorrow's resources, today!

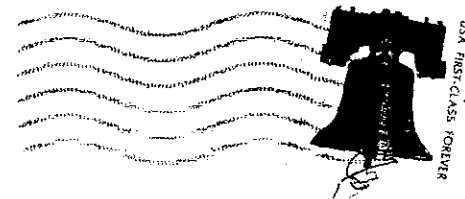




P.O. BOX 190539  
BURTON, MI 48519-0539

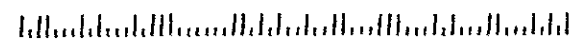
ST LOUIS, MO 631

27 OCT 07 PM 10 1



Today 29<sup>th</sup>

65201+5470



## BLUE ACRES/UNIVERSAL UTILITIES PSC MEETING

### CURRENT RATES AND CHARGES BY THE SERVICE PROVIDERS:

Consolidated Public Water Supply District #1

Water Rate .50/100 = \$5/1000

Meter Rate \$80 Per Month

City of Columbia

Flat Rate for one year, calculated each April "...based on the average monthly billing of water usage during the immediate preceding calendar months of January, February and March."

Current Rate ? \$443.05 per Month Will go up to \$467.98.

New Rate will be \$4.61 svc chg x 1.5 = \$6.91 + 1.09 usage x 1.5 = \$1.64 per CCF

Rate Base 282 CCF CCF = 748 Gallons = 282 x 748 = 210936 Gallons

City shows the bill goes to Whirl Wind Properties LLC

### MONTHLY FEE CHARGES TO BLUE ACRES

Water \$80 ←

Sewer \$ 6.91 ←

Total Monthly \$86.91

ASSUMPTIONS: (same as used by the city) Blue Acres averages 100 residents plus store & laundry. I have rounded down too 100.

### TRUE FEES CHARGED PER RESIDENT OF BLUE ACRES

Water \$80 divided by 100 = .80

Sewer \$6.91 divided by 100 = .07

Total water and sewer fee .87

### FEES CURRENTLY CHARGED BY UNIVERSAL UTILITIES

Water \$10.50

Sewer \$ 6.34 (guessing based on charges)

Total \$16.84 + \$5 for refuse + 5.79 service fee = \$27.63

Water & Sewer Fees Charged \$16.84

Actual Water & Sewer Fees \$ .87

Gross from fee overcharges \$15.97 Annual cost to resident \$15.97 x 12 = \$191.64

Annual Gross from fee overcharges \$191.64 x 100 = \$19,164

Gross Monthly Fees Charged  $\$10.50 + \$6.34 + \$5 + \$5.79 = \$27.63$

Gross Annual fees charged  $\$27.63 \times 12 = \$331.56 \times 100 \text{ (residents)} = \$33,156$

My bill from 7/18 to 8/15 was billed for 800 Gallons and read as follows:

Charges		Actual costs	
Water	14.50	Water	4.80
Sewer	7.94	Sewer	1.09
Service Fee	5.79	Service Fee	5.79
Refuse	5.00	Refuse	5.00
Total	\$33.23	Total	\$16.69

DIFFERENCES:

Water 14.50 - 4.80	Charged \$9.80 more than the actual cost
Sewer 7.94 - 1.09	Charged \$6.85 more than the actual cost.

$9.80 + 6.85 = \$16.65 \times 12 = \$199.88$  annually

Closing comments -

1. The cost for the meters plus installation has long been recovered and Universal Utilities has absolutely nothing to do with the sewer so their only cost now is for reading the water meters and calculating and sending the statements.
2. There is currently a \$5.79 service charge per tenant per month which on a 100 tenant average comes to \$579 per month and \$6948 per year.
3. I would be happy to take this gig. I calculate that after the initial time spent in setting up a program I can perform the complete task in one day and that postcards, labels and ink, etc. will cost no more than \$40 per month.  $\$579 - \$40$  leaves \$539 for labor.  $\$539 \times 12 = \$6468$  profit per year.

FROM \_\_\_\_\_

Date 10/25/07

## Acknowledge initials and date

TO: \_\_\_\_\_

1. \_\_\_\_\_

2. \_\_\_\_\_

3. \_\_\_\_\_

4. \_\_\_\_\_

☐ APPROVAL☐ SIGNATURE☐ COMMENT☐ SEE ME☐ AS REQUESTED☐ INFORMATION☐ READ AND RETURN☐ READ AND FILE☐ READ AND FORWARD☐ NECESSARY ACTION☐ RECOMMENDATION☐ PREPARE ROUGH DRAFT☐ FOR MY SIGNATURE☐ PLEASE ANSWER WITH☐ COPY TO ME☐ PLEASE HANDLE☐ COMPLETE AND RETURN☐ REVIEW AND RETURN☐ \_\_\_\_\_Blue Acres MHP100 units + convenience store & laundryWhirlwind Properties, LLCOne service charge (one water meter)Present Quantity Ccf = 282(1 ccf = 748 gallons) →x Out of City limits surcharge.current monthly bill = ~~\$443.05~~467.98

Chapter 22 PUBLIC WORKS AND IMPROVEMENTS\***Section 22-266 Computation of sewer charges and fees to users outside city.**

Each user of the wastewater system of the city whose property or premises may be located outside the corporate limits of such city and within any unincorporated area, shall pay as a sewage service charge a sum equal to the charge computed under the provisions of section 22-263 of this Code plus fifty (50) per cent. Each user of the wastewater system of the city whose property or premises may be located outside the corporate limits of the city and within the corporate limits of any other municipality, or each user in an area whose inhabitants have instituted proceedings for incorporation as another municipality, shall pay as a sewage service charge a sum equal to the charge computed under the provisions of section 22-263 of this Code plus one hundred (100) per cent. Persons owing a connection fee for property located outside the corporate limits of the city shall pay as a connection fee a sum equal to the connection fee computed under the provisions of section 22-264 of this Code plus fifty (50) per cent. The amounts computed in accordance with this section shall be considered as additional capital charges.

(Code 1964, § 14.870; Ord. No. 14914, § 1, 8-5-96; Ord. No. 15324, § 1, 9-2-97)

Chapter 22 PUBLIC WORKS AND IMPROVEMENTS\***Section 22-263 Charges for sewage service.**

(a) There is hereby levied on each wastewater system user having any sewer connection with the wastewater system of the city or otherwise discharging sewage, industrial waste, or other liquids, either directly or indirectly into the city's wastewater system, a sewage service charge. Subject to the exceptions provided in this article, such charge shall be based upon the quantity of water used in or on the premises as the same is measured by a water or sewer meter or sewer meters approved by the city; provided, however, that if actual sewer service cannot reasonably be determined from the water or sewage so metered, whether due to defect, tampering or causes unknown, the amount of sewage, waste or waters discharged into such system shall be estimated and billed as provided for in section 27-19. Additional charges for extra strength sewage, toxic pollutants, and wastewater monitoring will be levied where applicable.

(b) The monthly charges for residential and public authority customer classifications shall be based on the average monthly billing of water usage during the immediate preceding calendar months of January, February and March. Where such basis is not considered representative of sewage discharge for public authority customers, the provisions of section 27-19 of this Code or any other reasonable basis of estimating sewage discharge from such customers may be used. Commercial and industrial charges shall be based on one hundred (100) per cent of the monthly metered water used, except as otherwise provided in this Code.

(1) *Basic sewage service charge.* Each user of the wastewater system of the city shall pay for the use of such system monthly sewage service charges based on the following rates:

	User Charge Portion	Capital Charge Portion	Total
Service charge, per month:			
All customers....	\$ 3.733	\$ 0.873	\$ 4.61
Quantity charge, per Ccf:			
All volume....	\$ 0.915	\$ 0.177	\$ 1.09
Ccf = 100 cubic feet			

NA — (2) *Extra strength charge.* Wastewater discharged to the wastewater system from commercial or industrial users shall be subject to an extra strength charge when the BOD or total suspended solids concentration exceeds three hundred (300) milligrams per liter (mg/l) by weight. All analyses shall be performed on composite samples collected at no less than hourly intervals over a twenty-four-hour period.

Extra strength charges shall be calculated based on one hundred (100) per cent of metered water use, except as otherwise provided in section 22-269 of this Code, in accordance with the following formula:

$$S = V_s \times 0.00624 \times [\$ 0.136 \text{ (BOD - 300)} + \$ 0.0928 \text{ (SS - 300)}]$$

Where:

S	=	Surcharge in dollars monthly.
V <sub>s</sub>	=	Sewage volume in 100 cubic feet per month.
0.00624	=	Conversion factor for hundred cubic feet to million pounds.
\$ 0.136	=	Unit charge for BOD in dollars per pound; of which \$ 0.106 represents the user charge portion and \$ 0.030 represents capital charges.
BOD	=	BOD strength index in mg/l by weight.
300	=	Allowed BOD and suspended solids strengths in mg/l by weight.
\$ 0.0928	=	Unit charge for suspended solids in dollars per pound; of which \$ 0.0714 represents the user charge portion and \$ 0.0214 represents capital charges.
SS	=	Suspended solids strength index in mg/l by weight.

*NA-* (3) *Monitoring charge.* When regulations as set forth by the federal government, state and



city require monitoring of the waste from a commercial or industrial user, whether for strength calculations or for NPDES compliance, that user shall pay a monitoring charge.

The monitoring charge shall consist of all costs for personnel, material and equipment used to collect and analyze samples from the user's wastewater.

The exact charge shall be based on actual costs and shall be determined by the director.

*NA* — (4) *Toxic pollutant charge.* Any user which discharges any toxic pollutants which cause an increase in the cost of managing the effluent or sludge from the city's treatment system shall pay for such increased costs.

(5) *Base charge.* When residential property is vacant and the customer has requested discontinuance of a metered service the customer shall be charged a base charge of four dollars and sixty-one cents (\$ 4.61 ) per month in lieu of all other charges for sewage services.

(Code 1964, § 14.830; Ord. No. 10275, § 1, 9-4-84; Ord. No. 12022, § 1, 9-19-88; Ord. No. 12711, § 1, 8-20-90; Ord. No. 13413, § 1, 8-17-92; Ord. No. 14914, § 1, 8-5-96; Ord. No. 15620, § 1, 5-18-98; Ord. No. 15926, § 2, 3-15-99; Ord. No. 16851, § 1, 4-2-01; Ord. No. 16890, § 2, 5-7-01; Ord. No. 17837, § 1, 9-15-03; Ord. No. 18215, § 2, 9-20-04; Ord. No. 18685, § 2, 9-19-05; Ord. No. 19231, § 2, 10-2-06; Ord. No. 19656, § 2, 9-17-07)

(Ord. 19656, Amended, 09/17/2007, Prior Text; Ord. 19231, Amended, 10/02/2006, Prior Text; Ord. 18685, Amended, 09/19/2005, Prior Text; Ord. 18215, Amended, 09/20/2004, Prior Text; Ord. 17837, Amended, 09/15/2003, Prior Text; Ord. 16890, Amended, 05/07/2001, Prior Text; Ord. 16851, Amended, 04/02/2001, Prior Text; Ord. 15926, Amended, 03/15/1999, Prior Text)

ACCOUNT NO. 014-00096-00

PAST DUE BALANCE 0.00  
 MUST BE RECEIVED BY 4/13/07  
 OR SUBJECT TO IMMEDIATE DISCONNECT

PRESORTED  
 FIRST CLASS MAIL  
 U.S. POSTAGE PAID  
 PERMIT NO. 35  
 FENTON, MI 48430

Water 12.50  
 Sewer 7.13  
 Service Fee 5.77  
 Refuse 5.00

**CURRENT  
 CHARGES**

USAGE DATES		METER READINGS		USAGE	
FROM	TO	FROM	TO	USAGE	ACTUAL
02/20	03/20	264	268	4	400 gal

**CURRENT  
 CHARGES  
 DUE DATE** 04/27/07

**TOTAL  
 AMOUNT  
 DUE** \$30.40

11 11\*\*\*\*\*AUTO\*\*3-DIGIT 652  
 DENNIS DECLUE  
 4001 Ponderosa St Lot 96  
 Columbia MO 65201-5470



ACCOUNT NO. 014-00096-00

PAST DUE BALANCE 0.00  
 MUST BE RECEIVED BY 3/16/07  
 OR SUBJECT TO IMMEDIATE DISCONNECT

PRESORTED  
 FIRST CLASS MAIL  
 U.S. POSTAGE PAID  
 PERMIT NO. 35  
 FENTON, MI 48430

Water 12.50  
 Sewer 7.13  
 Service Fee 5.77  
 Refuse 5.00

**CURRENT  
 CHARGES**

USAGE DATES		METER READINGS		USAGE	
FROM	TO	FROM	TO	USAGE	ACTUAL
01/23	02/20	260	264	4	400 gal

**CURRENT  
 CHARGES  
 DUE DATE** 03/30/07

**TOTAL  
 AMOUNT  
 DUE** \$30.40

11 11\*\*\*\*\*AUTO\*\*3-DIGIT 652  
 DENNIS DECLUE  
 4001 Ponderosa St Lot 96  
 Columbia MO 65201-5470



ACCOUNT NO. 014-00096-00

PAST DUE BALANCE 0.00  
 MUST BE RECEIVED BY 6/15/07  
 OR SUBJECT TO IMMEDIATE DISCONNECT

PRESORTED  
 FIRST CLASS MAIL  
 U.S. POSTAGE PAID  
 PERMIT NO. 35  
 FENTON, MI 48430

Water 13.00  
 Sewer 7.34  
 Service Fee 5.79  
 Refuse 5.00

**CURRENT  
 CHARGES**

USAGE DATES		METER READINGS		USAGE	
FROM	TO	FROM	TO	USAGE	ACTUAL
04/17	05/15	273	278	5	500 gal

**CURRENT  
 CHARGES  
 DUE DATE** 06/29/07

**TOTAL  
 AMOUNT  
 DUE** \$31.13

7 7\*\*\*\*\*AUTO\*\*3-DIGIT 652  
 DENNIS DECLUE  
 4001 Ponderosa St Lot 96  
 Columbia MO 65201-5470



ACCOUNT NO. 014-00096-00

PAST DUE BALANCE 0.00  
 MUST BE RECEIVED BY 5/11/07  
 OR SUBJECT TO IMMEDIATE DISCONNECT

PRESORTED  
 FIRST CLASS MAIL  
 U.S. POSTAGE PAID  
 PERMIT NO. 35  
 FENTON, MI 48430

Water 13.00  
 Sewer 7.34  
 Service Fee 5.77  
 Refuse 5.00

**CURRENT  
 CHARGES**

USAGE DATES		METER READINGS		USAGE	
FROM	TO	FROM	TO	USAGE	ACTUAL
03/20	04/17	268	273	5	500 gal

**CURRENT  
 CHARGES  
 DUE DATE** 05/25/07

**TOTAL  
 AMOUNT  
 DUE** \$31.11

11 11\*\*\*\*\*AUTO\*\*3-DIGIT 652  
 DENNIS DECLUE  
 4001 Ponderosa St Lot 96  
 Columbia MO 65201-5470



ACCOUNT NO. 014-00096-00

**PAST DUE BALANCE** 0.00  
**MUST BE RECEIVED BY** 9/14/07  
**OR SUBJECT TO IMMEDIATE DISCONNECT**PRESORTED  
FIRST CLASS MAIL  
U.S. POSTAGE PAID  
PERMIT NO. 35  
FENTON, MI 48430

Water	14.50
Sewer	7.94
Service Fee	5.79
Refuse	5.00

USAGE DATES		METER READINGS		USAGE	
FROM	TO	FROM	TO	USAGE	ACTUAL
07/18	08/15	293	301	8	800 gal

**CURRENT CHARGES DUE DATE** 09/28/07**TOTAL AMOUNT DUE** \$33.2377\*\*\*\*\*AUTO\*\*3-DIGIT 652  
DENNIS DECLUE  
4001 Ponderosa St Lot 96  
Columbia MO 65201-5470

ACCOUNT NO. 014-00096-00

**PAST DUE BALANCE** 0.00  
**MUST BE RECEIVED BY** 10/12/07  
**OR SUBJECT TO IMMEDIATE DISCONNECT**PRESORTED  
FIRST CLASS MAIL  
U.S. POSTAGE PAID  
PERMIT NO. 35  
FENTON, MI 48430

Water	15.50
Sewer	8.34
Service Fee	5.79
Refuse	5.00

USAGE DATES		METER READINGS		USAGE	
FROM	TO	FROM	TO	USAGE	ACTUAL
08/15	09/18	301	311	10	1000 gal

**CURRENT CHARGES DUE DATE** 10/26/07**TOTAL AMOUNT DUE** \$34.6377\*\*\*\*\*AUTO\*\*3-DIGIT 652  
DENNIS DECLUE  
4001 Ponderosa St Lot 96  
Columbia MO 65201-5470

ACCOUNT NO. 014-00096-00

**PAST DUE BALANCE** 0.00  
**MUST BE RECEIVED BY** 7/13/07  
**OR SUBJECT TO IMMEDIATE DISCONNECT**PRESORTED  
FIRST CLASS MAIL  
U.S. POSTAGE PAID  
PERMIT NO. 35  
FENTON, MI 48430

Water	14.50
Sewer	7.94
Service Fee	5.79
Refuse	5.00

USAGE DATES		METER READINGS		USAGE	
FROM	TO	FROM	TO	USAGE	ACTUAL
05/15	06/19	278	286	8	800 gal

**CURRENT CHARGES DUE DATE** 07/27/07**TOTAL AMOUNT DUE** \$33.2377\*\*\*\*\*AUTO\*\*3-DIGIT 652  
DENNIS DECLUE  
4001 Ponderosa St Lot 96  
Columbia MO 65201-5470

ACCOUNT NO. 014-00096-00

**PAST DUE BALANCE** 0.00  
**MUST BE RECEIVED BY** 8/10/07  
**OR SUBJECT TO IMMEDIATE DISCONNECT**PRESORTED  
FIRST CLASS MAIL  
U.S. POSTAGE PAID  
PERMIT NO. 35  
FENTON, MI 48430

Water	14.00
Sewer	7.74
Service Fee	5.79
Refuse	5.00

USAGE DATES		METER READINGS		USAGE	
FROM	TO	FROM	TO	USAGE	ACTUAL
06/19	07/18	286	293	7	700 gal

**CURRENT CHARGES DUE DATE** 08/24/07**TOTAL AMOUNT DUE** \$32.5377\*\*\*\*\*AUTO\*\*3-DIGIT 652  
DENNIS DECLUE  
4001 Ponderosa St Lot 96  
Columbia MO 65201-5470