

**Ectory R. Lawless**

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**From:** TPUC DocketRoom  
**Subject:** FW: Docket No. 22-00087 Superior Wastewater Systems, LLC Notice of Rate Change

*Ectory Lawless, J.D.*

Dockets and Records Manager  
Tennessee Public Utility Commission  
615-770-6850

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**From:** Kelly Grams <Kelly.Grams@tn.gov>  
**Sent:** Wednesday, September 14, 2022 9:27 AM  
**To:** TPUC DocketRoom <TPUC.DocketRoom@tn.gov>  
**Cc:** Ryan McGehee <Ryan.McGehee@tn.gov>; Aaron Conklin <Aaron.Conklin@tn.gov>  
**Subject:** FW: Docket No. 22-00087 Superior Wastewater Systems, LLC Notice of Rate Change

Please file in docket file.

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**From:** Contact TPUC <[Contact.TPUC@tn.gov](mailto:Contact.TPUC@tn.gov)>  
**Sent:** Wednesday, September 14, 2022 7:21 AM  
**To:** Kelly Grams <[Kelly.Grams@tn.gov](mailto:Kelly.Grams@tn.gov)>  
**Subject:** FW: Docket No. 22-00087 Superior Wastewater Systems, LLC Notice of Rate Change

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**From:** Paul Satterwhite <[REDACTED]>  
**Sent:** Tuesday, September 13, 2022 11:26 AM  
**To:** Contact TPUC <[Contact.TPUC@tn.gov](mailto:Contact.TPUC@tn.gov)>  
**Subject:** [EXTERNAL] RE: Docket No. 22-00087 Superior Wastewater Systems, LLC Notice of Rate Change

09-13-2022

I wanted to do a follow up email. To help explain my point on the revenue. Each month of last year (2019) homes were being closed on. Every home that contributed income to the utility for less than 12 consecutive months is a deferred income. The revenue for these homes is a deferred income even it not fully realized in the \$101,447.00 . This is important factor when setting rates for the future. The Kings chapel web site indicates for kings chapel "420 families call it home". They may have included lots that the homes where not sold yet. I believe in of last year (2021) there were 340 homes. That needs to be documented. If these homes included the deferred income. We would have \$421.32 (annual bases per home at the old rate) x 340 homes = \$143,249.00. But there will be additional homes that will finished this year with more deferred income. If there are any hold back in the income (escrow) for certain reason these should be

reflected in the income statement. I only have a feel of income from Kings Chapel. My understanding Superior Wastewater has other neighborhoods. Where is that deferred income?

I think the rate approval should be on hold until a full accounting of revenue is demonstrated. If appropriate, there should be a rate review every year until neighborhoods are substantially complete. Or rates should be based on available lots. When one entity is the owner developer, owner property management, full control of HOA, and owner utility supplier there needs to be fully transparent and accountable. Is the Utility charging appropriate tap fees to the developer to help offset cost for the utility customer? Tap fees are a big portion of utilities income. Is the developer paying its share of expansion operation of the utility for more homes? When they own everything the water is muddy.

I look forward to a respond to my concerns and King Chapel residences.

Thanks,  
Paul Satterwhite



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**From:** Paul Satterwhite  
**Sent:** Monday, September 12, 2022 8:57 AM  
**To:** [contact.tpuc@tn.gov](mailto:contact.tpuc@tn.gov)  
**Subject:** Docket No. 22-00087 Superior Wastewater Systems, LLC Notice of Rate Change

I am a resident of Kings Chapel community where Superior Wastewater System services our community. I trying to determine why (understand) the revenue is only \$101,447.00. At this amount of money this would service 240 residences.  $35.11 \text{ per month} \times 12 \text{ months} = \$421.32 \text{ annual for a residence}$ .  $\$101,447 \text{ divided } \$421.32 = 240 \text{ residences}$ . Kings Chapel is a growing community adding homes each month. My understanding our community has nearly 420 residence per the web site. So  $\$421.32 \times 420 \text{ residences} = \$176,954.40 \text{ on an annual bases}$ . Is our community broken up into different revenue streams? I believe it's all on one system. If different revenue areas. Is our expenses divided correctly? IS there different dockets for our community? Should the whole neighbor be looked at as a whole? I sure it a simple explanation, but it a good question.

Thanks,  
Paul Satterwhite