MINUTES

CHARTER TOWNSHIP OF BRIGHTON
BOARD OF TRUSTEES
4363 BUNO ROAD
BRIGHTON, MI 48114

APRIL 21, 2025
REGULAR MEETING
6:30 P.M.
(810) 229.0560

A. CALL TO ORDER
Supervisor Michel called the meeting to order at 6:30 P.M.

B. PLEDGE OF ALLEGIANCE
All stood for the Pledge of Allegiance.

C. ROLL CALL
Roll call by the Supervisor indicated the presence of a quorum.
Present: P. Michel, Supervisor; J. Riker, Clerk; R. Drouillard, Treasurer; C. Doughty, Trustee; S. Theis, Trustee; B. VanSingel, Trustee
Absent: D. Schifko, Trustee
Also Present: B. Vick, Township Manager; Z. Dyba, Assistant to the Township Manager; J. Harris, Township Attorney; K. Palka, Township Auditor; B. Damon, F&V Operations and Resource Management

D. CALL TO THE PUBLIC
None.

E. CONSENT AGENDA
C. Doughty moved and R. Drouillard seconded **to approve the consent agenda.**
Ayes: P. Michel, J. Riker, R. Drouillard, C. Doughty, S. Theis, B. VanSingel
Nays: None
Absent: D. Schifko
Motion carried.

F. BUSINESS
1. PUBLIC HEARING – Sewer Rates

   Public hearing opened at 6:38 P.M.
   No comment
   Public hearing closed at 6:38 P.M.

   K. Palka, Township Auditor presented information on Sewer Rates.

   B. Damon, F&V Operations and Resource Management presented information on the Sewer Plant.

   S. Theis moved and C. Doughty seconded **to accept the recommendation of the Utilities Committee and modify the rates as detailed in the PHP analysis, with the rate changes being effective June 1, 2025.**
   Ayes: P. Michel, J. Riker, R. Drouillard, C. Doughty, S. Theis, B. VanSingel
   Nays: None
   Absent: D. Schifko
   Motion carried.

2. PUBLIC HERING AND ADOPTION OF RESOLUTION CONFIRMING THE SEWER SPECIAL ASSESSMENT ROLL – 9810 Lake Edge, Contract Special Assessment No. S-I-01-2025.

AGENDA NOTES

MEETING DATE: April 21, 2025

PERSON PLACING ITEM ON AGENDA: Manager

AGENDA TOPIC: Public Hearing / Sewer Rates

EXPLANATION OF TOPIC:

The Utilities Committee last recommended a rate increase in 2021. The rate increase, at the time, took many factors into consideration such as: impact of the Shoner / Potocki lawsuit, the original SAD, historical REU sales, and the results of the SAW grant analysis. The financial projections at that time forecasted the sale of 10 REUs per year. While this number was conservative, it was in line with the sales history during the six-year period around the "great recession." The reality is that REU sales exceeded estimates, averaging 132 per year between FYE 2020 and 2024. In the last 12 months, sales have dropped down to 8 REUs.

While the increase in REU sales assisted in paying off both sewer bonds, establishing a healthy Operations & Maintenance fund and seeding the capital replacement fund, it has become evident that the average inflation of 4.9% over the last four years necessitates a rate adjustment, as current rates will not be adequate to pre-fund capital replacements over the next fifteen years.

The Township enlisted the assistance of Ken Palka from Pfeffer, Hanniford & Palka, CPA's, PC to create a rate forecast, based upon our current financial situation and the projected expenses anticipated throughout the sewer system. Key elements to Mr. Palka's analysis include:

1. Increasing the Tap-In Fee, which is currently $10,260.
2. Adding the Shoner/Potocki lawsuit DS/CC (currently $3,459) into the "up-front" Tap-In Fee.
3. Decreasing the O&M rate (initially).
4. Implementing a new capital charge.
5. Growth projection reflects 150 remaining REUs for the final phase of Encore (now Noble on the Lake) and zero growth afterwards.

The Utilities Committee met on March 18, 2025 and, following a presentation by staff and our consultants, unanimously passed the following motion: *"to recommend to the Brighton Township Board a rate adjustment in accordance with the material submitted by Pfeffer, Hanniford & Palka, and adjust the rates as detailed on the summary page."*

MATERIALS ATTACHED AS SUPPORTING DOCUMENTS:

A. Public Hearing Notice – published 4/4/2025
B. REU Sales History
C. Capital Improvement Planning – Table (1) dated 10/18/24
D. Consultant Spreadsheets (O&M, Capital Reserve, Summary)
    a. Scenario 1A – Encore purchases 150 REUs prior to rate increase
    b. Scenario 2A – Encore purchases 150 REUs after the rate increase

RECOMMENDATION: Following the presentation of the material by the consultants, the Township Board will hold a public hearing regarding the proposed rate changes. The suggested motion below should be modified to incorporate any input the Board chooses, based upon the public comments and/or the Board's discussion.

SUGGESTED MOTION: Moved by, ________________________ seconded by, _________to accept the recommendation of the Utilities Committee and modify the rates as detailed in the PHP analysis, with the rate changes being effective June 1, 2025.

Notice of Public Hearing
Charter Township of Brighton
Livingston County, Michigan

In accordance with Brighton Township Ordinance No. 258, Sanitary Sewer System Ordinance, Sec. 22-17. User Charge System, 1. Fees, a **Public Hearing** will be held for the purpose of reviewing a proposed rate increase. The meeting will take place on **Monday, April 21, 2025 at 6:30 P.M.** at the Brighton Township Hall at 4363 Buno Road, Brighton, Michigan.

The proposed rates for the Sanitary Sewer Quarterly User Fees and sewer tap in Fee to be considered are as follows:

- **Existing Capital Service / Debt Service Charge $80.50 per REU/ quarter** (no change per Shoner / Potocki Settlement until $3,459 is paid)
- **O&M User Charge $103.00 per REU / quarter** (reduced from $132.50)
- **Newly established Capital Charge $85.00 per REU / quarter**
- **Tap Fee $16,600 per REU** (for future users of the system)

Additional information is available upon request or by calling Brian Vick, Township Manager, at 810-229-0550.

Individuals with disabilities requiring auxiliary aids or services should contact Brian Vick, Township Manager by writing (see address above) or calling 810.229.0550.

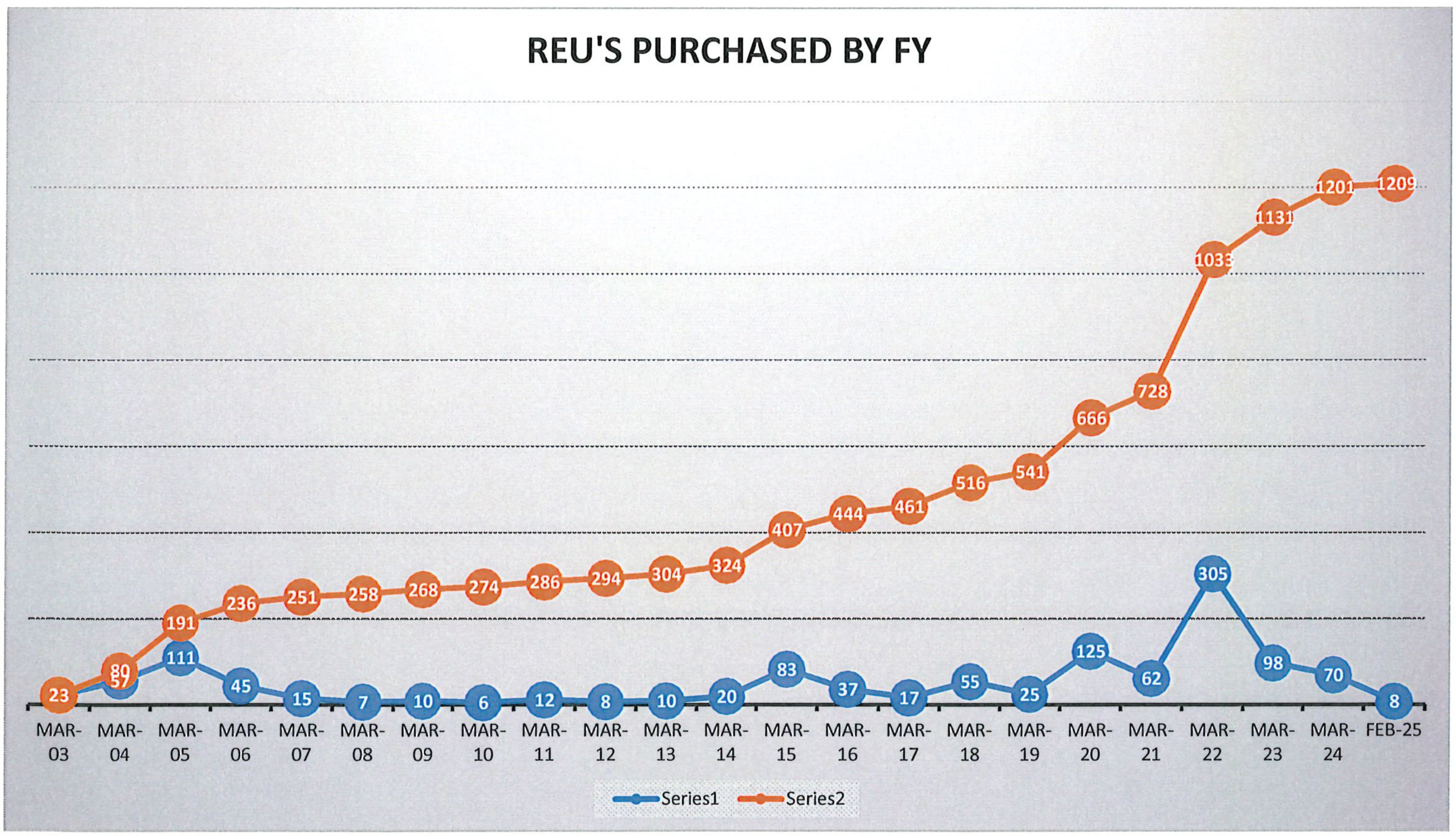
Respectfully Submitted,
Joe Riker, Clerk
Charter Township of Brighton

Published: 4/4/2025

LV-41594815

SUMMARY OF NEW REUS BY FY

Mar-03	23	23
Mar-04	57	80
Mar-05	111	191
Mar-06	45	236
Mar-07	15	251
Mar-08	7	258
Mar-09	10	268
Mar-10	6	274
Mar-11	12	286
Mar-12	8	294
Mar-13	10	304
Mar-14	20	324
Mar-15	83	407
Mar-16	37	444
Mar-17	17	461
Mar-18	55	516
Mar-19	25	541
Mar-20	125	666
Mar-21	62	728
Mar-22	305	1033
Mar-23	98	1131
Mar-24	70	1201
Feb-25	8	1209



Charter Township of Brighton
Capital Improvement Planning

Table 1: Recommended Capital Improvements for WWTP and Lift Stations			
Description	**Anticipated Year of Replacement**	**Budget (2024 Dollars)**	**Budget (Inflated 4%/yr)**
7-YEAR CIP PROJECTS			
Headworks Improvements	2025	$480,000	$500,000
Supernatant and WAS Improvements	2025	$95,000	$100,000
Disinfection Improvements	2025	$1,300,000	$1,350,000
Filter Media Replacement	2025	$768,000	$800,000
Clarifier Rehabilitation	2026	$350,000	$380,000
Pump Station 1 Improvements	2027	$1,010,000	$1,140,000
Pump Station 3 Improvements	2028	$1,040,000	$1,220,000
Pump Station 2 Improvements	2029	$900,000	$1,090,000
MCC Replacement	2030	$720,000	$910,000
Building Improvements	2031	$600,000	$790,000

Charter Township of Brighton
Sewer System - O & M and Capital Reserve Funds
Sewer Rate Analysis/Worksheets
Forecast of Revenues & Expenses
For The Years Ending 3/31/25 through 3/31/40

(Encore/Deerfield Dev - 150 REU's pay old Tap In Fee fye 3-31-25 & pay old Cap DS qtrly rate of $80.50 over 11 years; Max total $3,459 & -0- additional REU's)

Scenario 1A

# of REU's for New Capital Rate	-	2,563	2,718	2,718	2,718	2,718	2,718	2,718	2,718	2,718	2,718	2,718	2,718	2,718	2,718	2,718
Capital Rate per REU (New)	$ -	$ 85.00	$ 90.00	$ 95.00	$ 100.00	$ 105.00	$ 110.00	$ 115.00	$ 120.00	$ 120.00	$ 120.00	$ 120.00	$ 120.00	$ 120.00	$ 120.00	$ 120.00
# of REU's for Tap In Fees	155	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Tap In Fee per REU	$ 10,260	$ 16,600	$ 16,850	$ 17,100	$ 17,350	$ 17,600	$ 17,850	$ 18,100	$ 18,350	$ 18,600	$ 18,850	$ 19,100	$ 19,350	$ 19,600	$ 19,850	$ 20,100

Capital Reserve Fund	Year Ending March 31, 2025	Year Ending March 31, 2026	Year Ending March 31, 2027	Year Ending March 31, 2028	Year Ending March 31, 2029	Year Ending March 31, 2030	Year Ending March 31, 2031	Year Ending March 31, 2032	Year Ending March 31, 2033	Year Ending March 31, 2034	Year Ending March 31, 2035	Year Ending March 31, 2036	Year Ending March 31, 2037	Year Ending March 31, 2038	Year Ending March 31, 2039	Year Ending March 31, 2040
Revenues																
Capital Charge (prior DS Charge $3,459) (Non Encore/Deerfield)	$ 285,341	$ 267,072	$ 252,903	$ 240,365	$ 210,883	$ 202,683	$ 187,177	$ 160,105	$ 103,561	$ 32,172	$ 2,134	$ -	$ -	$ -	$ -	$ -
Capital Charge (prior DS Charge $3,459) (150 REU's for Encore/Deerfield)	-	48,300	48,300	48,300	48,300	48,300	48,300	48,300	48,300	48,300	48,300	35,850	-	-	-	-
Capital Charge (New)	-	871,420	978,480	1,032,840	1,087,200	1,141,560	1,195,920	1,250,280	1,304,640	1,304,640	1,304,640	1,304,640	1,304,640	1,304,640	1,304,640	1,304,640
Capital Charge Late Fees	4,280	17,077	18,471	19,098	19,471	20,164	20,746	21,156	21,123	20,052	19,602	19,570	19,570	19,570	19,570	19,570
Tap In Fees	1,590,300	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Transfer in From O & M Fund	50,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
REU Payment Over Time - Principle	20,315	20,315	20,315	20,315	20,315	20,315	20,315	8,310	2,770	-	-	-	-	-	-	-
REU Payment Over Time - Interest	6,159	5,806	5,072	3,603	2,869	2,133	1,399	665	172	-	-	-	-	-	-	-
Interest Income - Banks	53,935	59,193	55,188	60,772	62,286	64,331	50,422	35,865	32,285	24,095	24,488	25,736	32,702	42,206	52,865	63,631
Other	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	2,010,830	1,289,684	1,379,229	1,425,793	1,451,825	1,499,985	1,524,780	1,525,180	1,513,351	1,429,759	1,399,664	1,386,296	1,357,411	1,366,916	1,377,575	1,388,340
Expenses																
Headworks Improvements	250,000	250,000	-	-	-	-	-	-	200,000	-	-	-	-	-	-	-
Supernatant & WAS Improvements	50,000	50,000	-	-	-	-	-	-	25,000	-	-	-	-	-	-	-
Disinfection Improvements	675,000	675,000	-	-	-	-	-	-	150,000	-	-	-	-	-	-	-
Filter Media Replacement	400,000	400,000	-	-	-	-	-	-	420,000	420,000	-	-	-	-	-	-
Clarifier Rehabilitation	-	190,000	190,000	-	-	-	-	-	-	200,000	200,000	-	-	-	-	-
Pump Station #1 Improvements	-	-	570,000	570,000	-	-	-	-	-	125,000	125,000	-	-	-	-	-
Pump Station #3 Improvements	-	-	-	610,000	610,000	-	-	-	-	130,000	130,000	-	-	-	-	-
Pump Station #2 Improvements	-	-	-	-	545,000	545,000	-	-	-	-	300,000	-	-	-	-	-
MCC Replacement	-	-	-	-	-	455,000	455,000	-	-	-	-	-	-	-	-	-
Building Improvements	-	-	-	-	-	-	395,000	395,000	-	-	-	-	-	-	-	-
Sludge Storage	-	-	-	-	-	1,431,114	1,431,114	-	-	-	-	-	-	-	-	-
Pump Station #4	-	-	-	-	-	245,569	245,569	-	-	-	-	-	-	-	-	-
Pump Station #5	-	-	-	-	-	-	233,071	233,071	-	-	-	-	-	-	-	-
Ox Ditch	-	-	-	-	-	-	-	1,115,628	1,115,628	-	-	-	-	-	-	-
Pump Station #6	-	-	-	-	-	-	-	-	248,895	248,895	-	-	-	-	-	-
Pump Station #7	-	-	-	-	-	-	-	-	-	163,552	163,552	-	-	-	-	-
Pump Station #8	-	-	-	-	-	-	-	-	-	-	261,865	261,865	-	-	-	-
Reject Pump	-	-	-	-	-	-	-	-	-	-	-	376,827	376,827	-	-	-
Pump Station #9	-	-	-	-	-	-	-	-	-	-	-	-	-	278,714	278,714	-
Pump Station #2A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	622,467
Engineering	41,250	46,950	22,800	35,400	34,650	80,300	82,793	52,311	64,786	38,623	35,413	19,161	11,305	8,361	8,361	18,674
Contingency Improvements/Replace	68,750	78,250	38,000	59,000	57,750	133,834	137,988	87,185	107,976	64,372	59,021	31,935	18,841	13,936	13,936	31,123
Total Expenses	1,485,000	1,690,200	820,800	1,274,400	1,247,400	2,890,818	2,980,534	1,883,195	2,332,285	1,390,443	1,274,850	689,787	406,973	301,011	301,011	672,264
Revenues over (under) expenses	525,830	(400,516)	558,429	151,393	204,425	(1,390,832)	(1,455,755)	(358,014)	(818,934)	39,317	124,814	696,509	950,438	1,065,904	1,076,563	716,076
Beginning Equity	5,393,493	5,919,323	5,518,807	6,077,235	6,228,629	6,433,053	5,042,221	3,586,466	3,228,452	2,409,518	2,448,834	2,573,648	3,270,156	4,220,594	5,286,499	6,363,062
Ending Equity	5,919,323	5,518,807	6,077,235	6,228,629	6,433,053	5,042,221	3,586,466	3,228,452	2,409,518	2,448,834	2,573,648	3,270,156	4,220,594	5,286,499	6,363,062	7,079,138

Recommended Equity - Maintain $2m minimum in fund

Summary of Rates																
O & M Rate	$ 132.50	$ 103.00	$ 103.00	$ 104.00	$ 106.00	$ 108.00	$ 113.00	$ 118.00	$ 124.00	$ 133.00	$ 136.00	$ 136.00	$ 138.00	$ 142.00	$ 146.00	$ 152.00
Capital Rate (New Starting 4/1/25)	-	85.00	90.00	95.00	100.00	105.00	110.00	115.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00
Total Rate on customers who have paid off old rate of $3,459)	$ 132.50	$ 188.00	$ 193.00	$ 199.00	$ 206.00	$ 213.00	$ 223.00	$ 233.00	$ 244.00	$ 253.00	$ 256.00	$ 256.00	$ 258.00	$ 262.00	$ 266.00	$ 272.00
Capital Rate (Old Rate on customers who have not paid full $3,459)	80.50	80.50	80.50	80.50	80.50	80.50	80.50	80.50	80.50	80.50	80.50	80.50	-	-	-	-
Total Rate on customers who have not paid off $3,459	$ 213.00	$ 268.50	$ 273.50	$ 279.50	$ 286.50	$ 293.50	$ 303.50	$ 313.50	$ 324.50	$ 333.50	$ 336.50	$ 336.50	$ 258.00	$ 262.00	$ 266.00	$ 272.00

Charter Township of Brighton
Sewer System - O & M and Capital Reserve Funds
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Forecast of Revenues & Expenses
For The Years Ending 3/31/25 through 3/31/40

(Encore/Deerfield Dev - 150 REU's start paying O & M rate in fye 3-31-2027 & -0- additional REU's after Encore/Deerfield)

Scenario 1A

# of REU's	2,558	2,563	2,718	2,718	2,718	2,718	2,718	2,718	2,718	2,718	2,718	2,718	2,718	2,718	2,718	2,718
Operating Rate per REU	$ 132.50	$ 103.00	$ 103.00	$ 104.00	$ 106.00	$ 108.00	$ 113.00	$ 118.00	$ 124.00	$ 133.00	$ 136.00	$ 136.00	$ 138.00	$ 142.00	$ 146.00	$ 152.00

O & M Fund	Year Ending March 31, 2025	Year Ending March 31, 2026	Year Ending March 31, 2027	Year Ending March 31, 2028	Year Ending March 31, 2029	Year Ending March 31, 2030	Year Ending March 31, 2031	Year Ending March 31, 2032	Year Ending March 31, 2033	Year Ending March 31, 2034	Year Ending March 31, 2035	Year Ending March 31, 2036	Year Ending March 31, 2037	Year Ending March 31, 2038	Year Ending March 31, 2039	Year Ending March 31, 2040
Revenues																
Sewer Billings - operations	$ 1,355,740	$ 1,055,956	$ 1,119,816	$ 1,130,688	$ 1,152,432	$ 1,174,176	$ 1,228,536	$ 1,282,896	$ 1,348,128	$ 1,445,976	$ 1,478,592	$ 1,478,592	$ 1,500,336	$ 1,543,824	$ 1,587,312	$ 1,652,544
Sewer Billings - Late Charges	20,336	15,839	16,797	16,960	17,286	17,613	18,428	19,243	20,222	21,690	22,179	22,179	22,505	23,157	23,810	24,788
Revenue - Other	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000
Interest from banks	7,730	10,831	10,980	11,685	12,149	12,469	12,632	12,857	13,279	13,974	14,661	15,238	15,858	16,227	16,521	16,744
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	1,403,806	1,102,626	1,167,593	1,179,334	1,201,868	1,224,257	1,279,596	1,334,996	1,401,629	1,501,640	1,535,432	1,536,009	1,558,699	1,603,208	1,647,643	1,714,076
Expenses																
Hourly full time	4,425	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fica	300	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Medicare	100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
DB Pension	300	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Health Care Savings Plan	400	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Supplies	600	618	637	656	675	696	716	738	760	783	806	831	855	881	908	935
Administration Fees	4,800	4,944	5,092	5,245	5,402	5,565	5,731	5,903	6,080	6,263	6,451	6,644	6,844	7,049	7,260	7,478
Audit services	4,800	4,900	5,000	5,100	5,200	5,300	5,400	5,500	5,600	5,700	5,800	5,900	6,000	6,100	6,200	6,300
Consulting	5,000	5,150	5,200	5,250	5,300	5,350	5,400	5,450	5,500	5,550	5,600	5,650	5,700	5,750	5,800	5,850
Bank Fees	100	100	120	140	160	180	200	220	240	260	280	300	320	340	360	380
Legal	1,000	1,050	1,100	1,150	1,200	1,250	1,300	1,350	1,400	1,450	1,500	1,550	1,600	1,650	1,700	1,750
Worker's comp	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage	3,000	3,090	3,183	3,278	3,377	3,478	3,582	3,690	3,800	3,914	4,032	4,153	4,277	4,406	4,538	4,674
Computer Support Services	10,000	10,300	10,609	10,927	11,255	11,593	11,941	12,299	12,668	13,048	13,439	13,842	14,258	14,685	15,126	15,580
Engineering Services	1,000	1,030	1,061	1,093	1,126	1,159	1,194	1,230	1,267	1,305	1,344	1,384	1,426	1,469	1,513	1,558
Supplies	45,000	46,350	47,741	49,173	50,648	52,167	53,732	55,344	57,005	58,715	60,476	62,291	64,159	66,084	68,067	70,109
Small Equipment	390	402	414	426	439	452	466	480	494	509	524	540	556	573	590	608
Gas & Oil	750	773	796	820	844	869	896	922	950	979	1,008	1,038	1,069	1,101	1,134	1,168
Contracted Services - Fixed	350,000	362,250	374,929	388,051	401,633	415,690	430,239	445,298	460,883	477,014	493,710	510,989	528,874	547,385	566,543	586,372
Contract Services - non routine	30,000	31,050	32,137	33,262	34,426	35,631	36,878	38,168	39,504	40,887	42,318	43,799	45,332	46,919	48,561	50,260
Contract Services - Sludge Removal	33,180	35,005	36,930	38,961	41,104	43,365	45,750	48,266	50,921	53,722	56,676	59,793	63,082	66,552	70,212	74,074
Telephone	730	752	774	798	822	846	872	898	925	952	981	1,010	1,041	1,072	1,104	1,137
Utilities	130,000	133,900	137,917	142,055	146,316	150,706	155,227	159,884	164,680	169,621	174,709	179,950	185,349	190,909	196,637	202,536
Grounds maint & repair	3,000	3,090	3,183	3,278	3,377	3,478	3,582	3,690	3,800	3,914	4,032	4,153	4,277	4,406	4,538	4,674
Building repair & maint	23,000	25,000	5,000	5,000	5,000	5,000	15,000	10,000	7,500	65,000	65,000	15,000	15,000	17,500	18,000	19,000
Building security alarm	700	721	743	765	788	811	836	861	887	913	941	969	998	1,028	1,059	1,091
Equipment maint & repair	32,000	35,000	30,300	31,209	32,145	33,110	34,103	35,126	36,180	37,265	38,383	39,535	40,721	41,942	43,201	44,497
Insurance - Liability	15,600	16,770	17,776	18,665	19,412	19,994	20,594	21,212	21,848	22,503	23,178	23,874	24,590	25,328	26,088	26,870
Collection System Main Repair	75,000	77,250	79,568	81,955	84,413	86,946	89,554	92,241	95,008	97,858	100,794	103,818	106,932	110,140	113,444	116,848
Permit Fees	3,500	5,250	5,381	5,516	5,654	5,795	5,940	6,088	6,241	6,397	6,557	6,720	6,888	7,061	7,237	7,418
Grinder Pumps/parts	265,000	282,960	291,449	300,192	309,198	318,474	328,028	337,869	348,005	358,445	369,199	380,275	391,683	403,433	415,536	428,002
Transfers to Reserves	50,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Expenses	1,093,725	1,087,704	1,097,038	1,132,963	1,169,913	1,207,904	1,257,160	1,292,726	1,332,146	1,432,966	1,477,737	1,474,008	1,521,832	1,573,762	1,625,354	1,679,168
Revenues over (under) expenses	310,081	14,922	70,556	46,370	31,955	16,353	22,436	42,270	69,484	68,673	57,695	62,001	36,867	29,446	22,288	34,908
Beginning Equity	772,990	1,083,071	1,097,993	1,168,549	1,214,919	1,246,874	1,263,228	1,285,664	1,327,934	1,397,418	1,466,091	1,523,785	1,585,786	1,622,653	1,652,100	1,674,388
Ending Equity	$ 1,083,071	$ 1,097,993	$ 1,168,549	$ 1,214,919	$ 1,246,874	$ 1,263,228	$ 1,285,664	$ 1,327,934	$ 1,397,418	$ 1,466,091	$ 1,523,785	$ 1,585,786	$ 1,622,653	$ 1,652,100	$ 1,674,388	$ 1,709,296
Recommended Equity (Total Annual Exp including Trans to Reserves)	$ 1,093,725	$ 1,087,704	$ 1,097,038	$ 1,132,963	$ 1,169,913	$ 1,207,904	$ 1,257,160	$ 1,292,726	$ 1,332,146	$ 1,432,966	$ 1,477,737	$ 1,474,008	$ 1,521,832	$ 1,573,762	$ 1,625,354	$ 1,679,168
	(10,654)	10,289	71,511	81,956	76,961	55,324	28,503	35,208	65,272	33,124	46,048	111,778	100,822	78,338	49,034	30,129

Sewer Analysis
Summary of Recommended Rates - Scenario 1A
For The Years Ending March 31, 2025 through March 31, 2040

Fiscal Year Ending	(All Customers Connected) O & M Rate Per REU	(Previous Customers) Old Capital Rate Per REU	(Previous & New Customers) New Capital Rate Per REU	Total Qrtly Rate for Previous Customers Until $3,459 is Paid	Total Qrtly Rate for New Customers	One Time Tap Fee
March 31, 2025 (current)	132.50	80.50	-	213.00	NA	10,260.00
March 31, 2026	103.00	80.50	85.00	268.50	188.00	16,600.00
March 31, 2027	103.00	80.50	90.00	273.50	193.00	16,850.00
March 31, 2028	104.00	80.50	95.00	279.50	199.00	17,100.00
March 31, 2029	106.00	80.50	100.00	286.50	206.00	17,350.00
March 31, 2030	108.00	80.50	105.00	293.50	213.00	17,600.00
March 31, 2031	113.00	80.50	110.00	303.50	223.00	17,850.00
March 31, 2032	118.00	80.50	115.00	313.50	233.00	18,100.00
March 31, 2033	124.00	80.50	120.00	324.50	244.00	18,350.00
March 31, 2034	133.00	80.50	120.00	333.50	253.00	18,600.00
March 31, 2035	136.00	80.50	120.00	336.50	256.00	18,850.00
March 31, 2036	136.00	80.50	120.00	336.50	256.00	19,100.00
March 31, 2037	138.00	-	120.00	258.00	258.00	19,350.00
March 31, 2038	142.00	-	120.00	262.00	262.00	19,600.00
March 31, 2039	146.00	-	120.00	266.00	266.00	19,850.00
March 31, 2040	152.00	-	120.00	272.00	272.00	20,100.00

Previous customers consist of those who paid $10,260 Tap Fee plus $80.50 per REU per quarter until $3,459 is paid.

New customers consist of all customers buying REU's and connecting after March 31, 2025.

Charter Township of Brighton
Sewer System - O & M and Capital Reserve Funds
Sewer Rate Analysis/Worksheets
Forecast of Revenues & Expenses
For The Years Ending 3/31/25 through 3/31/40

Scenario 2A

(Encore/Deerfield Dev - 150 REU's start paying O & M rate in fye 3-31-2028 & -0- additional REU's after Encore/Deerfield)

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
# of REU's	2,558	2,563	2,568	2,723	2,723	2,723	2,723	2,723	2,723	2,723	2,723	2,723	2,723	2,723	2,723	2,723
Operating Rate per REU	$ 132.50	$ 103.00	$ 103.00	$ 105.00	$ 107.00	$ 109.00	$ 113.00	$ 118.00	$ 124.00	$ 133.00	$ 136.00	$ 136.00	$ 138.00	$ 142.00	$ 146.00	$ 152.00

O & M Fund	Year Ending March 31, 2025	Year Ending March 31, 2026	Year Ending March 31, 2027	Year Ending March 31, 2028	Year Ending March 31, 2029	Year Ending March 31, 2030	Year Ending March 31, 2031	Year Ending March 31, 2032	Year Ending March 31, 2033	Year Ending March 31, 2034	Year Ending March 31, 2035	Year Ending March 31, 2036	Year Ending March 31, 2037	Year Ending March 31, 2038	Year Ending March 31, 2039	Year Ending March 31, 2040	
Revenues																	
Sewer Billings - operations	$ 1,355,740	$ 1,055,956	$ 1,058,016	$ 1,143,660	$ 1,165,444	$ 1,187,228	$ 1,230,796	$ 1,285,256	$ 1,350,608	$ 1,448,636	$ 1,481,312	$ 1,481,312	$ 1,503,096	$ 1,546,664	$ 1,590,232	$ 1,655,584	
Sewer Billings - Late Charges	20,336	15,839	15,870	17,155	17,482	17,808	18,462	19,279	20,259	21,730	22,220	22,220	22,546	23,200	23,853	24,834	
Revenue - Other	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	20,000	
Interest from banks	7,730	10,831	10,980	11,058	11,647	12,094	12,386	12,631	13,075	13,793	14,505	15,108	15,755	16,150	16,473	16,725	
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total Revenues	1,403,806	1,102,626	1,104,866	1,191,873	1,214,573	1,237,130	1,281,644	1,337,166	1,403,943	1,504,159	1,538,037	1,538,640	1,561,397	1,606,014	1,650,558	1,717,143	
Expenses																	
Hourly full time	4,425	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Stipend ends in 2026
Fica	300	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Stipend ends in 2026
Medicare	100	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Stipend ends in 2026
DB Pension	300	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Stipend ends in 2026
Health Care Savings Plan	400	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Stipend ends in 2026
Supplies	600	618	637	656	675	696	716	738	760	783	806	831	855	881	908	935	Increase 3% per year
Administration Fees	4,800	4,944	5,092	5,245	5,402	5,565	5,731	5,903	6,080	6,263	6,451	6,644	6,844	7,049	7,260	7,478	Increase 3% per year
Audit services	4,800	4,900	5,000	5,100	5,200	5,300	5,400	5,500	5,600	5,700	5,800	5,900	6,000	6,100	6,200	6,300	Increase $100 per year
Consulting	5,000	5,150	5,200	5,250	5,300	5,350	5,400	5,450	5,500	5,550	5,600	5,650	5,700	5,750	5,800	5,850	Increase $50 per year
Bank Fees	100	100	120	140	160	180	200	220	240	260	280	300	320	340	360	380	Increase $20 per year
Legal	1,000	1,050	1,100	1,150	1,200	1,250	1,300	1,350	1,400	1,450	1,500	1,550	1,600	1,650	1,700	1,750	Increase $50 per year
Worker's comp	50	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	Sewer stipend ends 2026
Postage	3,000	3,090	3,183	3,278	3,377	3,478	3,582	3,690	3,800	3,914	4,032	4,153	4,277	4,406	4,538	4,674	Increase 3% per year
Computer Support Services	10,000	10,300	10,609	10,927	11,255	11,593	11,941	12,299	12,668	13,048	13,439	13,842	14,258	14,685	15,126	15,580	Increase 3% per year
Engineering Services	1,000	1,030	1,061	1,093	1,126	1,159	1,194	1,230	1,267	1,305	1,344	1,384	1,426	1,469	1,513	1,558	Increase 3% per year
Supplies	45,000	46,350	47,741	49,173	50,648	52,167	53,732	55,344	57,005	58,715	60,476	62,291	64,159	66,084	68,067	70,109	Increase 3% per year
Small Equipment	390	402	414	426	439	452	466	480	494	509	524	540	556	573	590	608	Increase 3% per year
Gas & Oil	750	773	796	820	844	869	896	922	950	979	1,008	1,038	1,069	1,101	1,134	1,168	Increase 3% per year
Contracted Services - Fixed	350,000	362,250	374,929	388,051	401,633	415,690	430,239	445,298	460,883	477,014	493,710	510,989	528,874	547,385	566,543	586,372	Increase 3.5% per year
Contract Services - non routine	30,000	31,050	32,137	33,262	34,426	35,631	36,878	38,168	39,504	40,887	42,318	43,799	45,332	46,919	48,561	50,260	Increase 3.5% per year
Contract Services - Sludge Removal	33,180	35,005	36,930	38,961	41,104	43,365	45,750	48,266	50,921	53,722	56,676	59,793	63,082	66,552	70,212	74,074	Increase 5.5% per year
Telephone	730	752	774	798	822	846	872	898	925	952	981	1,010	1,041	1,072	1,104	1,137	Increase 3% per year
Utilities	130,000	133,900	137,917	142,055	146,316	150,706	155,227	159,884	164,680	169,621	174,709	179,950	185,349	190,909	196,637	202,536	Increase 3% per year
Grounds maint & repair	3,000	3,090	3,183	3,278	3,377	3,478	3,582	3,690	3,800	3,914	4,032	4,153	4,277	4,406	4,538	4,674	Increase 3% per year
Building repair & maint	23,000	25,000	5,000	5,000	5,000	5,000	15,000	10,000	7,500	65,000	65,000	15,000	15,000	17,500	18,000	19,000	Garage Door and Roof, misc
Building security alarm	700	721	743	765	788	811	836	861	887	913	941	969	998	1,028	1,059	1,091	Increase 3% per year
Equipment maint & repair	32,000	35,000	30,300	31,209	32,145	33,110	34,103	35,126	36,180	37,265	38,383	39,535	40,721	41,942	43,201	44,497	Average last 4 yrs + 3%
Insurance - Liability	15,600	16,770	17,776	18,665	19,412	19,994	20,594	21,212	21,848	22,503	23,178	23,874	24,590	25,328	26,088	26,870	7%, 6%, 5% level out at 3%
Collection System Main Repair	75,000	77,250	79,568	81,955	84,413	86,946	89,554	92,241	95,008	97,858	100,794	103,818	106,932	110,140	113,444	116,848	Increase 3% per year
Permit Fees	3,500	5,250	5,381	5,516	5,654	5,795	5,940	6,088	6,241	6,397	6,557	6,720	6,888	7,061	7,237	7,418	Increase 2.5% per year
Grinder Pumps/parts	265,000	282,960	291,449	300,192	309,198	318,474	328,028	337,869	348,005	358,445	369,199	380,275	391,683	403,433	415,536	428,002	Avg 9 per month 3% incr.
Transfers to Reserves	50,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	per year
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total Expenses	1,093,725	1,087,704	1,097,038	1,132,963	1,169,913	1,207,904	1,257,160	1,292,726	1,332,146	1,432,966	1,477,737	1,474,008	1,521,832	1,573,762	1,625,354	1,679,168	
Revenues over (under) expenses	310,081	14,922	7,829	58,910	44,660	29,226	24,484	44,440	71,797	71,192	60,300	64,632	39,565	32,253	25,204	37,975	
Beginning Equity	772,990	1,083,071	1,097,993	1,105,822	1,164,731	1,209,392	1,238,618	1,263,102	1,307,542	1,379,339	1,450,531	1,510,831	1,575,463	1,615,028	1,647,281	1,672,485	
Ending Equity	$ 1,083,071	$ 1,097,993	$ 1,105,822	$ 1,164,731	$ 1,209,392	$ 1,238,618	$ 1,263,102	$ 1,307,542	$ 1,379,339	$ 1,450,531	$ 1,510,831	$ 1,575,463	$ 1,615,028	$ 1,647,281	$ 1,672,485	$ 1,710,460	
Recommended Equity (Total Annual Exp including Trans to Reserves)	$ 1,093,725	$ 1,087,704	$ 1,097,038	$ 1,132,963	$ 1,169,913	$ 1,207,904	$ 1,257,160	$ 1,292,726	$ 1,332,146	$ 1,432,966	$ 1,477,737	$ 1,474,008	$ 1,521,832	$ 1,573,762	$ 1,625,354	$ 1,679,168	
	(10,654)	10,289	8,784	31,768	39,479	30,714	5,942	14,816	47,193	17,565	33,094	101,455	93,197	73,520	47,131	31,292	

Charter Township of Brighton
Sewer System - O & M and Capital Reserve Funds
Sewer Rate Analysis/Worksheets
Forecast of Revenues & Expenses
For The Years Ending 3/31/25 through 3/31/40

Scenario 2A

(Encore/Deerfield Dev - 150 REU's pay New Tap In Fee fye 3-31-27 & -0- additional REU's after Encore/Deerfield)

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
# of REU's for New Capital Rate	-	2,563	2,568	2,723	2,723	2,723	2,723	2,723	2,723	2,723	2,723	2,723	2,723	2,723	2,723	2,723
Capital Rate per REU (New)	$ -	$ 85.00	$ 90.00	$ 90.00	$ 95.00	$ 100.00	$ 105.00	$ 110.00	$ 115.00	$ 120.00	$ 120.00	$ 120.00	$ 120.00	$ 120.00	$ 120.00	$ 120.00
# of REU's for Tap In Fees	5	5	155	-	-	-	-	-	-	-	-	-	-	-	-	-
Tap In Fee per REU	$ 10,260	$ 16,600	$ 16,850	$ 17,100	$ 17,350	$ 17,600	$ 17,850	$ 18,100	$ 18,350	$ 18,600	$ 18,850	$ 19,100	$ 19,350	$ 19,600	$ 19,850	$ 20,100

Capital Reserve Fund	Year Ending March 31, 2025	Year Ending March 31, 2026	Year Ending March 31, 2027	Year Ending March 31, 2028	Year Ending March 31, 2029	Year Ending March 31, 2030	Year Ending March 31, 2031	Year Ending March 31, 2032	Year Ending March 31, 2033	Year Ending March 31, 2034	Year Ending March 31, 2035	Year Ending March 31, 2036	Year Ending March 31, 2037	Year Ending March 31, 2038	Year Ending March 31, 2039	Year Ending March 31, 2040	
Revenues																	
Capital Charge (prior DS Charge $3,459) (Non Encore/Deerfield)	$ 285,341	$ 267,072	$ 252,903	$ 240,365	$ 210,883	$ 202,683	$ 187,177	$ 160,105	$ 103,561	$ 32,172	$ 2,134	$ -	$ -	$ -	$ -	$ -	
Capital Charge (prior DS Charge $3,459) (150 REU's for Encore/Deerfield)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Capital Charge (New)	-	871,420	924,480	980,280	1,034,740	1,089,200	1,143,660	1,198,120	1,252,580	1,307,040	1,307,040	1,307,040	1,307,040	1,307,040	1,307,040	1,307,040	
Capital Charge Late Fees	4,280	17,077	17,661	18,310	18,684	19,378	19,963	20,373	20,342	20,088	19,638	19,606	19,606	19,606	19,606	19,606	
Tap In Fees	51,300	83,000	2,611,750	-	-	-	-	-	-	-	-	-	-	-	-	-	
Transfer In From O & M Fund	50,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
REU Payment Over Time - Principle	20,315	20,315	20,315	20,315	20,315	20,315	20,315	8,310	2,770	-	-	-	-	-	-	-	
REU Payment Over Time - Interest	6,159	5,806	5,072	3,603	2,869	2,133	1,399	665	172	-	-	-	-	-	-	-	
Interest Income - Banks	53,935	43,803	39,991	70,510	71,105	72,222	57,378	41,876	37,344	28,194	28,169	28,996	35,659	45,217	55,931	66,752	
Other	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Other	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total Revenues	471,830	1,308,994	3,872,672	1,333,883	1,359,096	1,406,431	1,430,391	1,429,950	1,417,269	1,387,994	1,357,481	1,356,141	1,362,805	1,372,363	1,383,077	1,393,897	
Expenses																	
Headworks Improvements	250,000	250,000	-	-	-	-	-	-	200,000	-	-	-	-	-	-	-	Per disc. w/ oper/engr.
Supernatant & WAS Improvements	50,000	50,000	-	-	-	-	-	-	25,000	-	-	-	-	-	-	-	Per disc. w/ oper/engr.
Disinfection Improvements	675,000	675,000	-	-	-	-	-	-	150,000	-	-	-	-	-	-	-	Per disc. w/ oper/engr.
Filter Media Replacement	400,000	400,000	-	-	-	-	-	-	420,000	420,000	-	-	-	-	-	-	Per disc. w/ oper/engr.
Clarifier Rehabilitation	-	190,000	190,000	-	-	-	-	-	-	200,000	200,000	-	-	-	-	-	Per disc. w/ oper/engr.
Pump Station #1 Improvements	-	-	570,000	570,000	-	-	-	-	-	125,000	125,000	-	-	-	-	-	Per disc. w/ oper/engr.
Pump Station #3 Improvements	-	-	-	610,000	610,000	-	-	-	-	130,000	130,000	-	-	-	-	-	Per disc. w/ oper/engr.
Pump Station #2 Improvements	-	-	-	-	545,000	545,000	-	-	-	-	300,000	-	-	-	-	-	Per disc. w/ oper/engr.
MCC Replacement	-	-	-	-	-	455,000	455,000	-	-	-	-	-	-	-	-	-	Per disc. w/ oper/engr.
Building Improvements	-	-	-	-	-	-	395,000	395,000	-	-	-	-	-	-	-	-	Per disc. w/ oper/engr.
Sludge Storage	-	-	-	-	-	1,431,114	1,431,114	-	-	-	-	-	-	-	-	-	Per disc. w/ oper/engr.
Pump Station #4	-	-	-	-	-	245,569	245,569	-	-	-	-	-	-	-	-	-	Per disc. w/ oper/engr.
Pump Station #5	-	-	-	-	-	-	233,071	233,071	-	-	-	-	-	-	-	-	Per disc. w/ oper/engr.
Ox Ditch	-	-	-	-	-	-	-	1,115,628	1,115,628	-	-	-	-	-	-	-	Per disc. w/ oper/engr.
Pump Station #6	-	-	-	-	-	-	-	-	248,895	248,895	-	-	-	-	-	-	Per disc. w/ oper/engr.
Pump Station #7	-	-	-	-	-	-	-	-	-	163,552	163,552	-	-	-	-	-	Per disc. w/ oper/engr.
Pump Station #8	-	-	-	-	-	-	-	-	-	-	261,865	261,865	-	-	-	-	Per disc. w/ oper/engr.
Reject Pump	-	-	-	-	-	-	-	-	-	-	-	376,827	376,827	-	-	-	Per disc. w/ oper/engr.
Pump Station #9	-	-	-	-	-	-	-	-	-	-	-	-	-	278,714	278,714	-	Per disc. w/ oper/engr.
Pump Station #2A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	622,467	Per disc. w/ oper/engr.
Engineering	41,250	46,950	22,800	35,400	34,650	80,300	82,793	52,311	64,786	38,623	35,413	19,161	11,305	8,361	8,361	18,674	Estimated 3% of exp
Contingency Improvements/Replace	68,750	78,250	38,000	59,000	57,750	133,834	137,988	87,185	107,976	64,372	59,021	31,935	18,841	13,936	13,936	31,123	Estimated 5% of exp
Total Expenses	1,485,000	1,690,200	820,800	1,274,400	1,247,400	2,890,818	2,980,534	1,883,195	2,332,285	1,390,443	1,274,850	689,787	406,973	301,011	301,011	672,264	
Revenues over (under) expenses	(1,013,170)	(381,206)	3,051,872	59,483	111,696	(1,484,387)	(1,550,143)	(453,245)	(915,016)	(2,449)	82,631	666,354	955,832	1,071,352	1,082,065	721,633	
Beginning Equity	5,393,493	4,380,323	3,999,117	7,050,989	7,110,471	7,222,167	5,737,780	4,187,638	3,734,392	2,819,377	2,816,928	2,899,558	3,565,912	4,521,744	5,593,096	6,675,161	
Ending Equity	4,380,323	3,999,117	7,050,989	7,110,471	7,222,167	5,737,780	4,187,638	3,734,392	2,819,377	2,816,928	2,899,558	3,565,912	4,521,744	5,593,096	6,675,161	7,396,794	
Recommended Equity - Maintain $2m minimum in fund																	

Summary of Rates																
O & M Rate	$ 132.50	$ 103.00	$ 103.00	$ 105.00	$ 107.00	$ 109.00	$ 113.00	$ 118.00	$ 124.00	$ 133.00	$ 136.00	$ 136.00	$ 138.00	$ 142.00	$ 146.00	$ 152.00
Capital Rate (New Starting 4/1/25)	-	85.00	90.00	90.00	95.00	100.00	105.00	110.00	115.00	120.00	120.00	120.00	120.00	120.00	120.00	120.00
Total Rate on customers who have paid off old rate of $3,459)	$ 132.50	$ 188.00	$ 193.00	$ 195.00	$ 202.00	$ 209.00	$ 218.00	$ 228.00	$ 239.00	$ 253.00	$ 256.00	$ 256.00	$ 258.00	$ 262.00	$ 266.00	$ 272.00
Capital Rate (Old Rate on customers who have not paid full $3,459)	80.50	80.50	80.50	80.50	80.50	80.50	80.50	80.50	80.50	80.50	80.50	-	-	-	-	-
Total Rate on customers who have not paid off $3,459	$ 213.00	$ 268.50	$ 273.50	$ 275.50	$ 282.50	$ 289.50	$ 298.50	$ 308.50	$ 319.50	$ 333.50	$ 336.50	$ 256.00	$ 258.00	$ 262.00	$ 266.00	$ 272.00

Increase Tap in fee for CIP over 10 year period using 2.5%

10,260	257	10,517
10,517	263	10,779
10,779	269	11,049
11,049	276	11,325
11,325	283	11,608
11,608	290	11,898
11,898	297	12,196
12,196	305	12,501
12,501	313	12,813
12,813	320	13,134
	2,874	
	10,260	
	3,459	
	16,593	

round up to $16,600

Sewer Analysis
Summary of Recommended Rates - Scenario 2A
For The Years Ending March 31, 2025 through March 31, 2040

Fiscal Year Ending	(All Customers Connected) O & M Rate Per REU	(Previous Customers) Old Capital Rate Per REU	(Previous & New Customers) New Capital Rate Per REU	Total Qrtly Rate for Previous Customers Until $3,459 is Paid	Total Qrtly Rate for New Customers	One Time Tap Fee
March 31, 2025 (current)	$ 132.50	$ 80.50	$ -	$ 213.00	NA	$ 10,260.00
March 31, 2026	103.00	80.50	85.00	268.50	188.00	16,600.00
March 31, 2027	103.00	80.50	90.00	273.50	193.00	16,850.00
March 31, 2028	105.00	80.50	90.00	275.50	195.00	17,100.00
March 31, 2029	107.00	80.50	95.00	282.50	202.00	17,350.00
March 31, 2030	109.00	80.50	100.00	289.50	209.00	17,600.00
March 31, 2031	113.00	80.50	105.00	298.50	218.00	17,850.00
March 31, 2032	118.00	80.50	110.00	308.50	228.00	18,100.00
March 31, 2033	124.00	80.50	115.00	319.50	239.00	18,350.00
March 31, 2034	133.00	80.50	120.00	333.50	253.00	18,600.00
March 31, 2035	136.00	80.50	120.00	336.50	256.00	18,850.00
March 31, 2036	136.00	-	120.00	256.00	256.00	19,100.00
March 31, 2037	138.00	-	120.00	258.00	258.00	19,350.00
March 31, 2038	142.00	-	120.00	262.00	262.00	19,600.00
March 31, 2039	146.00	-	120.00	266.00	266.00	19,850.00
March 31, 2040	152.00	-	120.00	272.00	272.00	20,100.00

Previous customers consist of those who paid $10,260 Tap Fee plus $80.50 per REU per quarter until $3,459 is paid.

New customers consist of all customers buying REU's and connecting after March 31, 2025.