



Control Number: 45001



Item Number: 21

Addendum StartPage: 0

Ranch Country of Texas, Inc.

Public Water Systems

P.O. Box 790
Sealy, TX 77474
(979) 885-6262

2016 MAR 23 AM 11:14
PUBLIC UTILITY COMMISSION
FILING CLERK

March 23, 2016

Public Utility Commission of Texas
Attention: Filing Clerk
1701 N. Congress Avenue
Austin, TX 78711-3326

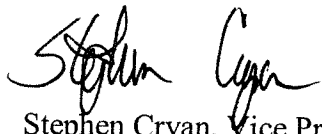
Re: DOCKET NO. 45001

To Whom It May Concern:

In regards to the above referenced Docket Number, enclosed please find the original and 3 copies of answers to Question Nos. Staff 1-1 through Staff 1-4.

Please let me know if you have any questions or if additional information is needed.

Sincerely,



Stephen Cryan, Vice President

Enclosures

91

DOCKET NO. 45001

**COMMISSION STAFF'S FIRST REQUEST FOR INFORMATION
TO RANCH COUNTRY OF TEXAS, INC.
QUESTION NOS. STAFF 1-1 THROUGH STAFF 1-4**

- Staff 1-1** Reference the application page 23 of 25, historical and projected financial statements. Please submit Projected Income Statements for all years in the format outlined in the application. See Attachment A for additional reference.
- Staff 1-2** Reference the application page 24 of 25, section D, historical and projected financial statements. Please submit Projected Expenses Statements for years 1 - 5. Please also ensure you use the format and line items we have provided in the application. The current submission for Year 1 does not break down expenses by the line items specifically requested in the application. See Attachment B for additional reference.
- Staff 1-3** Reference the application pages 23 and 25 of 25, historical and projected financial statements. Please provide an amortization schedule for all projected notes payable and a reconciliation to the financial statements: Projected Sources and Uses of Cash Statements and Projected Balance Sheets. If necessary, please provide revised financial statements. See Attachment C for additional reference.
- Staff 1-4** Reference the application pages 24 and 25 of 25, historical and projected financial statements. Please provide a depreciation schedule for all capital assets and a reconciliation to the Projected Expenses Statements and Projected Sources and Uses of Cash Statements. If necessary, please also provide revised financial statements.

PROJECTED INCOME STATEMENT

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	TOTALS
METER NUMBER						
Existing Number of Taps	0.00	4 00	14.00	24.00	34 00	
New Taps per Year	4.00	10 00	10 00	10.00	10 00	
Total Meters at Year End	4.00	14 00	24 00	34.00	44 00	44.00
METER REVENUE						
Fees Per Meter	500.00	500.00	500.00	500 00	500 00	
Cost Per Meter	75.00	75.00	75.00	75.00	75 00	
Operating Revenue Per Meter	360.00	360.00	360.00	360.00	360.00	
GROSS WATER REVENUE						
Fees						
Other						
Gross Income	3,140.00	9,290.00	12,890 00	16,490.00	20,090.00	61,900.00
OPERATING EXPENSES						
General & Administrative	240 00	840.00	1,440 00	2,040 00	2,640.00	7,200.00
Interest						
Other	1,200 00	1,200.00	1,200 00	1,200.00	1,200.00	6,000.00
NET INCOME	1,700.00	7,250 00	10,250 00	13,250.00	16,250 00	48,700 00

PROJECTED EXPENSES STATEMENT

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	TOTALS
GENERAL/ADMINISTRATIVE EXPENSES						
Salaries	240.00	840.00	1,440.00	2,040.00	2,640.00	13,200.00
Office Expense						
Computer Expense						
Auto Expense						
Insurance Expense						
Telephone Expense						
Utilities Expense						
Depreciation Expense						
Property Taxes						
Professional Fees						
Other						
Total	240.00	840.00	1,440.00	2,040.00	2,640.00	13,200.00
% Increase Per Year						
OPERATIONAL EXPENSES						
Salaries						
Auto Expense						
Utilities Expense						
Depreciation Expense						
Repair & Maintenance	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	6,000.00
Supplies						
Other						
Total	1,200.00	1,200.00	1,200.00	1,200.00	1,200.00	6,000.00
% Increase Per Year						
ASSUMPTIONS						
Interest Rate/Terms	0.00	0.00	0.00	0.00	0.00	
Utility Cost/gal.	0.00	0.00				
Depreciation Schedule						
Other						

PROJECTED SOURCES AND USES OF CASH STATEMENTS

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	TOTALS
SOURCES OF CASH						
Net Income	1,700.00	7,250.00	10,250.00	13,250.00	16,250.00	48,700.00
Depreciation (if Funded)						
Loan Proceeds						
Other						
Total Sources	1,700.00	7,250.00	10,250.00	13,250.00	16,250.00	48,700.00
USES OF CASH						
Net Loss						
Principle Portion of Pmts.						
Fixed Asset Purchase						
Reserve	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	12,500.00
Other						
TOTAL USES						
NET CASH FLOW	-800.00	4,750.00	7,750.00	10,750.00	13,750.00	36,200.00
DEBT SERVICE COVERAGE						
Cash Available for Debt						
Service (CADS)						
Net Income (Loss)	-800.00	4,750.00	7,750.00	10,750.00	13,750.00	36,200.00
Depreciation , or Reserve Interest	2,500.00	2,500.00	2,500.00	2,500.00	2,500.00	12,500.00
TOTAL	1,700.00	7,250.00	10,250.00	13,250.00	16,250.00	48,700.00
REQUIRED DEBT SERVICE (RDS)						
Principle Plus Interest						
DEBT SERVICE COVERAGE RATIO						
CADS Divided by RDS						

DOCKET NO. 45001

**APPLICATION OF RANCH COUNTRY §
OF TEXAS, INC. TO AMEND A WATER §
CERTIFICATE OF CONVENIENCE §
AND NECESSITY IN AUSTIN COUNTY §**

**PUBLIC UTILITY COMMISSION
OF TEXAS**

2016 MAR -3 AM 10:40
PUBLIC UTILITY COMMISSION
FILING CLERK

**COMMISSION STAFF'S FIRST REQUEST FOR INFORMATION
TO RANCH COUNTRY OF TEXAS, INC.
QUESTION NOS. STAFF 1-1 THROUGH STAFF 1-4**

Pursuant to Tex. Admin Code § 22.144 (TAC), the Staff of the Public Utility Commission of Texas (Staff) requests that Ranch Country of Texas, Inc. by and through its attorney of record, provide the following information and answer the following question(s) under oath. The question(s) shall be answered in sufficient detail to fully present all of the relevant facts, within the time limit provided by the Presiding Officer or within 20 days, if the Presiding Officer has not provided a time limit. Please copy the question immediately above the answer to each question. These question(s) are continuing in nature, and if there is a relevant change in circumstances, submit an amended answer, under oath, as a supplement to your original answer. State the name of the witness in this cause who will sponsor the answer to the question and can vouch for the truth of the answer.

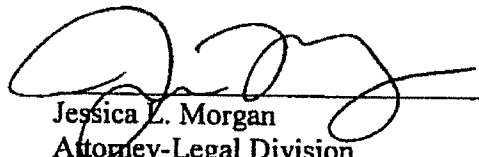
Provide an original and three copies of your answers to the questions to the Filing Clerk, Public Utility Commission of Texas, 1701 N. Congress Avenue, P.O. Box 13326, Austin, Texas 78711-3326.

Dated: March 3, 2016

Respectfully Submitted,

Margaret Uhlig Pemberton
Division Director-Legal Division

Karen S. Hubbard
Managing Attorney-Legal Division

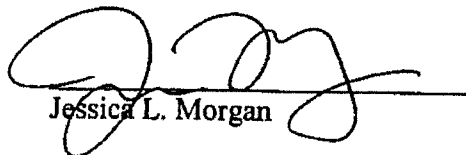


Jessica L. Morgan
Attorney-Legal Division
State Bar No. 24079023
(512) 936-7229
(512) 936-7268 (facsimile)
Public Utility Commission of Texas
1701 N. Congress Avenue
P.O. Box 13326
Austin, Texas 78711-3326

DOCKET NO. 45001

CERTIFICATE OF SERVICE

I certify that a copy of this document will be served on all parties of record on March 3, 2016, in accordance with 16 TAC § 22.74.



Jessica L. Morgan

DOCKET NO. 45001

**COMMISSION STAFF'S FIRST REQUEST FOR INFORMATION
TO RANCH COUNTRY OF TEXAS, INC.
QUESTION NOS. STAFF 1-1 THROUGH STAFF 1-4**

DEFINITIONS

- A. "Ranch Country," or "You" refers to Ranch Country of Texas, Inc. and any person acting or purporting to act on his behalf, including without limitation, attorneys, agents, advisors, investigators, representatives, employees or other persons.
- B. "Document" includes any written, recorded, or graphic matter, however produced or reproduced, including but not limited to correspondence, telegrams, contracts, agreements, notes in any form, memoranda, diaries, voice recording tapes, microfilms, pictures, computer media, work papers, calendars, minutes of meetings or other writings or graphic matter, including copies containing marginal notes or variations of any of the foregoing, now or previously in your possession. In the event any documents requested by this Request for Information have been transferred beyond the Company's control, describe the circumstances under which the document was destroyed or transferred and provide an exact citation to the subject document. In the event that documents containing the exact information do not exist, but documents do exist which contain portions of the required information or which contain substantially similar information, then the definition of "documents" shall include the documents which do not exist and these documents will be provided.

DOCKET NO. 45001

**COMMISSION STAFF'S FIRST REQUEST FOR INFORMATION
TO RANCH COUNTRY OF TEXAS, INC.
QUESTION NOS. STAFF 1-1 THROUGH STAFF 1-4**

INSTRUCTIONS

- 1) Pursuant to 16 TAC § 22.144(c)(2), Staff requests that answers to the requests for information be made under oath.
- 2) Please copy the question immediately above the answer to each question. State the name of the witness in this cause who will sponsor the answer to the question and can vouch for the truth of the answer.
- 3) These questions are continuing in nature, and if there is a relevant change in circumstances, submit an amended answer, under oath, as a supplement to your original answer.
- 4) Words used in the plural shall also be taken to mean and include the singular. Words used in the singular shall also be taken to mean and include the plural.
- 5) The present tense shall be construed to include the past tense, and the past tense shall be construed to include the present tense.
- 6) If any document is withheld under any claim of privilege, please furnish a list identifying each document for which a privilege is claimed, together with the following information: date, sender, recipients or copies, subject matter of the document, and the basis upon which such privilege is claimed.
- 7) Pursuant to 16 TAC § 22.144(g)(4), if the response to any request is voluminous, please provide a detailed index of the voluminous material.
- 8) Staff requests that each item of information be made available as it is completed, rather than upon completion of all information requested.