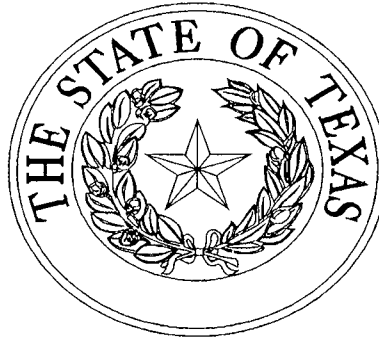




Control Number: 45185



Item Number: 171



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PUBLIC UTILITY COMMISSION  
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**CLASS "C" WATER COMPANY  
PUC ANNUAL REPORT  
OF**

CCN Number

12407

Official Company Name:

20948

PK-RE DEVELOPMENT COMPANY, INC.

D/B/A Name(s)

GREENSHORES UTILITY SERVICES

**TO THE  
PUBLIC UTILITY COMMISSION  
OF TEXAS**

*For the Year Ended December 31, 2015*

171

## Annual Report for Class C Water and/or Sewer Utilities

PUBLIC UTILITY COMMISSION OF TEXAS

1701 N. CONGRESS AVE., PO BOX 13326, AUSTIN, TX 78711-3326

pursuant to TWC § 13.136

**I. NAME OF UTILITY, OFFICE MAILING ADDRESS AND AREA SERVED**

1	Utility Name:	<u>PK-RE DEVELOPMENT COMPANY, INC</u>		
	List all assumed name(s) or d/b/a names:	<u>GREENSHORES UTILITY SERVICES</u>		
2	Certificate of Convenience and Necessity No.	<u>12407 &amp; 20948</u>	Calendar Year Ending	<u>2015</u>
3	Street Address:	<u>500 N. Capital of Texas Highway, Bldg. 1, Suite 125</u>		
4	City or Town:	<u>Austin, TX</u>	CCN No.:	<u>12407 &amp; 20948</u>
5	Email Address	<u>russell@epprighthomes.com</u>		
6	County:	<u>Travis</u>	Zip Code:	<u>78746</u>
7	TCEQ PWS Number(s)	<u>2270060</u>		
8	Water Quality Discharge Permit Number(s)	<u>WQ0014286001</u>		

## II. TYPE OF ORGANIZATION AND PRINCIPAL OFFICERS

9	Type of Ownership: Corporation:	<u>X</u>	Partnership:		Individual:		Other:	
10	If a corporation, list names and titles of the officers. If an individual or partnership, list the name of the individual or each partner and provide the title for each. For partnerships, please provide the percentage of ownership for each partner.							
	<u>Russell Eppright - President</u>							
	<u>Russell Parker - Vice President and Treasurer</u>							
11	If the controlling ownership of this utility changed during the last twelve (12) months, state the date of ownership change and the name and address of the prior owner.							
12	Date the utility was formed or incorporated:							<u>3/1/2000</u>
13	Is the utility under common ownership or control by another corporation?	Y	N	If yes, by whom?				No

### III. PERSON TO CONTACT REGARDING THE INFORMATION SUPPLIED ON THESE FORMS

14	Name and Title:	<u>Russell Eppright</u>
15	Address:	<u>500 N. Capital of Texas Highway, Bldg. 1, Suite 125</u>
16	City:	<u>Austin</u>
17	Telephone Number with Area Code:	<u>512-347-1530</u>
18	Cell Phone Number with Area Code:	<u>512-470-0705</u>
19	Fax Number with Area Code:	<u>-</u>
20	e-mail address:	<u><a href="mailto:russell@epprighthomes.com">russell@epprighthomes.com</a></u>
21	If not an officer, owner or employee, give name of firm employed by:	

# 1. Balance Sheet

Name of Utility: PK-RE DEVELOPMENT COMPANY, INC

Line #	ASSETS	End of Year 12/31/2015	End of Prior Year 12/31/2014
	<u>UTILITY PLANT</u>		
1	101 Utility Plant in Service	\$ 8,148,375	\$ 8,146,426
2	TOTAL UTILITY PLANT	\$ 8,148,375	\$ 8,146,426
3	108 Less: Accumulated Amortization	\$ -	
4	110 Less: Accumulated Depreciation	\$ (2,348,269)	\$ (2,105,716)
5	NET UTILITY PLANT	\$ 5,800,106	\$ 6,040,710
6	<u>CURRENT ASSETS</u>	xxxx	xxxx
7	131-135 Cash	\$ 59,485	\$ 48,527
8	141-143 Accounts Receivable	\$ 53,508	\$ 53,508
9	151 Plant Materials and Supplies (not previously expensed)	\$ -	\$ -
10	171-174 Other Current Assets	\$ 208,622	\$ 208,240
11	TOTAL CURRENT ASSETS	\$ 321,615	\$ 310,275
12	<u>TOTAL ASSETS*</u>	\$ 6,121,722	\$ 6,350,985
	<u>LIABILITIES &amp; EQUITY</u>		
	<u>EQUITY</u>		
13	201 Common Stock		
14	211 Other paid in capital	\$ 4,346,674	\$ 4,273,719
15	215 Retained Earnings	\$ (299,669)	\$ (45,927)
16	218 Proprietary Capital		
17	TOTAL STOCKHOLDERS' EQUITY	\$ 4,047,005	\$ 4,227,792
	<u>LONG-TERM DEBT</u>	xxxx	xxxx
18	224 Long-term debt (more than 1 year)	\$ 1,852,529	\$ 1,914,523
	<u>CURRENT LIABILITIES (less than 1 year)</u>	xxxx	xxxx
19	231 Accounts Payable	\$ 140,066	\$ 126,598
20	232 Notes Payable	\$ 61,652	\$ 61,652
21	241.0 Other Current Liabilities	\$ 20,470	\$ 20,420
	TOTAL CURRENT LIABILITIES	\$ 222,188	\$ 208,670
	<u>OTHER LIABILITIES and DEFERRED CREDITS</u>	xxxx	xxxx
22	253 Other Deferred Credits		
23	271-272 Net Contributions in Aid of Construction		
24	TOTAL OTHER LIABILITIES and DEFERRED CREDITS		
25	<u>TOTAL LIABILITIES &amp; EQUITY*</u>	\$ 6,121,722	\$ 6,350,985

Add NARUC accounts as needed, and if not shown above.

## 2. Statements of Income

Name of Utility: PK-RE DEVELOPMENT COMPANY, INC

Line #

Report Calendar Year 2015

Water Report Year	Sewer Report Year	Total Report Year
A	B	C=A+B
\$ 402,114	\$ 332,884	\$ 734,998

1	<b>Total Revenue:</b>			
	<b>Operating Expenses:</b>			
2	601 O & M Salaried Labor			\$ -
3	604 Employee Benefits			\$ -
4	631, 635, 636 O & M Contract labor	\$ 57,913	\$ 34,678	\$ 92,591
5	620 Operating/Maint Supplies	\$ 127,315	\$ 97,941	\$ 225,256
6	610 Purchased Water	\$ 29,967		\$ 29,967
7	615 Purchased Power	\$ 43,526	\$ 26,064	\$ 69,590
8	635 Testing Expense			\$ -
9	618 Chemicals	\$ 5,419	\$ 179,475	\$ 184,894
10	656-659 Insurance	\$ 6,101	\$ 3,653	\$ 9,754
11	601 General Office Salaries			\$ -
12	675 General Office Expenses	\$ 3,950	\$ 2,366	\$ 6,316
13	632 Contract Accounting	\$ 3,390	\$ 2,030	\$ 5,420
14	633 Legal			\$ -
15	634 Management			\$ -
16	666 Amortization- Rate Case Expense			\$ -
17	403 Depreciation Expense	\$ 110,010	\$ 132,621	\$ 242,631
18	667-675 Other Misc. Expenses	\$ 16,051	\$ 9,611	\$ 25,662
	<b>Taxes:</b>	xxxx	xxxx	xxxx
19	409 Federal Income Taxes	\$ -	\$ -	\$ -
20	409.0 State Franchise Taxes/Reg Assess.	\$ -	\$ -	\$ -
21	408 All Other Taxes	\$ 5,435	\$ 3,254	\$ 8,689
22	<b>Total Expenses</b>	\$ 409,077	\$ 491,693	\$ 900,770
23	<b>Net Operating Income</b>	\$ (6,963)	\$ (158,809)	\$ (165,772)
24	421, 433 Non-Operating Income			
	<b>Non-Operating Deductions:</b>			
25	426 Other			
26	427 Interest	\$ 66,948	\$ 66,949	\$ 133,897
27	<b>Net Income</b>	\$ (73,911)	\$ (225,758)	\$ (299,669)

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**4. Other Operating Information**

<u>Connection information</u>		End of Prior Year	End of Prior Year	<u>Connection information</u>		End of Prior Year	End of Prior Year
<u>WATER</u>		12/31/2015	12/31/2014	<u>SEWER:</u>		12/31/2015	12/31/2014
1	Number of active water connections				Number of active sewer connections		
	5/8" or 3/4"	79	77		Residential	143	135
	3/4"	110	90		Non-residential		
	1"	29	33				
	1 1/2"	-	-				
	2"	-	-				
	List all additional meter sizes:				List all additional meter sizes:		
	Unmetered water connections				Unmetered water connections		
2	Number of inactive water connections				Number of inactive water connections		
	5/8" or 3/4"	-	-				
	3/4"	-	-				
	1"	-	-				
	1 1/2"	-	-				
	2"	-	-				
	List all additional meter sizes:				List all additional meter sizes:		
	Unmetered, inactive connections	-	-		Unmetered, inactive connections		
3	Number of active sewer connections	218	200		Number of active sewer connections	143	135
4	Number of inactive sewer connections	-	-		Number of inactive sewer connections		
5	Total gallons purchased	-					
6	Total gallons pumped	45,069					
	Total Water Produced	45,069					
7	Total gallons sold	30,750				8,815	
8	Gallons unaccounted for	14,275					
				Total amount of sewer treated (gallons)			

**Management and Operations**

- 1 Do you have an Application form or formal process for new customers?
- 2 Do you have a copy of your approved tariff and TCEQ approved drought contingency plan for customer review?
- 3 Do you have written operating procedures for routine operations?
- 4 Do you have a written emergency action plans?
- 5 Do you have written personnel policies and procedures?
- 6 Do you have risk management and safety procedures?
- 7 Do you have customer service policies (including billing and collection)?
- 8 Do you prepare an annual written budget for financial planning purposes?
- 9 Provide a list of all affiliates and entities under Common Control (if any).
- 10 If you purchase wholesale water or sewer services, please list the name(s) of the wholesaler and describe the service(s) purchased from each
- 11 If you have a current capital improvement/replacement plan, please attach a copy

Yes or No




Name of Utility: PK-RE DEVELOPMENT COMPANY, INC

## 5. Affiliated Transactions

### Charges by an Affiliate to the Reporting Utility

Name of Affiliated company: \_\_\_\_\_

NARUC Account and/or type of service		Total Affiliated Company	Total Texas	Total for reporting entity
Account #	Account name or type of service	(Dollars transacted)	(Dollars transacted)	(Dollars transacted)

### Charges by an Reporting Utility to Affiliates

Name of Affiliated company: \_\_\_\_\_

NARUC Account and/or type of service		Total Affiliated Company	Total Texas	Total for reporting entity
Account #	Account name or type of service	(Dollars transacted)	(Dollars transacted)	(Dollars transacted)

(Company Name)

## VERIFICATION

### OATH

(To be made by the officer having control of the accounting of the respondent)

State of Texas  
as.

County of Travis

Russell Eppright makes oath and says that he/she is President  
(Name of affiant) (Official title of affiant)

of PK-RE Development Company, Inc. d/b/a Greenshores Utility Services  
(Exact legal title or name of the respondent)

The signed officer has reviewed the report.

Based on the officer's knowledge, the report does not contain any untrue statements of a material fact or omit to state a material fact necessary in order to make the statements made, in light of the circumstances under which such statements were made, not misleading

Based on such officer's knowledge, the financial statements, and other financial information included in the report, fairly present in all material respects the financial condition and results of operations of the issuer as of, and for, the periods presented in the report

He/she swears that all other statements contained in the said report are true, and that the said report is a correct and complete statement of the business and affairs of the above-named respondent during the period of time from and including January 1, 2015 to and including December 31, 2015

Subscribed and sworn to and before me, a Notary Public  
in and for the State and County above-named, this 12th day of October, 2016

Judy A. McMahon  
My commission expires March 19, 2017  
(Signature of officer authorized to administer oaths)



### SUPPLEMENTAL OATH

(By the president or other chief officer of the respondent)

State of Texas  
as:  
County of Travis

Russell Eppright mal President  
(Name of affiant) (Official title of affiant)

of PK-RE Development Company, Inc. d/b/a Greenshores Utility Services  
(Exact legal title or name of the respondent)

that he/she has carefully examined the foregoing report; that he/she swears that all statements of fact contained in the said report are true, and that the said report is a statement of the business and affairs of the above named respondent during the period of time from and including January 1, 2015 to and including December 31, 2015

Subscribed and sworn to before me, a Notary Public  
in and for the State and County above-named, this 12th day of October, 2016

Judy A. McMahon  
My commission expires March 19, 2017  
(Signature of officer authorized to administer oaths)

