

Control Number: 45491



Item Number: 7

Addendum StartPage: 0

**DOCKET NO. 45491**

**APPLICATION OF RANKIN PARK  
MAINTENANCE & UTILITIES  
COMPANY FOR CLASS B RATE/TARIFF  
CHANGE**

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**PUBLIC UTILITY COMMISSION**

**OF TEXAS**

2016 MAR 30 PM 1:59  
PUBLIC UTILITY COMMISSION  
FILING CLERK

**COMMISSION STAFF'S FIRST REQUESTS FOR INFORMATION  
TO RANKIN PARK MAINTENANCE & UTILITIES COMPANY  
QUESTION NOS. STAFF 1-1 THROUGH STAFF 1-12**

Pursuant to 16 Tex. Admin. Code § 22.144 ("TAC"), the Staff of the Public Utility Commission of Texas (Staff) requests that Enchanted Oaks Water System (Enchanted Oaks) by and through its attorneys 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.

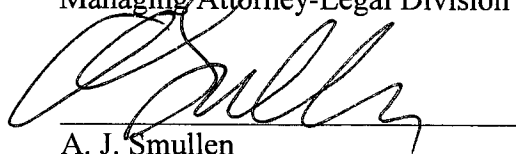
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Dated: March 30, 2016

Respectfully Submitted,

Margaret Uhlig Pemberton  
Division Director-Legal Division

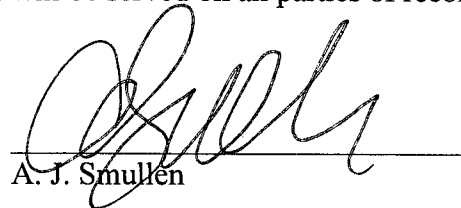
Stephen Mack  
Managing Attorney-Legal Division



A. J. Smullen  
Attorney-Legal Division  
State Bar No. 24083881  
(512) 936-7289  
(512) 936-7268 (facsimile)  
Public Utility Commission of Texas  
1701 N. Congress Avenue  
P.O. Box 13326  
Austin, Texas 78711-3326

### **CERTIFICATE OF SERVICE**

I certify that a copy of this document will be served on all parties of record on March 30, 2016, in accordance with 16 TAC § 22.74.



A. J. Smullen

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**COMMISSION STAFF'S FIRST REQUESTS FOR INFORMATION  
TO RANKIN PARK MAINTENANCE & UTILITIES COMPANY  
QUESTION NOS. STAFF 1-1 THROUGH STAFF 1-12**

**DEFINITIONS**

- 1) **"Rankin Park," "the Company" or "you"** refers to Rankin Park Maintenance & Utilities and any person acting or purporting to act on their behalf, including without limitation, attorneys, agents, advisors, investigators, representatives, employees or other persons.
- 2) **"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.

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TO RANKIN PARK MAINTENANCE & UTILITIES COMPANY  
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**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.

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**COMMISSION STAFF'S FIRST REQUESTS FOR INFORMATION  
TO RANKIN PARK MAINTENANCE & UTILITIES COMPANY  
QUESTION NOS. STAFF 1-1 THROUGH STAFF 1-12**

**Accounting**

**STAFF 1-1** Please provide a General Ledger Detail for the Test Year period by transaction, including transaction description, general ledger account number, check number, voucher number or journal voucher number, vendor/contractor name in Microsoft Excel or ASCII text file format.

**STAFF 1-2** Reference Rate/Tariff Change Application Schedules (Schedules), Schedule I-1, Revenue requirement summary. Please provide a reconciliation between Table I-1 and the general ledger provided in RFI #1.

**Taxes**

**STAFF 1-3** Reference Schedule I-1, line 26. Please provide a copy of all property or ad valorem tax statements, invoices, fees etc., if any, for all Rankin Park properties for the test year including support documentation for adjustments. If there are none, please explain why Rankin Park does not pay property or ad valorem tax.

**Contractual Services**

**STAFF 1-4** Reference Schedule I-1, line 7 and Schedule II-8. Please provide a list of all outside services, subtotaled by vendor, provided to Rankin Park for the test year. Please include vendor name, check number, voucher number, service dates, transaction description, business purpose, and account number.

**STAFF 1-5** Reference Schedule II-8. Please provide copies of all agreements outlining any outside services provided to Rankin Park.

**Miscellaneous Expenses**

**STAFF 1-6** Reference Schedule II-19. In relation to total reported miscellaneous expenses in the application, please provide a detailed listing of all miscellaneous expenses. Include the following information: vendor, amount, check number, voucher number, service dates, business purpose, and good/service/transaction description.

**Other plant maintenance**

**STAFF 1-7** Reference Schedule II-10. Provide copies of invoices for repairs and maintenance expenses incurred in 2012, 2013, and 2014 grouped by year, for amounts exceeding \$1,000.

**Financial Reporting**

**STAFF 1-8** Provide a copy of Rankin Park's detailed chart of accounts.

**STAFF 1-9** Provide Rankin Park's Balance Sheet and Income Statement for the years ending:

- a) December 31, 2014, and
- b) December 31, 2015.

**Long-Term Debt**

**STAFF 1-10** Provide all debt issuances attributable to Rankin Park, including:

- a) Date of issue,
- b) Date of maturity,
- c) Amount issued,
- d) Amount outstanding,
- e) Nominal rate of interest,
- f) Issuance expenses,
- g) Net proceeds,
- h) Effective interest rate,
- i) Type of debt,
- j) Payee, and
- k) Purpose of proceeds.

**STAFF 1-11** Please state whether Bailar Hospitality Services is affiliated with Rankin Park.

**STAFF 1-11** Please state if any other means of long term financing was considered before Rankin Park obtained the loan from Bailar Hospitality Services.