UTILITY NAMEPK-RE DEVELOPMENT, INC. SCHEDULES - CLASS B RATE/TARIFF CHANGE II-17 REGULATORY EXPENSE FOR THE TEST YEAR ENDED: 12/31/15

This page is supplemental information. It is required to complete Schedule I-1. References below refer to Schedule I-1.

Line No.	Account No.	Account Name
20.	666	Regulatory (Rate Case) Expense

II-17(a) Regulatory commission expense

List the amount spent on rate case expense for the last two years and for the Test Year. Typically, the commission seperates rate case expense from the revenue requirement and allows recovery through a surcharge. The known and measurable adjustment would decrease this expense to zero in this case. In any event, if the applicant does not file every year, the expense must be amortized over the time between filings and only one year's worth should be charged to customers. Record Commission filing fees or fees to consultants, attorneys, etc. in formal and informal rate cases, complaints, or other dealings with the Commission, which are not reported under Professional Services. Indicate the kinds of expenses included in this account by identifying all large* items. If the Test Year is higher than previous years, indicate the reason for the anticipated increase:

	Year [*]	Amount	F .		
·	2013 \$				
	· 2014 S	, -	•		
a. Test Year	2015 \$		*	4	x ,
b. K & M Change	`s_	3,333.33	(to I-1, Column	n E, Line 20 - see instr	ructions above)
c. Adjusted Test year	(a. + b.) S_	3,333.33	" (to I-1, Column	n F, Line 20 - see instr	uctions above)

Explanation and calculations of known and measurable change:

To reflect 1/3 of rate case expnse in test year expenses

* A large item is more than 10% of the test year account balance and more than \$1,000.

II-17(b) Large Items:

Description	- Amount	Date in service Apr. and May '16	
1/3 Rate Case preparation	\$ 3,333.33		
•			
	,		
	**	,	
,	,	, _ ,	
,	3	,	

UTILITY NAME: PK-RE DEVELOPMENT, INC. SCHEDULES - CLASS B RATE/TARIFF CHANGE II-18 REGULATORY EXPENSE

FOR THE TEST YEAR ENDED: 12/31/15

This page is supplemental information. It is required to complete Schedule I-1. References below refer to Schedule I-1.

Line No.	- Account No.	Account Name
	*	T) 4
21.	667	Regulatory commission expense

II-18(a) Regulatory commission expense

List the amount spent on regulatory commission expense for the two record periods and for the Test Year. Include TCEQ inspection fees or permit permit fees, and other regulatory expense. Do not include the regulatory assessment; this is a pass through expense. Indicate the kinds of expenses included in this account by identifying all large* items. If the Test Year is higher than previous years, indicate the reason for the anticipated increase:

;	Year	Amount	
	2013 \$	2,049.43	- \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \
1 2 F	2014 \$	3,414.55	<u>-</u>
a. Test Year	2015 \$	5,258.13	,
b. K & M Change	<u>.</u> \$		(to I-1, Column E, Line 21 - see instructions above)
c. Adjusted Test year	r (a. + b.) 🛴 💲	5,258.13	(to I-1, Column F, Line 21 - see instructions above)

Explanation and calculations of known and measurable change:

Note: K & M change equals increase in regulatory assessment fees related to rate ncrease.

* A large item is more than 10% of the test year account balance and more than \$1,000.

II-18 (b) Large Items:

Description Franchise fees at 1% of revenue Other		Amount	Date in service	
		2,926.22	1/1/15 - 12/31/15 1/1/15 - 12/31/15	
		2,331.91		
3	,		•	
F 4.	_			
	1		,	
		·	`	
			, ,	

SCHEDULE II-19 MISCELLANEOUS

UTILITY NAME: PK-RE DEVELOPMENT, INC.
SCHEDULES - CLASS B RATE/TARIFF CHANGE
II-19 MISCELLANEOUS EXPENSE
FOR THE TEST YEAR ENDED: 12/31/15

This page is supplemental information. It is required to complete Schedule I-1. References below refer to Schedule I-1.

Line No.	Account No.	Account Name		
	4 34			
, 22.	[*] 675	Miscellaneous',		

II-19 (a) Miscellaneous expense

List the amount spent on general miscellaneous for the last two record periods and for the Test Year. Indicate the kinds of expenses included in this account by identifying all large* items. If the Test Year is higher than previous years, indicate the reason for the anticipated increase:

4	Year		Amount	et
# ₁	2013	`s	3,056.25	•
	ž014	s _	3,049.08	_
a. Test Year	2015	s [*]	4,353.05	-
b. K & M Change	1	s ^	· ·	(to I-1, Column E, Line 22 - see instructions above)
c. Adjusted Test ye	ear (a. + b.)	\$	4,353.05	(to I-1, Column F, Line 22 - see instructions above)

Explanation and calculations of known and measurable change:

Note: Test year exopenses have increased due to the increase in number of customers served.

* A large item is more than 10% of the test year account balance.

II-19 (b) Large Items:

Description		Amount '	Date in service
Bank fees	\$	77.00	1/1/15 - 12/31/15
Telephone	S	3,876.77	1/1/15 - 12/31/15
Waste Removal	\$	306.87	1/1/15 - 12/31/15
Natural gas	\$	92.41	1/1/15 - 12/31/15
,			7
s., ₃ .			·

SECTION III RATE BASE INSTRUCT

UTILITY NAME: PK-RE DEVELOPMENT, INC.

SCHEDULES - CLASS B RATE/TARIFF CHANGE
SECTION III RATE BASE INSTRUCTIONS

Section III provides working tables to allow the calculation of rate base and return on rate base.

Instructions for Section III

- 1 Complete Schedules III-3 through III-9 as they apply to your company.
- 2 Transfer resulting year end balances (last line of each table) to Schedule III-2.
- 3 Complete Schedule III-1

SCHEDULE III-1 RETURN

UTILITY NAME: PK-RE DEVELOPMENT, INC. SCHEDULES - CLASS B RATE/TARIFF CHANGE III-I REQUESTED RETURN FOR THE TEST YEAR ENDED: 12/31/15

RETURN ON RATE BASE:

Line No.		ē
1	Test year end rate base (from III-2, Line 16)	1,708,037
2 .	Requested ROR (Col G, Line 7 below)	3.32%
3	Return on rate base (Line 1 x Line 2)	56,707

Rate of Return:

						G	} <i>*</i>
	B	<u> </u>	.D ,	E	r	U	1
Line No."	Description	Amount	Percentage	Rate	Reference	Weighted Average	•
			Amount from previous column divided by Line 6, Column C			G=(E x F)	
4.	Equity (Rate base less Line 5, Column D)	912,604.31	53.4300%	0.0000%	Col E = Requested return on equity	' 0.0000%	
5.	Long Term Debt and Advances from associated companies from Schedule III-6	795,432.96			Col E = From Sch. III-6, Column H, Line 9	3.3200%	
6.	Total capitalization (Rate Base Sch III-2, Line 16)	1,708,037.27		· 清明。"		Printplant (1995)	
7.,	Return on rate base Col G, Line 6 rounded to nearest 0.01%)				Line 4 + Line 5	3.32%	To Line 2 abov

^{*} ROE = Return on Equity

SCHEDULE III-2 RATE BASE SUMM '..

UTILITY NAME: PK-RE DEVELOPMENT, INC. SCHEDULES - CLASS B RATE/TARIFF CHANGE III-2 RATE BASE SUMMARY FOR THE TEST YEAR ENDED: 12/31/15

Line No.	Description		* Defenses
	Description .	Amount	* Reference
1	Additions:	9940 .46T-	(From)
2.	Utility plant (Original Cost)	Ŧ i	Schedule III-3,
,		3,089,187.16	Line 50, Col D
3.	Construction work in progress	· · ·	Schedule III-4,
·	Construction work in progress		Line 5
4.	Materials and supplies		Schedule III-4,
7.	Marginals and subbites	<u> </u>	Line 8 -
5.	Working cash (capital)		Schedule III-5,
		45,613.67	Line 2 Schedule III-4,
6.	Prepayments	ĺ	line 8
	repayments	¥	c c
7	Other Additions	-	Add schedule
8.		,	
0;	TOTAL ADDITIONS (Add Lines 2 through 6)	3,134,800.83	*
	Deductions:		
9.	Parama Š. da mitoti (A	4	Schedule III-3,
9.	Reserve for depreciation (Accumulated)	1,426,763.56	Col F, Line 50
			Schedule III-
10.	Advances for construction	ľ	8(a), Col F, Line
	*	-	6
		*1	Schedule III-
11.	Developer Contributions in aid of construction	* ,	8(b), Col G, Line
3	· · · · · · · · · · · · · · · · · · ·	,	6
			Schedule III-
12.	Accumulated deferred income taxes		9(a), Line 3
		. 7	Schedule III-
13.	Accumulated deferred investment tax credits		9(b), Line 3.
,,			,
14.	Other Deductions		Add schedule
15.	TOTAL DEDUCTIONS (Add lines 9 through 14)	1,426,763.56	·
16.	RATE BASE (Line 8, less Line 15)	1,708,037.27	· 温温· · · · · · · · · · · · · · · · · ·

~			* N. I. A. B. 417.	DV	DE DEVELORA	ENTE INC							Schedule III-3
	SCHEDULES - CLASS B RATE/TARIFF CHANGE												
	113-3 ((NET BOOK V		ULATION					schedule for each	
	~ [A]	[B]	ĺC)	[D.1]	[D.2]	D = D.1 - D.2			Do	preciation		la.
Line,	ltem	Date of Installation	Service Life	e (yrs)	Original Cost when installed \$	Customer CIAC amount	Adjusted Original Cost for Customer CIAC ¹	Years in Service	e in Service Months	Days	(E) = [D)/[C] Annual (\$)	[F] Accumulated (S) (Reserve)	[G] = [D]-(F] Net Book Value (S)
<u> </u>	Collection System												
1	360 Collection System • Force	3/31/2004	50		267,876,57		267.876.57	12	8	. 0	5,357.53	. 67,862.06	200,014.51
3	Jac Concerns System 1 occ	6/21/2005	50		95,466.80		95.466.80	11	6	9	1,909,34	22,004.44	. 73,462,36
4,	361 Collection System	5/23/2006	50		148,909.69		148,909.69	10	7	8	2,978.19	31,584.49	117,325.20
3		6/30/2007	. 50	-	404,326.11	-	404,326.11	9	6	0	8,086.52	76,821.96	327,504.15
6	366 Pressure Services	3/31/2004	20		63,800.00		63,800.00	12	8	0	3,190.00	40,406.67	23,393.33
7.	-	6/21/2005	20		33,000.00		33,000.00	11	<u> 6</u>	9	1,650.00	19,015.68	13,984.32
8 .	Pumping Equipment	32112003	 		35,000,00		35,555.00			-	.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		
9	371 Grinder Pumps	12/31/2004	10	 	42,695,00	 	42,695.00	12	0	0	4,269.50	- 51,234.00	(8,539.00)
10	or, annual compa	5/31/2005	10	<u> </u>	5,000.00		5,000.00	11	7	0	500.00	5,791.67	(791.67)
 		11/30/2005	10		115,350.00		115,350,00		H	ļ	11,535.00	127,846.25	· (12,496.25)
12		12/31/2006	10		153,000.00		153,000.00		Ö	Ö	15,300.00	153,000.00	(.5,7,0,5,7
13		6/30/2007	10	-	79,000.00		79,000.00	9	6	0	7,900.00	75,050.00	3,950.00
- 14		3/29/2012	10		3,166,32		3,166.32	4	9	2	316.63	1,505.74	1,660.58
15		3/30/2012	10		2,478.93		2,478.93	4	9	1	247.89	1,178.17	1,300.76
16	1	4/30/2012	10		3,166.32		3,166,32	4	8	ö	316.63	1,477.62	1,688.70
17			10	_	3,166.32		3,166.32	4	6	Ť	316.63	1,434.39	1,731.93
18		6/19/2012	10	-	3,166.32		3,166,32	4	12	23	316.63	+1,339.25	1,827.07
19	 	10/8/2012	10	<u> </u>			3,166.32	4	2	14	316.63	1,331.44	
20		2/1/2013	10	-	3,166.32 2,925.00		2,925,00		10	27	292.50	1,142.89	1,782.11
21			10				3,572.25	3	10	7	357.23	1,376.21	2,196.04
22		12/31/2014	10		18,491,33		18,491.33	2	0	6	1,849,13		14,793.06
			10	<u> </u>	2,250.00	(2,250.00)		 		٣.	1,643.13	3,078.27	14,733.00
<u> </u>		2/28/2015	10	<u> </u>	8,500.00				 	┝			-
├	<u> </u>	4/30/2015	10	 	3,750.00	(3,750.00)			 	-	 		
		5/31/2015	10		5,750.00	(5,750.00)				┝╼			
		7/31/2015	10	 	500.00	(500.00)			-	 -			
		8/31/2015	10	ļ 	4,750.00		 		-	 -	<u> </u>		
├		9/30/2015	10		3,750.00	(3,750.00)			 	 			
\vdash		10/31/2015	10	 	3,750.00		 	-	-	⊨		<u>-</u>	
23		11/9/2015	- 10 -	 	1,948.50	(3,730,00)	1,948.50	-	- -	21	194.85	222,30	1,726.20
<u> </u>	 	12/31/2015	10		500.00	(500.00)		-		ــٰــُــٰ	1,77.83		1,720.20
24	Treatment and Disposal Plant	1213112013	10	 	500.00	(300.00)				 			- 1
25	380 Wastewater Treatment Plant	10/22/2004	25		450,370,74		450,370.74	12	. 2	9	18,014.83	219,624,63	
26	NAME AND ADDRESS OF THE PARTY O	3/14/2005	25	 	491,789.94		491,789.94	11 .	8	17	19,671.60		
27	389 Discharge Irrigation System	3/17/2005	25	 	316,578.01		316,578.01	11	8	14	12,663.12		
28	And the state of t	6/30/2007	25		376,776,69		376,776.69	==	. 6	0	15,071.07		
29.		030/2007	23		370,770.09		370,770.09			۳	13,071.07	143,173.14	233,001.33
HUNHI		 	 		<u> </u>		 	-		 -	 	 `` 	
***	<u> </u>		-	-	 	ļ	 		-	┝	ļ	 	
HHHH			28377.52	G9 93	3,122,687,16	(33 500 00)	3.089.187.16	 	 	 	132 621 46	1,426,763.50	1,662,423.60
	10041	Beech June 10, 300	100	p	To Sch III-2,	(35,500.00)	2,007,107.10	<u> </u>	1		To Sch I-1,	To Sch III-2,	1,002,423.00

Add detailed workpapers if necessary to support this Schedule.

Any amount paid for an item that was not incurred by the utility, such as by a customer, is deducted from the original cost. The adjusted original cost amount here, Column D-2, labeled "Adjusted Original Cost for Customer CIAC". Column D-2 will then be depreciated and the net book value will be calculated (ColumnG). For an item with the entire amount of its original cost paid for by customer(s), Columns D-2, E, F and G would be zero. See Schedule III-8 for developer CIAC.

UTILITY NAME:

PK-RE DEVELOPMENT, INC.

SCHEDULES - CLASS B RATE/TARIFF CHANGE

III-3(a) UTILITY PLANT IN SERVICE-RECONCILIATION TO PRIOR CASE

FOR TEST YEAR ENDED:

12/31/2015

ORIGINAL COST DATA

Α	В	C	D ,
Line		*	
No.	Description T	Amount -	Amount
	Beginning Gross Plant balance - (from	Must match previous	0.040.000.55
1.	previous rate case)	rate case	4 3,043,939.55
2.	Plant additions after previous rate case		
3.	371 Grinder Pumps - 2012	\$ 18,310.53	
4.	371 Grinder Pumps - 2013	\$ 6,497.25	
5.	371 Grinder Pumps - 2014 ,	.\$ 18,491.33	
6.	371 Grinder Pumps - 2015	\$ 1,948.50	
7.			
8.			Jajan Januar
9.			
10.		Ł	
	Total additions (add lines 3 through 10,		,
11. ·	Col C)		\$ 45,247.61
	Test year plant retirements after previous	1.15 中間中 (1.15 Km)	· 整体 特点的自
12.	rate case:		
13.	5	\$	The state of the s
14.			
15.		ч	,
16.			5. (2) (1. (1. (1. (1. (1. (1. (1. (1. (1. (1.
17.			
18.		, ,,	
19.			
20.	* 45	*** ** *** *** ***	
	Total retirements (add line 13 through		u
21.	20, Col C) ' .		\$
*7	Ending balance (line 1 + line 11 - line	Equals as III-3	
22.	[21]	Column D, line 50	\$ 3,089,187.16

Please provide a full explanation of any adjustments to accounts from the prior period.

UTILITY NAME: PK-RE DEVELOPMENT, INC.
SCHEDULES - CLASS B RATE/TARIFF CHANGE
III-4 AVERAGE CONSTRUCTION WORK IN PROGRESS,
MATERIALS AND SUPPLIES INVENTORY & PREPAYMENTS

FOR THE TEST YEAR ENDED: 12/3

12/31/15

***DO NOT include construction work in progress in rate base, unless the utility meets the requirements of PUC Subst. Rule 24.31C(4).

III-4 AVERAGE CONSTRUCTION WORK IN PROGRESS:

A	В	С
Line No.	Description	Test Year Amount
1.	Beginning balance	, 0 ,
· 2.	Test year costs added	0
3.	Test year construction costs completed	0 ,
4.	Ending balance	0
5.	Average balance - test year (line 1 plus ; line 4, divided by 2	0

Typically zero, to Schedule III-2, Line 3 .

	4 3	· E · ·	
4	and the second s	Materials & Supplies inventory	Prepaid Expenses
6.	Sum of 12 test year month end balances	0 ,	0
7.	One month prior to the test year, month end balance	0	0 '
8.	13 Month Average balance (line 6 plus line 7, divided by 13	0	. 0

To III-2, Line 4.

To III-2, Line 6.

^{***}DO NOT include construction work in progress in rate base, unless the utility meets the requirements of PUC Subst. Rule 24.31C(4).

SCHEDULE III-5 WORKING CASH

UTILITY NAME: PK-RE DEVELOPMENT, INC.

SCHEDULES FOR CLASS B RATE/TARIFF CHANGE

III-5 WORKING CASH ALLOWANCE CALCULATIONS

FOR THE TEST YEAR ENDED:

- 1. No working cash allowance is permitted when a utility bills its customers in advance and provides service to flat rate customers only. Sewer connections count for the purposes of this schedule.
- 2. A utility which has all metered customers and bills monthly shall divide its annual Operating and Maintenance (O&M) expenses (excluding all taxes and depreciation) by 12, if it is a Class B utility, or by 8 if it is a Class C utility filing a Class B package to calculate working cash allowance. An example follows:

- I*	Class B	Class C
1. Annual Expenses	\$70,000	\$70,000
2. Taxes and depreciation	(10,000)	(10,000)
3. Net Expenses (Line 1 - Line 2)	60,000	60,000
4. Working Cash (Line 3 / line 5)	\$5,000	\$7,500
5. Divisor	. 12.	8

A Line No	B Description	Water . Cla	Sewer Ss B	Water Cla	Sewer iss C	
1	Annual O & M Expenses		* *	·	364,909	From Sch I-1, line 25
2	Working Cash (Line 3 / Line 5)	**************************************	فرر		45,614	To Sch III-2, line 5
3 *	Divisor '	' _{*z} 12	12		1 8	

SCHEDULE III-6 NOTES PAYABLE

PK-RE DEVELOPMENT, INC. UTILITY NAME: SCHEDULES - CLASS B RATE/TARIFF CHANGE III-6 LONG TERM DEBT/ NOTES PAYABLE - WATER AND SEWER FOR THE YEAR ENDED: 12/31/15

List the following information concerning debt and equity of the utility and attach copies of notes payable used. Round all percentages to two (2) decimal places. If debt from affiliated interests is allocated to the utility, provide workpapers demonstrating and justifying the allocation.

	(A) Long Term Debt Name of Bank/Lender	(B) Date of Issue	(C) Date of Maturity	(D) Original Amount of Loan	(E) Outstanding or Unpaid Balance- End of Test Year	(F) Interest Rate	(G)=Col. E, Line 20 x Col. F, Line 20 Weighted Average
Г	Part 1 - Debt				ź.		
	SBA Loan	6/30/2010		843,000.00	629,527.08	5.89%	37,079.15
	3 Omni Bank	8/31/2009		1,261,598.90	1,223,002.06	7.77%	95,027.26
	4 N/P Russel Epright	Various	None	Various	600,600.97	8.00%	48,048.08
	N/P Rusty Parker	Various	None	Various	292,550.97	8.00%	23,404.08
	6						٧
	7				1		
					, ,	<u>. </u>	;
	Total	•		2,104,598.90	1,852,529.14	7.13%	132,106.41

to Sch. III-I, Column G, Line 5

List short term debt, if any:

4.4

None

SCHEDULE III-7 ACCUM DEPREC

UTILITY NAME: PK-RE DEVELOPMENT, INC.
SCHEDULES - CLASS B RATE/TARIFF CHANGE
HI-7 ACCUMULATED DEPRECIATION FROM PRIOR RATE CASE
FOR THE TEST YEAR ENDED: 12/31/15

ACCUMULATED DEPRECIATION:

	Ē.	<u>.</u> , '	
Line No.	Description	Dollar Amount	
l.	Ending-Prior Rate Case (Docket No.) 2013-0509-UCR	1,181,498.76	Must match previous rate case.
2	Ending balance per Sch III-3, Column F, Line 50	₄ 1,426,763.56	•
2 ²²	Describe accounting adjustments made between the prior rate case and the current rate case:		
	None		.* ****
	*		ĝ E h
, ,	t t	*	
	1	, ,	
	,		
	4		•

SCHEDULES III-8 ADVANCES CIAC

UTILITY NAME: PK-RE DEVELOPMENT, INC.

SCHEDULES - CLASS B RATE/TARIFF CHANGE

III-8 ADVANCES FOR CONSTRUCTION AND,

CONTRIBUTIONS IN AID OF CONSTUCTION

FOR THE TEST YEAR ENDED: 12/31/15

16-111-8(a) ADVANCES FOR CONSTRUCTION:

		A	В.	С	D.	. E	F	G
Line No.	. ·	Item	Date of Installation	Total Cost	Amount of Advance	Repayments made to	(F)=(D)-(E) Rate base Value (to Sch III-2)	Amount to be refunded in the future*
, 1.		4.			-1		* ,*;	
2	NONE			_			, k	
3.	4° 4	* .	3		7			
4.		Ex.			, ,			`
5.	7		۰,		Ą.	,		
6.		Total '						

^{*}If any advances or CIAC from developers or customers are refundable, please provide the potential date of refunding, if known.

III-8(b) DEVELOPER CONTRIBUTIONS IN AID OF CONSTRUCTION*:

		Α		В	С	D	É	F-	G
Line No.	,	· Item '	ş. F	Date of Installation or Contribution	Total Cost	Amount of Developer Contribution	Annual amortization	Accumulated Amortization	(G)=(D) - (F) Rate Base Value (to Sch III-2)
1.					d				
- 2.	NONE	, 1 ₃		(•			ţ	
3.	F		· ·		*	1	,	, h	
4.	-					ŧ,			
5.							* '	1	
· 6.	Total			١,		1			

^{*}Customer CIAC is entered directly on III-3

SCHEDULES III-9 ADIT_ITC

UTILITY NAME: PK-RE DEVELOPMENT, INC. SCHEDULES - CLASS B RATE/TARIFF CHANGE III-9 DEFERRED INCOME TAXES AND DEFERRED INVESTMENT TAX CREDITS

FOR THE TEST YEAR ENDED: 12/31/15

To the extent that new line items have been included within the calculation of ADIT since the last rate filing, provide a complete description of the underlying issues that give rise to the new category of ADIT.

III-9(a) ACCUMULATED DEFERRED INCOME TAXES:

Line	Description	Test Year
Ňo. ⁴	**	Amount
<u>.</u> 1.	Beginning balance	0
· 2.	Test year amount	0
3.	Ending balance	0

III-9(b) ACCUMULATED DEFERRED INVESTMENT TAX CREDITS:

Line No.	Description	Test Year Amount
1.	Beginning balance	. 0
2.	Test year amortization	٠ 0 .
3.	Ending balance	0 .

UTILITY NAME: PK-RE DEVELOPMENT, INC. SCHEDULES - CLASS B RATE/TARIFF CHANGE III-10 OTHER DEFERRED ASSETS FOR THE TEST YEAR ENDED: 12/31/15

III-10(a): Other Deferred Assets

Line Description No.		Test Year Amount
1	NONE	*r
2.		,, 19 s
3.		# L

III-10(b) ACCUMULATED AMORTIZATION ON OTHER DEFERRED ASSETS

Line No.	Description	Amount	
1:	NONE,	r _{ii} s	
` 2. `		, q.	1 , 3
3.		,	

SECTION IV OTHER TAX INSTRUCT

UTILITY, NAME: - PK-RE DEVELOPMENT, INC.

SCHEDULES - CLASS B RATE/TARIFF CHANGE
Section IV is used to report taxes other than income for proposed revenues.

Instructions for Section IV

Follow the instructions included with individual schedules under the heading reference.

1

SCHEDULE IV(a) PAYROLL_PROP

UTILITY NAME: PK-RE DEVELOPMENT, INC. SCHEDULES - CLASS B RATE/TARIFF CHANGE IV(a) ESTIMATE OF TAXES OTHER THAN INCOME FOR THE TEST YEAR ENDED: 12/31/15

PROPERTY TAXES:

٨	В :	I · C	D	. E
Line No.	Description	Amount	- Amount	Reference
1	Property taxes paid in in test year	ar Steri	5,435	per property tax bills
2	Utility plant added in test year	117,375		Schedule III-3(a), Line 11
3	Utility plant retirements in test year	•	川川川川川川川川川川川川川川川川川川川川川川川川川川川川川川川川川川川川川川川	Schedule III-3(a), Line 21
4	Net additions	117,375		Line 2 minus line 3
5				Line 1 / beginning of test year gross plant balance from III-3
·	Net Property tax rate	0.1700%		(a), Col. D, Line 1
, 6	Test year property tax on additions		199.54	Line 4 times Line 5
7	Adjusted Test year property tax expense	4	5,634.53	Line I + Line 6
8	Known and measurable change	200		Line 7 minus Line 1

PAYROLL TAXES (BASED ON ADJUSTED TEST YEAR NUMBERS):

Α	В	C	D	E	- F .	G.
Line No.	Тах Туре	Wage Level	Tax Rate	Taxable . Wages	Reference	Tax.
:	, Prince of them	The Cabbalana record			SCHEDULE II-6	. (D x E) .
9 '	FICA	wages to	%	۳.,	Column D+E+F Line 9	1 ,
10	Medicare	wages to	%		Column H Line 9	
11	Added Medicare (Affordable Care Act)	wages to	%		ī	
12	Federal unemployment	wages to			Column D Line 9	* °•
13	State unemployment	wages to,	- %		Column D+E Line 9	·
14	Total (add Lines 11 through 14)					
. 15	Less: Capitalized	Use % on Sch II-6(a), line 10	%		es i imitalisi -	
16 -	Test year Payroll Tax Expense	Line 13 less 14				
17	Known and measurable change		141	(Line 13 min	us Line 14)	

OTHER TAXES:

Α	-1	J,	K	L ~-
Line No.	Description	Test year	K & M change	Adjusted Test Year
18	Other taxes & licenses			-]
~ 19	7.			
20			· ·	
21	Total Other Taxes (Line 18 + Line 19 + Line 20)	•		
	Total this page - taxes other than income (Line 7) + (Col G, Line 16) + (Col L, Line 21)	•		5,564
23 _	Sch IV(a), Total known and measurable change (Line 8 plus line 17, Column G plus line 21, Column K)		13 3	200

UTILITY NAME: PK-RE DEVELOPMENT, SCHEDULES - CLASS B RATE/TARIFF CHANGE IV(b) REVENUE RELATED TAXES AND EXPENSES	INC.	•					
l 1 v.							
iv(b) revenue related taxes and expenses		•					
." IV(b) REVENUE RELATED TAXES AND EXPENSES							
FOR THE TEST YEAR ENDED: 12/31/15							
A B C D	E -	F=B+C+D+E					
	ther Revenue Related	Totals					
Line Tax Taxes Expense	Related	Totals					
1 Test year expense 2,257.37	2,926.22	5,183.59					
Test year effective rate (test year tax							
2 expense/historic test year revenues-Sch I-1) 332,883.70	332,883.70	332,883.70					
Gross up factor (1.0 divided by (1.0 minus	*						
3 Line (example below) : 1.0068	1.0089	1.0158					
	,						
4 Change in revenue requirement (Sch I-1, line 33)	4. "	221,307.40					
5 Adjusted revenue requirement (Line 3 x Line 4)		224,808.06					
6 Adjusted expense (Line 3 times Line 4)		3,500.66					
7 Add Schedule IV(a), Line 20	()	. 1					
Total taxes other than FIT (to Sch I-1, Col F, Line 26)		3,500.66					

100 2,000 0.050 Example: Test Year Franchise tax Test Year revenues: Percentage (100/2000): Gross up factor (1/(1-0.05)) 1.052631579

K&M Bad debts * RAF

1,524.48 1,976.18

SECTION V FEDERAL INCOME TAX

SCHEDULES - CLASS B RATE/TARIFF CHANGE,

Section V calculated federal income taxe at present rates.

Instructions for Section V

· Complete SCHEDULE V per instructions found in the reference column.

SCH V FEDERAL INCOME TAX

UTILITY NAME: PK-RE DEVELOPMENT, INC. SCHEDULES - CLASS B RATE/TARIFF CHANGE V SCHEDULE OF EFFECTIVE FEDERAL TAX RATE

FOR THE TEST YEAR ENDED: 12/31/15

A.	B r	С	. D
Line		Amount	Reference
1	Requested Return	56,707	Schedule III-1, Line 3 or II-1, line 34
2	Less: Synchronized Interest	56,707	Sch. III-1, Col. G, Line 5 x Sch. III-2, Line 16)
3	Requested taxable return		Line 1 minus Line 2
4	Income taxes at proposed rates	_	Line 17 below
5	Effective tax rate	0	Line 4 divided by Line 3
6	Total gross up factor		1.0 divided by (1.0 minus line 5)
7	Grossed up federal income tax		Line 4 times line 6

To Sch I-1, Line 27

FEDERAL INCOME TAX CALCULATION:

Line No.	Tax Rate	Taxable Income	Tax Rate	Tax *
140.	(Portion of Taxable Income in Level)	STATE OF THE STATE	(C x D)	
12	1st 50,000 of taxable income	50,000	.15% -	-
13	Next 25,000 of taxable income	. 25,000	25%	• •
14	Next 25,000 of taxable income	25,000	34%	
15	Next 235,000 of taxable income	235,000	1 39%	•
16	Over 335,000 of taxable income		34%	-
17	Total before gross up		To Line 4	

UTILITY NAME: PK-RE DEVELOPMENT, INC VI RATE DESIGN INSTRUCTIONS SCHEDULES - CLASS B RATE/TARIFF CHANGE

Section VI is used for rate design.

Instructions for Section VI:

Sheet VI-1 designs rates based on the requested revenue requirement. Complete the schedule using the referenced lines from other schedules. The schedule is for a simple base (customer charge) rate and one gallonage rate per each 1,000 gallons. If a different rate structure is requested, all calculations supporting the proposed rates must be included. Rates and resulting revenues for each class of customer and each rate tier included in the proposed tariff must be specified. If a different fixed/variable expense split is proposed, attached explanations of why the split is appropriate, and include any calculations not included on Schedule VI.

UTILITY NAME: PK-RE Development, Inc. SCHEDULES - CLASS B RATE/TARIFF CHANGE SCHEDULES - PHASE I (60 days after filing - Sept 18, 2017) FOR THE TEST YEAR ENDED: 12/31/2015

	FOR THE TEST YEAR ENDED: 12/31/2015						
Line		Α ·	., B		k	- C	
No.			· Refer	ence ,		1	
艾海原	DETERMINATION OF					一口言法法法律	
.1.	Gross revenues to be re-	covered:	Sch I-1, Line	36	,	392,694	
l in sin	Less variable costs:		, f , f , f ,	m - lodge	,) ,	其其中是實際的	
2.	Purchased water - Acc	ount 610	Sch I-1, Co	l. F, line l			
3.,	Purchased power - Acc	count 615	Sch I-1, Co	l. F, line 2		26,064	
4. ,	Other volume related - Account 618		Sch I-1, Co	l. F, line 3.	4 ,	179,475	
5. 🖟	Other volume related of				•		
6.	3	<u>i</u>	`			,	
7.	*	•					
8.	٨					. :	
9.	# #	saft .	· " · · ·		7	ч	
10.	FIXED COSTS	(Line 1 minus Lines 2-9)		·. ·	·	187,155	
	% OF FIXED COSTS R	ECOVERED IN VOLUMETRIC	CHARGE	•	i.	. 0%	
12.	TO BE RECOVERED THE	ROUGH BASE SERVICE CHARGE				187,155	
	RECAP:		,		,	:	
13.	RECOVERED THROUGH	H BASE SERVICE CHARGE	- Line	10	į +	187,155	
14.	RECOVERED THROUGH VOLUMETRIC RATE Line 1 - Line 10			205,539			
7	TOTAL	Equals Line 1			392,694		
-: , '	TO BE RECOVERED TH	ROUGH BASE SERVICE CHAR	Talle .	• • • •	17		
15.	TOTAL METER EQUIV	/ALENTS	Sch I-3, Col H, line 9 218			218.075	
16.	CHARGE PER 5/8" X 3/	4" METER	Line 13 /	Line 15-		71.52	
1.02	TO BE RECOVERED	THROUGH VOLUMETRIC R.					
17.	TOTAL WATER SALES	S IN 1,000 GALS	Sch II-1(a), C	Sch II-1(a), Col C, line 4		8,815	
		CHARGE PER 1,000 GALS)	Line 14/	Line 17		23.32	
	PROPOSED RATES:						
		IVERED PER 1,000 gallons	Line 18 or	attach calc	r	23.32	
	BASE SERVICE CHAR			ř	1	71.52	
	Meter size	Line 16	Equiva	lency	Base	Rate/size	
	5/8 X 3/4"		X 1.0 =	. 1	1 44	. , 71.52	
	3/4"		X 1.5 =		- N	. 107.28	
	1"		X 2.5 = '	2.5		178.8	
	1 1/2"		X 5.0 =	. 5		357.6	
	2"	71.52	X 8.0 =	8	<u>`</u> ,	572.16	
	3"		$X 15.0 = _{1}$	15	, ,	1072.8	
26.	4" , t	71.52	X 25.0 =	25		. 1788	
	č.		, 1	*	, ,		
	, 1,	A Las			1 .		
) 4° bu		, .	,	<u> </u>	* .	
		- , , , , , , , , , , , , , , , , , , ,		•	<u> </u>		
	7 1		*,			34 **	

If the utility is setting a tiered rate, calculations for all tiers must be provided with total collections for all tiers compared to the revenue requirement requested.

UTILITY NAME: PK-RE Development, Inc. SCHEDULES - CLASS B RATE/TARIFF CHANGE Schedule VI-1 RATE DESIGN - PHASE II (Sept. 19, 2017 - Sept. 18, 2018)

FOR THE TEST YEAR ENDED: 12/31/2015

T 1	·	THE TEST YEAR ENDED:	,			
Line	· •	Α .	I I		, <u>C</u>	
No.	,		Refe	rence	Zakadania manka zodo nozo	
	DETERMINATION OF FIX				· 409,338	
1.	Gross revenues to be recove		Sch I-1, Lin	e 36	407,336	
4.73	Less variable costs:	2 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	別學開始論論		學學學學學	
2. 1	Purchased water - Accoun	1	Sch I-1, Co		, -	
3.	Purchased power - Account	it 615	Sch I-1, Co	ol. F, line 2	26,064	
4.	Other volume related - Ac	Other volume related - Account 618 Other volume related or allocated (attach schedule)			179,475	
5.	Other volume related or al	•		,		
6					-	
7.	a' i				,	
8.					,	
9.	4	3 -		a .		
10.	FIXED COSTS	(Line 1 minus Lines 2-9)	HEMILE		203,799	
11.	% OF FIXED COSTS RECO	OVERED IN VOLUMETRIC C	HARGE		0%	
12.	TO BE RECOVERED THROU	GH BASE SERVICE CHARGE	**		203,799	
7.7	RECAP:					
13.	RECOVERED THROUGH E		Line	e 10	203,799	
14.	RECOVERED THROUGH V		Line 1 -	Line 10	205,539	
_ ti stant i	TOTAL		Equals	Line 1	409,338	
超過過		UGH BASE SERVICE CHARG				
15.	TOTAL METER EQUIVAL	7		ol H, line 9	218.075	
16. :	CHARGE PER 5/8" X 3/4"	METER	Line 13	Line 15	77.88	
14 : 3h	TO BE RECOVERED TH	ROUGH VOLUMETRIC RA			温度的对称的 是2017	
17.	TOTAL WATER SALES IN	1,000 GALS .	Sch II-1(a),		8,815	
18.	VOLUMETRIC RATE (CH	ARGE PER 1,000 GALS)	Line 14	Line 17	23.32	
47.134 <i>8</i> 4	PROPOSED RATES:				医基础 的 医基础器	
19.,	FOR ALL WATER DELIVE		Line 18 or	attach calc	23.32	
ا موجود ا الميسونة الدا	BASE SERVICE CHARGE	(PER 5/8" X 3/4")			77.88	
J. JAK	Meter size	The Line 16 Hard	Equiy	alency	Base Rate/size	
20. '	5/8 X 3/4"	77.88	X 1.0 =	1		
21.	3/4"	77.88	X 1.5 =	1.5	116.82	
22.	1"	77.88	X 2.5 =	2.5	194.7	
23.	1 1/2"	. 77.88	X 5.0 =	5	389.4	
24.	2"	. 77.88	X 8.0 =	8		
25.	3" .	77.88	X 15.0 =	15		
26.	4"	77.88	X 25.0 =	25	1947	
		2,				
٠ .				£		
	. 4	• • •			* 444	
			1		,	

If the utility is setting a tiered rate, calculations for all tiers must be provided with total collections for all tiers compared to the revenue requirement requested.

UTILITY NAME: PK-RE Development, Inc. SCHEDULES - CLASS B'RATE/TARIFF CHANGE Schedule VI-1 RATE DESIGN - PHASE III (After - Sept. 18, 2018) FOR THE TEST YEAR ENDED: 12/31/2015 C ine Reference DETERMINATION OF FIXED COSTS 550,925 Gross revenues to be recovered: Sch I-1, Line 36 Less variable costs: Purchased water - Account 610 Sch I-1, Col. F, line 1 Purchased power - Account 615 Sch I-1, Col. F, line 2 179,475 4. Other volume related - Account 618 Sch I-1, Col. F, line 3 Other volume related or allocated (attach schedule) 6. 7. 8. 9. FIXED COSTS · (Line 1 minus Lines 2-9) 345,386 % OF FIXED COSTS RECOVERED IN VOLUMETRIC CHARGE 345,386 TO BE RECOVERED THROUGH BASE SERVICE CHARGE RECAP: RECOVERED THROUGH BASE SERVICE CHARGE 345,386 13. Line 10 RECOVERED THROUGH VOLUMETRIC RATE Line 1 - Line 10 205,539 TOTAL Equals Line 1 550,925 TO BE RECOVERED THROUGH BASE SERVICE CHARG 218.075 TOTAL METER EQUIVALENTS Sch I-3, Col H, line 9 15. 16. CHARGE PER 5/8" X 3/4" METER Line 13 / Line 15 131.98 TO BE RECOVERED THROUGH VOLUMETRIC R. TOTAL WATER SALES IN 1,000 GALS 8,815 Sch II-1(a), Col C, line 4 23.32 VOLUMETRIC RATE (CHARGE PER 1,000 GALS) Line 14 / Line 17 PROPOSED RATES: FOR ALL WATER DELIVERED PER 1,000 gallons Line 18 or attach calc 23.32 BASE SERVICE CHARGE (PER 5/8" X 3/4") 131.98 Base Rate/size Meter size Line 16 Equivalency 5/8 X 3/4" 20. 131.98 X 1.0 = 131.98 197.97 21. * 3/4" 131.98 X 1.5 = 1.5 329.95 22. 131.98 X 2.5 = 659.9 23. 1 1/2" 131.98 X 5.0 = 1055.84 24. 2" 131.98 X 8.0 = 8 25. 131.98 X 15.0 = 15 1979.7 3299.5 26. 131.98 X 25.0 =

If the utility is setting a tiered rate, calculations for all tiers must be provided with total collections for all tiers compared to the revenue requirement requested.

PUC DOCKET NO. 46333

APPLICATION OF PK-RE	,§	BEFORE THE
DEVELOPMENT COMPANY, INC.,	§	,
D/B/A/ GREENSHORES UTILITY	§ .	
SERVICES AND D/B/A OAK SHORES	§.	PUBLIC UTILITY COMMISSION
WATER SYSTEM TO CHANGE	§	·
RATES AND TARIFFS UNDER CCN	§	, '
NOS. 12407 AND 20948 IN TRAVIS	Š	OF TEXAS
COUNTY, TEXAS	,	

AFFIDAVIT/CERTIFICATION OF APPLICATION

STATE OF TEXAS

COUNTY OF TRAVIS

Russell Eppright, first being sworn on his oath, states:

I, Russell Eppright, am the President of PK-RE Development Company, Inc. (d/b/a Greenshores Utility Services). I have the authority and have been directed to execute all documents deemed necessary or appropriate in connection with regulatory matters with the Public Utility Commission of Texas on behalf of PK-RE Development Company, Inc.

PK-RE Development Company, Inc. has filed a Rate Application with the Public Utility Commission of Texas. I have reviewed the Rate Application. Based on my knowledge, the Rate Application does not contain any untrue statements of a material fact or omit to state a material fact necessary to make the statements made not misleading, in light of the circumstances under which such statements were made.

Based on my knowledge, the financial information, and other information included in the Rate Application is consistent with the accounting and other records of PK-RE Development Company, Inc. for the period presented in the Rate Application.

7196570.1

All other statements contained in the Rate Application are true, and the Rate Application is correct and complete for all information requested and consistent with the books and records of the Application.

MELISSA DEL GAUDIO
My Commission Expires
April 29, 2018

Russell Epprigh

. Subscribed and sworn to before me on this the

day of :

_, 2016

My commission expires:

ţ 1

PK-RE Development Company, Inc.

C/o Crossroads Utility Services, LLC 2601 Forest Creek Drive Round Rock, Texas 78665 512-246-1400

October 11, 2016

To Greenshores Utility Service Customers

RE: Notice of Proposed Water and Sewer Rate Increases

Dear Greenshores Utility Services Customer,

Please see the enclosed Notices of Proposed Rate Changes for water and sewer service. PK-RE Development Company, Inc. (the "Utility") has submitted changes to the utility rates for water and sewer service to include a multi-year, three phased change to rates. Phase I will be effective on the December 2016 utility billing. Phase II will be effective on the December 2017 utility billing and Phase III will be effective on the December 2018 utility billing.

The reason for this phased approach is due to the settlement agreement for the previous rate case in which the Utility agreed not to raise rates more than 5% per year from the September 2012 effective date for a term of 5 years. The Phase I increase represents a 20% increase. Phase II is a 5% increase. Phase III provides an increase to catch up revenues to account for the actual costs of operating and maintaining the system. Please note that the 20% increase represents a rate design that increases rates by 20% in the aggregate

As a utility ratepayer, you have the right to protest the rate increase. A form is enclosed that you can return to the Public Utility Commission of Texas. Should you have any questions regarding the rates, Crossroads Utility Services, the operations company for the Utility can be reached at 512-246-1400.

Sincerely

PK-RE Development Company, Inc. c/o Crossroads Utility Services, LLC

NOTICE OF PROPOSED RATE CHANGE TO BE PROVIDED TO CUSTOMERS PURSUANT TO TEX. WATER CODE § 13.1871

AFFIDAVIT

STATE OF TEXAS	•			3 4	r i
COUNTY OF	. ,	Travis	ŧ		
- COOK 11 OI _		110413			
· ·	Duanell Canricht	h_1,_ d.	· ····································	.:. NÓTICE OF	
I. PROPOSED RAT	Russell Eppright E CHANGE	being a	•	nis NOTICE OF	
as ·		· ·	President	. 1	
other authorized repr	to Utility, that is, ow esentative of Utility); ICE; and that all state	that, in such capac	city, I am qualifi	ed and authorized	to file
•	hat a copy of the attac	hed NOTICE was	provided	*	
Ьу				måll method of delivery	<u></u>
to each customer or	other affected party o	n or about Octob	•	Ma.	,
•		• • • • • •		APPIANT horized Representa	ațive)
		OV DE	Development Com	nnmy loo -	
		FRINC		NAME OF UTILIT	Ÿ
attorney, a properly v SUBSCRIBED AND	form is any person other of Attonoon of Sworn To Befol	rney must be enclosed.	osed.		or its
this the //#	day of $\underline{\mathcal{L}}$ and and seal of office.	October, 20	16, to certi	fy	
which withess my na	T+	r			
	* , 4				
	4		* '		
•)		3.		
SEAL	فد	_	THE ST	<u></u>	'n
	₍ '	NO	TARY PUBLIC	IN AND FOR TH	ſΕ
ANDREW H		b	STAT	E OF TEXAS	、 .
My Commission January 15,	n Expires	, ,	Andrew Hun	_	
700		ं राह्य	NT OR TYPE N	AME OF NOTAR	.Y
	MY C	COMMISSION EX	(PIRES J	amary 15, 202	≥0

P.U.C. DOCKET NO. 46333

NOTICE OF PROPOSED RATE CHANGE PURSUANT TO TEX. WATER CODE § 13.1871

	¢		1		`	**		
•	Company Name	4		CCN Nu	mber(s)	yk.	₹	
s filed a rate cha plication may be r plication at your u K 78701). The prop suspended by the mbined protest let les the Commission fective date, the m rotest.	nge application with the eviewed online at intermitity's office at the addrosed rates will apply to Commission. If the Commission of the first of the commission of the commis	rchange.puc.texa ress below or at service received Commission rece [number of] rate n) or from any at aring. "See Prote 22 Sewer	s.gov. Y the Comr d after the eives a si epayers (I ffected m est Form	ou may also inission's office effective date officient numb of percent of the unicipality before the next in Phase In 11/25/2016	nspect a co (1701 N. () provided b er of prote the utility's ore the 91st page for in	py of the ra Congress Av elow, unless sts, separate customers of day after the structions of	te change e, Austin, modified ly or in a ver whose proposed	,
roposed rates reques	ted by the utility are not f	inal. The Commi	ssion may	modify the rate	s and order a	refund or cr	dit against	
ture bills all sums co	llected during the penden	cy of the rate proce	eeding in (excess of the rate	finally orde	red plus inter	est.)	
	posed Rate Change:	·		- <u> </u>	F (1 35)	<u>.</u>		
ncreased cost of doing) Dusiness.	,	# ,	er.	1 4 4	,		
Existing Existing Existing Existing ewer Existing Existing Existing	5,000 gallons: 10,000 gallons: 30,000 gallons: 5,000 gallons: 10,000 gallons:	\$ 130.00 \$ 190.00	/mo /mo /mo /mo /mo	Proposed Proposed Proposed Proposed Proposed Proposed	5,000 gr 10,000 gr 30,000 gr 5,000 gr 10,000 gr so, thereof,1	gallons: gallons: allons: gallons:	\$ 1 Skishores	96.87 41.52 320.92 189.1 304.7
Restaurant & Mari	na, W. Greenshores & Pe	arce Road Area, W	oods of G	reenshores Subc	ivision, Gree	nshores on L	ake Austin	
2	Subdivision	(s) or System(s)	Affected	by Rate Chan	ge , .	r' "	,	
Hill Country Galler	a. Suite B175	Bes Cave	· -	rx 70	1738	<i>ź</i> ,		
	Address	City		State Zi			•	
(512) 442-0377	م دې د په پوهې ښيند پښتنې د خپي م م ه په اين	, <u></u>		, maganta ng pana an an ang pana an	The sense of the sense of	عجيد منظم عهد منسمي. مناطقة		·
	hone Number							_
:	ر سري شهري المعادة د			10/10/2016		and the second		*
146,899.00	Manua Increases		Date	Notice Delive	red	*		ź
146,999.00 Annual Re	venue increase							
	9/21/2012	· · · · · · · · · · · · · · · · · · ·	thly on the	25th		- '		

^{2 , 10}

P.U.C. DOCKET NO. 46333

RATEPAÝER PROTEST

If you wish to PROTEST the proposed rate change, you must submit this form and 10 copies to:

Filing Clerk
Public Utility Commission of Texas
1701 North Congress Avenue
P.O. Box 13326
Austin, Texas 78711-3326

Unless protests are received from at least 10% of ratepayers or from any affected municipality, or the Commission Staff requests a hearing, no hearing will be held and the rates will be effective as proposed.

First Name:	Last Name:	-4	*
Phone Number:	ြား Fax Númber:	' :	
Address, City, State:		·	
Location where service is received:	***		1
(if different from the mailing address)			n f q
, · · · · · · · · · · · · · · · · · · ·	\		
Please fill out the following:	* • • •		
I wish to PROTEST the following propo	ead rate action/c	•	4
I wish to PROTEST the following proposed	* ,	er Rata Changa	*
☐ Water Rate Change ☐ Sewer Rate Chang	* ,	er Rate Change	**************************************
	* ,	er Rate Change	es Tay
☐ Water Rate Change ☐ Sewer Rate Chang	* ,	er Rate Change	es S
☐ Water Rate Change ☐ Sewer Rate Chang	* ,	er Rate Change	5 24 3 24 4
☐ Water Rate Change ☐ Sewer Rate Chang	* ,	er Rate Change	***
☐ Water Rate Change ☐ Sewer Rate Chang	* ,	er Rate Change	5 25
☐ Water Rate Change ☐ Sewer Rate Chang ☐ Other (please specify below)	* ,	.	5 Age
☐ Water Rate Change ☐ Sewer Rate Chang	* ,	.	

Si desea informacion en Espanol, puede llamar al ¹
1-888-782-8477

Hearing- and speech-impaired individuals with text telephones may contact the PUC's Customer Assistance
Hotline at
512-936-7136

• NOTICE OF PROPOSED	RATE CHANGE –WATER
CURRENT RATES	PROPOSED RATES Phase
Monthly base rate including o gallons	Monthly base rate including
Meter Size:	Meter Size:
RESIDENTIAL	RESIDENTIAL
5/8" or 3/4" \$ 40.00	5/8" or 3/4" \$ 51.82
3/8 01 3/4 \$ 40.00	1" \$ 129.55
1 1/2" \$ 200,00	1 1/2" \$ 259.10
2" \$ 320.00	2" \$ 414.56
3" \$ 600.00	3" \$ 777.30
Other: 3/4" \$ 60.00	Other: 3/4" \$ 77.73
2	4" \$ 1,295.50
GALLONAGE CHARGE:	GALLONAGE CHARGE:
TIER VOLUME CHARGE per 1000	TIER VOLUME CHARGE per 1000
gals.	gals.
Tier 1 0 to 10,000 gals. \$ 5.00 /1000 gals.	Tier 1 0 to 10,000 gals. \$ 4.97 /1000 gals.
Tier 2 10 001 to 25,000 gals: \$: 8.00 /1000 gals:	Tier 2 10,001 to 25,000 gals: \$ 8.97 /1000 gals:
Tier 3 25.001 to 50,000 gals. \$ 12.00 /1000 gals.	Tier 3 25,001 to 50,000 gals. \$ 8.97 /1000 gals.
Tier 4 50,001 to - gals. \$ 14.00 /1000 gals.	Tier 4 50,001+ to: gals. \$ 8.97 /1000 gals.
Tier 5 gals. \$ /1000 gals.	Tier 5 to gals. \$ /1000 gals.
	, , , , , , , , , , , , , , , , , , ,
k, 6].
MISCELLANEOUS FEES	MISCELLANEOUS FEES
Tap Fee \$ 750.00	Tap Fee \$
Reconnect fee:	Reconnect fee:
Non-payment ***	Non-payment
25.00 يَا يُعْرِينُ اللَّهِ ا	(Maximum - \$25.00) \$ 25.00
Customer's Request \$ 45.00	
Transfer Fee \$ 45.00	Transfer Fee \$ 45.00
Late Charge S To 10.00	
	either \$5.00 or 10%) \$ 10.00
Returned Check Charge \$ 30.00	Returned Check Charge \$ 30.00
Deposit	Deposit (Maximum \$50.00) \$ 50.00
\$ 50.00	
Meter test-fee \$ 25.00	Meter test fee \$ 25.00
Domista Accompany of 10/ in added to become	(Maximum - \$25.00)

Regulatory Assessment of 1% is added to base rate and gallonage charges. Additional fees and meter sizes may be shown on a separate page.

If applicable, list any bill payment assistance programs to low income Ratepayers.

NOTICE OF PROPOSED	RATE CHANGE –SE	WER	
CURRENT RATES	PROPOSED RATES-Ph	nase I.	
Monthly base rate including 0 gallons	Monthly base rate includi	ng	0 gallons
Meter Size:	Meter Size:		
RESIDENTIAL	RESIDENTIAL		
5/8" or 3/4" \$	5/8" or 3/4"	S	71.52
\$ 11" . \$ 1. 175.0	i, 1 ^{rt}	\$42	178,80
1 1/2" \$ 350.0	_11/2"	, \$:	. 357.60
2" 	2" ,	\$:	572.16
3" \$ \\ \(\) \(\) \(\) \(\) \(\) \(\) \(\)	3" , . •	\$	~1,072.80
Other: 3/4" \$ 105.00		\$	107.28
*	4"	\$.,	1,788.00
GALLONAGE OR FIXED CHARGE:	GALLONAGE O	R FIXED CHAF	RGE:
\$ 1200,	\$ <u>23.32</u>	7 8	*
per month; OR	per month; OR	* E * * * * * * * * * * * * * * * * * * *	:
☑ for each additional 1,000 gallons over the minimum.	☑ for each additional 1,0	00 gallöns over th	e minimum.
Gallonage charges are determined based on average	Gallonage charges are det	-	
consumption for winter period which includes the	consumption for winter pe		
			ies the
following months: December, January, February	following months: Decemb		les the
following months: December, January, February MISCELLANEOUS FEES	following months: Decemb	er, January, February *	les the
following months: December, January, February MISCELLANEOUS FEES Tap Fee \$ 500.0	MISCELLA		les the
MISCELLANEOUS FEES	MISCELLA	er, January, February * ANEOUS FEES *	*
MISCELLANEOUS FEES Tap Fee \$ 500.0	MISCELLA Tap Fee	er, January, February * ANEOUS FEES *	*
MISCELLANEOUS FEES Tap Fee \$ 500.0 Reconnect fee:	Tap Fee Reconnect fee: Non-payment	er, January, February * ANEOUS FEES *	
MISCELLANEOUS FEES Tap Fee \$ 500.0 Reconnect fee: Non-payment	Tap Fee Reconnect fee: Non-payment (Maximum - \$25.00)	ner, January, February ANEOUS FEES \$	
MISCELLANEOUS FEES Tap Fee \$ 500.0 Reconnect fee: Non-payment \$ 25.0	Tap Fee Reconnect fee: Non-payment (Maximum - \$25.00) Customer's Request	ner, January, February ANEOUS FEES \$	
MISCELLANEOUS FEES Tap Fee \$ 500.0 Reconnect fee: Non-payment \$ 25.00 Customer's Request \$ 45.00	MISCELLA Tap Fee Reconnect fee: Non-payment (Maximum - \$25.00) Customer's Request Transfer Fee	er, January, February ANEOUS FEES \$ \$ \$.500.00 25.00 45.00
MISCELLANEOUS FEES Tap Fee \$ 500.0 Reconnect fee: Non-payment S 25.0 Customer's Request \$ 45.0 Transfer Fee \$ 45.0 Late Charge \$ 10.0	MISCELLA Tap Fee Reconnect fee: Non-payment (Maximum - \$25.00) Customer's Request Transfer Fee Late charge: (Indicate either \$5.00 or 10%)	ser, January, February ANEOUS FEES \$ \$ \$ \$ \$.500.00 25.00 45.00
MISCELLANEOUS FEES Tap Fee \$ 500.0 Reconnect fee: Non-payment \$ 25.0 Customer's Request Transfer Fee \$ 45.0	MISCELLA Tap Fee Reconnect fee: Non-payment (Maximum - \$25.00) Customer's Request Transfer Fee % Late charge: (Indicate either \$5.00 or 10%)	ser, January, February ANEOUS FEES \$ \$ \$ \$.500.00 25.00 45.00
MISCELLANEOUS FEES Tap Fee \$ 500.0 Reconnect fee: Non-payment S 25.00 Customer's Request \$ 45.00 Transfer Fee \$ 45.00 Late Charge \$ 10.00	MISCELLA Tap Fee Reconnect fee: Non-payment (Maximum - \$25.00) Customer's Request Transfer Fee Late charge: (Indicate either \$5.00 or 10%)	ser, January, February ANEOUS FEES \$ \$ \$ \$ \$.500.00 25.00 45.00 45.00
MISCELLANEOUS FEES Tap Fee \$ 500.0 Reconnect fee:	MISCELLA Tap Fee Reconnect fee: Non-payment (Maximum - \$25.00) Customer's Request Transfer Fee Late charge: (Indicate either \$5.00 or 10%) Returned Check Charge Deposit	ser, January, February ANEOUS FEES \$ \$ \$ \$ \$.500.00 25.00 45.00 45.00 10.00
MISCELLANEOUS FEES Tap Fee \$ 500.0 Reconnect fee:	MISCELLA Tap Fee Reconnect fee: Non-payment (Maximum - \$25.00) Customer's Request Transfer Fee Late charge: (Indicate either \$5.00 or 10%) Returned Check Charge Deposit (Maximum \$50.00)	ANEOUS FEES \$ \$ \$ \$ \$ \$ \$	25.00 45.00 45.00 30.00

Regulatory Assessment of 1% is added to base rate and gallonage charges. Additional fees and meter sizes may be shown on a separate page.

If applicable, list any bill payment assistance programs to low income Ratepayers.

Note: Tap Fees Shown are for the gravity system. Taps fees for the pressure system are \$3,750 for both present and proposed.

P.U.C. DOCKET NO. 46333

NOTICE OF PROPOSED RATE CHANGE PURSUANT TO TEX. WATER CODE § 13.1871

	COMPANY, INC (DBA Greenshores	Guiny Services	12407 (Water), 209	40 (Sewel) :	<u> </u>
				lie .	•
	, Company Name	, ee	CCN Ni	imber(s)	
plication may be plication at your to 78701). The pressure suspended by the mbined protest less the Commiss.	hange application with e reviewed online at inte- utility's office at the add oposed rates will apply the Commission. If the letter, from at least ion has original jurisdiction matter will be set for he	erchange.puc.texas.glress below or at the oservice received a Commission receiv. [number of] ratepa on) or from any affectaring. See Protest	yov. You may also Commission's office fter the effective date es a sufficient numl yers (10 percent of to cted municipality be	inspect a copy of the re e (1701 N. Congress Averaged below, unless per of protests, separate the utility's customers of ore the 91st day after the	te change /e, Austin, s modified ely or in a ver whose
vicsi.	30 VVBICI.	ZE OCHLI	Phase II	• • •	•
FFFFCTIVE	DATE OF PROPOSE	ED INCREASE:	11/25/2017		ا الله الله الله الله الله الله الله ال
ture bills all sums	ested by the utility are not collected during the pender roposed Rate Change	ncy of the rate proceed	ling in excess of the rat	e finally ordered plus inter	rest.)
creased cost of do				7.	721 - 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1
	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1			and the second of the second o	
ILLING COM		engli	*	5 000 11	Phase II
Existing	5,000 gallons:	<u> </u>	/mo Proposed	5,000 gallons:	\$ [7, 100.92] /r \$ 147.37 /r
Existing	10,000 gallons:		/mo Proposed	10,000 gallons: 30,000 gallons:	\$ 333.17 /
Existing	30,000 gallons:	\$ 270.00	/mo Proposed	50,000 ganons.	
ewer Existing	5,000 gallons:	\$ 130.00	/mo Proposed	5,000 gallons:	194,48
-	10,000 gallons:	·	/mo / Proposed	10,000 gallons:	\$' 311.08
Existing	ro,ooo ganons.	. 180.00	/mo/ iroposed	10,000 <u>B</u> anons.	*
Oak Shores, Oa Restaurant & M	ak Shores on Lake Austin, B arina, W. Greenshores & Pe	riamatch, Smokey Rid earce Road Area, Woo	ge Annex & three tracts ds of Greenshores Sub	so, thereof, Pearce Anx., division, Greenshores on L	Skishores ake Austin
	Subdivisio	n(s) or System(s) A	ffected by Rate Char	ige	
Hill Country Gal	lada Sulla 8175	Bee Cave	TX 7	8738	mana mana di us. magandari R
	any Address	City		lip	r
Comp	• ,	*,	1		
(512) 442-0377	a funcional de mobile de la company de la co	The same of the sa	and the state of t		
Compan	y Phone Number		*	P.	t _s
38,751.00	The second secon	and the programmer of	10/10/2016	San and Management of the	The same of the same
	Revenue Increase	* F	Date Notice Delive	ered	
` Annual					
Annual	9/21/2012	Monthl	y on the 25th	and anticological contractions of the contraction of the contractions of the contraction of the contractions of the contraction of the cont	

	**************************************	NOTIC	E OF P	ROPC	DSED 1	RATE C	HANG	E –WA	ATER	<u> </u>		
CURRE	NT RATES	S .		<u> </u>	, T	PROPO	SED RA	TES P	hase I	.	<u> </u>	الي
Monthly	base rate in	cluding		O g	allons	Monthly	base rate	e includi	ng 🛴		, 0)	gallons
Meter Siz		-	,		, ,,	Meter Si					`	
RESIDE	ÑTIAL				,	RESIDI	ENTIAL		•			
	5/8" or 3/4")	\$.	, -	40.00		5/8" or 3	3/4"	(S ; :		. 54.47
	1"		\$		100.00	*	1"		_ ,	\$	** ***	.136,18
	1.1/2"	~J	\$4,		200.00		1 1/2	11	(S		272,35
1.	2"		\$,320.00		2"	× 6		\$	L PHE TERRITORIES	435.76
	3"	<u> </u>	\$,		600.00		, 3",		, (\$	* " A	817.05
Other:	3/4"		\$:		60.00	Other:	3/4/"		. (\$		81.71
	*	•					. 4"		, ;	\$	1,	361.75
	GALL	ONAGE C	HARGE	\$	T# 15" T	-	GA	LLONA	GE C	HARGI	C:	V V
TIER	VOLUM	E,	CHAR	GE per l	1000	TIER	VOLU	ME		CHAR gals.	GE per	1000
Tier 1	0 to	10,000 gals.	gals. 5.00	/1000	gols	Tier 1	1	to 10,000	ools		29 /1000	oals
Tier 2		25,000 gais.	\$ 8.00	/1000		Tier 2		to, 25,000	_	1	29 /1000	
Tier 3		50,000 gals.		/1000		Tier 3		to 50,000			29 /1000	
Tier 4	50,001 to	gals.	\$ 14.00	/1000	nals.	Tier 4	50,001+		gals.		29 /1000	
Tier 5	to	gals.		/1000		Tier 5		to	gals.	S		gals:
110, 3			1 4	71000	84.3.	1,015	L		5	1 9	,,,,,,,	
						+				\$		*
	MISC	ELLANEC	US FEES	}	٠.,		MI	SCELLA	NEO	US FEE	S	,1
Т	ap Fee	\$	· <u>************************************</u>		750.00	, .	Tap Fee		\$		Ţ	750.00
Reco	onnect fee:	,		į.		Re	connect f	ee:			,	r
Non	-payment	, jai				. No	n-payme	ent	(7)	mana ta		**
¥	1	\$			25.00	(Maxi	mum - \$:	25.00)	\$			25.00
Custon	ier's Reque	st \$		4~,,,	45.00	Custo	mer's Re	equest	\$.	<u></u>		45.00
Tra	nsfer Fee	\$			45.00	. Tr	ransfer F	ee	\$:			45.00
* , Lat	e Charge	. \$,		-	10.00	Late ch	arge: (Ir	idicate				
		· ·	14		7	either	\$5.00 or	10%)	\$			10.00
Returned	Check Cha	orge \$			30.00	Returne	d Check	Charge	\$. ,	30.00
Γ	Deposit	, ,		+ -			Deposit				•	
		\$.			50.00		imum \$5		\$ }			50.00
Mèt	er test fee	\$. '		25.00	Me	eter test l	fee	\$, , , , , , , ,	25.00
*	-			• ,		, (Maxi	mum - \$:	25.00)				•

Regulatory Assessment of 1% is added to base rate and gallonage charges. Additional fees and meter sizes may be shown on a separate page.

If applicable, list any bill payment assistance programs to low income Ratepayers.

ľ	NOTICE OF F	PROPOSED	RATE CHANGE -SF	EWER	<u> </u>			
<u> </u>								
CURRENT RATES			PROPOSED RATES Phase II					
Monthly base rate include	ding	o gallons	Monthly base rate includ	ing 🔃 📜	0 gallons			
Meter Size:		•	Meter Size:					
RESIDENTIAL			RESIDENTIAL		*			
5/8" or 3/4"	\$ 1	70,00	5/8" or 3/4".	<u> \$1</u> (a.c	77.8			
1."	\$:	175.00	. 1" .	* \$ };; ~~	194.7			
1 1/2"	\$	350.00	1 1/2"	\$, 25,	389.4			
. 2"	\$ 1	560.00	2"	\$1	623,0			
3".	\$	1,050.00	3"	\$	1,168.2			
Other: 3/4"	\$	105.00	Other: 3/4"	\$	116.8			
,	,		4"	\$'	1,947.00			
GALLONAGE	OR FIXED CHA	ARGE:	GALLONAGE O	OR FIXED CH	IARGE:			
\$. 12.00	*	•	\$23.32	, ,	,			
per month; OR		44	per month; OR 1					
☑ for each additional 1.	.000 gallons over	the minimum.	i for each additional 1,€	000 gallons ove	er the minimum.			
Gallonage charges are d			Gallonage charges are de					
consumption for winter			consumption for winter p					
following months: Dece			following months: Decem					
	LANEOUS FEES			ANEOUS FEI				
Tap Fee	\$	500.00	Tap Fee	\$	500.0			
	, ,	-	Reconnect fee:		-			
Non-payment	*	***	Non-payment	,				
	\$	25.00	(Maximum - \$25.00)	\$	25.0			
Customer's Request	\$	45.00	Customer's Request	\$	45,0			
Transfer Fee	\$-	45.00	Transfer Fee	\$	45.0			
					10.00			
		1 10.00		` \$				
Returned Check Charge	\$	30.00	Returned Check Charge		30.0			
Deposit	7 . 7 .	,	Deposit	, k				
•	\$	50.00	(Maximum \$50.00)	\$·				
Meter test fee	\$	0.00	Meter test fee	\$.	0.0			
		,	,		0.0			
Late Charge Returned Check Charge Deposit	\$	10.00°	Late charge: (Indicate either \$5.00 or 10%) Returned Check Charge Deposit (Maximum \$50.00)	\$				

Regulatory Assessment of 1% is added to base rate and gallonage charges. Additional fees and meter sizes may be shown on a separate page.

If applicable, list any bill payment assistance programs to low income Ratepayers.

Note: Tap Fees Shown are for the gravity system. Taps fees for the pressure system are \$3,750 for both present and proposed.

P.U.C. DOCKET NO. 46333

NOTICE OF PROPOSED RATE CHANGE PURSUANT TO TEX. WATER CODE § 13.1871

PK-RE DEVELOPMENT COMPANY INC (DBA Greenshores	Utility Services) 1240	17 (Water), 20948	(Sewer)	
, , ,	· ·	ı	*	
Company Name		CCN Num	iber(s) [⊀]	
nas filed a rate change application with tapplication may be reviewed online at interapplication at your utility's office at the addr TX 78701). The proposed rates will apply to or suspended by the Commission. If the Combined protest letter, from at least rates the Commission has original jurisdiction effective date, the matter will be see for her	change puc.texas.gov. ress below or at the Com- service received after the Commission receives a [number of] ratepayers n) or from any affected rating. See Protest Fore	You may also in mission's office (e effective date p sufficient number (10 percent of the nunicipality befor	spect a copy of the 1701 N. Congress A rovided below, unler of protests, separa utility's customers to 91st day after the 91st day after the	rate change ive, Austin, ss modified tely or in a over whose ne proposed
protest. 15 Water, 2	2 Sewer 17	Phase III		**
EFFECTIVE DATE OF PROPOSE	D INCREASE.	11/25/2018		
(must be at least 35 days after notice is provid Proposed rates requested by the utility are not future bills all sums collected during the pendent Reason(s) for proposed Rate Change:	inal. The Commission ma by of the rate proceeding in	y modify the rates	and order a refund or o	credit against
	1 1, 1, 1,	, * + , · ·	a See See See	, 1 m
Increased cost of doing business.		=_, -, -, -, -, -, -, -, -, -, -, -, -, -,	f	7- 7- 7- 7- 7- 7- 7- 7- 7- 7- 7- 7- 7- 7
7 2 10 E E E			~ 12	, , ,
BILLING COMPARISON Water Existing 5,000 gallons: Existing 10,000 gallons:	\$ 65.00 /mo \$ 90.00 /mo	Proposed Proposed	5,000 gallons: 10,000 gallons:	Phase III \$
* Existing 30,000 gallons:	\$ 7 270.00 /mo	Proposed	30,000 gallons:	\$ 333.17: /m
Sewer			1	•
Existing 5,000 gallons:	\$/mo	Proposed 5	5,000 gallons:	194.48 /n
Existing 10,000 gallons:	~\$ <u>190.00</u> /mo:	Proposed	10,000 gallons:	\$ <u>full 311.08</u> /n
Oak Shores, Oak Shores on Lake Austin, Bri Restaurant & Marina, W. Greenshores & Per Subdivision	arpatch, Smokey Ridge An Irce Road Area, Woods of (s) or System(s) Affecte	Greenshores Subdiv	rision, Greenshores on	Skishores Lake Austin
100 Oceania Outlanta Outla Batt	Pon Court	797	38 7	San Company of Mary
Hill Country Galleria, Suite B175	Bee Cave	State Zip	OU (1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	<u> </u>
* Company Address	City '	state Zip	•	
(512) 442-0377.	a gamanaga gamana aya ya ya sa		* 10 *** and a 20 ***	
Company Phone Number	4 1			, å 4
. 194,265.00	A the first of the first control of the first of the firs	¹ 10/10/2018 ""	The same and the s	4 , g
Annual Revenue Increase	Dat	e Notice Delivere	:d . '	48
9/21/2012	Monthly on the	ne 25th	و پېښه مورده د په پېښون د په همد د ده د د د د د د د د د د د د د د د	and the second s
Date of Last Rate Change		Typically Read	1	, , ,
Date of East Rate Change	1 to the second		•	F ▼

Prior to providing notice, the utility shall file a request for the assignment of a docket number for the application.

	<u> </u>	roņ	CICE	E O	F PR	OPO	SED I	RATE (CHANGE	-WA	TER	k	*	ar ^g
CURREN	T RATE	S						PROPO	SED RATI	es Ph	iase I	II . `		
Monthly b	oase rate in	cluding	7			o ga	illons	Monthly	base rate in	cludir	ıg ı		, ' o`	gallons
Meter Size	e:	_						Meter S	ize:			,		4,
RESIDEN	NTIAL.			*			`	RESIDI	ENTIAL				· • • • • • • • • • • • • • • • • • • •	
5	/8" or 3/4"	,	\$, .	, n 1]		40.00		5/8" or 3/4"	,	, (\$: [*] ; .	· .	61.40
	1"	ŧ	\$			<u> </u>	100.00		, 1 ⁿ		(S		<u>`</u> ,153.50
	1 1/2"		\$	3. V	 	÷ ′* -	200.00	•	, 1 1/2"		(ß. <u>.</u>		307.00
`	⁻ 2"		`\$				320 00	т,	2"	J		S	rik sellikikipis	491,20
,	3"		\$	j.			600.00		3"			<u> </u>		921.00
Other:	. 3/4⁴	ړ ا	\$, .		60.00	Other:	, 3/4/"-			5		92.10
								*	4"			\$,535:00
, k	GALL	ONAG	E CH	IAR	GE:						GE C	HARG		
TIER	VOLUM	E	,		ARGI	E per Il	000	TIER	VOLUM	E	•	,	₹GE pe	r 1000
72: 1	,,	45.000		gals.	·	1000		77 1	·	40.000		gals. 10	45 /100	~
Tier 1		10,000 g		<u>\$</u>		1000		Tier 1	10,001 to	10,000			.15 /100 15 /100	
Tier 2	10.001, to -25.001 to	·		<u>\$.</u> \$		1000		Tier 2	25,001 to				15 /100	
Tier 4	50,001 to			<u>\$</u>		1000		Tier 4.	50.001+ to:		gals.		15 /100	
Tier 5	to		als.	\$		1000		Tier 5	to		gals.	Q		0 gals.
, 11cl 3 , [<u></u>		113.	Φ		1000	gais.	11613	J		gais.	Ψ	7100	o gais.
÷ ,								o.						
	MISC	ELLAN	FOL	IS IF	FFS	·	<u>.</u>	<u> </u>	MISC	ELT.A	NEO	US FEE	. 2.5	
`T;	ap Fée	, \$	EC.	/D I .			750.00	HH.	Tap Fee		\$			750.00
	nnect fee:	1.4		<u> </u>		- 		Re	connect fee:		<u> </u>		<u> </u>	
	-payment		, a						on-payment				, ,	
	, ,	\$	** * *			777	25.00		mum - \$25.		\$	-		25,00
Custome	er's Reque		_	<u>, , , , , , , , , , , , , , , , , , , </u>			45.00		mer's Requ		\$		V	45.00
	isfer Fee	. \$	····				45.00		ransfer Fee	······································	\$,	45.00
	Charge	\$	***************************************				10.00	% Late cl	narge: (Indi	cate		· · · · · · · · · · · · · · · · · · ·	, , ,	, ,
	, J		•	*			,		\$5.00 or 10		\$			10.00
Returned	Check Cha	arge \$		4		,	30.00	Returne	d Check Ch	arge	\$:			30,00
	eposit		`	-	٠ ,		3		Deposit		`			
•	- -	. \$), · ·	ŧ			50.00	(Max	imum \$50.0	00)	\$			50.00
Mete	er test fee	\$		4	,		25.00	M	eter test fee		\$			25.00
				· avq				(Maxi	mum - \$25.	00)	ì			

Regulatory Assessment of 1% is added to base rate and gallonage charges. Additional fees and meter sizes may be shown on a separate page.

If applicable, list any bill payment assistance programs to low income Ratepayers.

NOTICE OF PROPOS	ED I	RATE CHANGE -SE	WER		
CURRENT RATES		PROPOSED RATES Ph	ase III		· · · · · · · · · · · · · · · · · · ·
Monthly base rate including , o gall	ons	Monthly base rate includir		. 0.	gallons
Meter Size:	-	Meter Size:	1		8
RESIDENTIAL *	- 1	RESIDENTIAL	5 4		
5/8" or 3/4" * ' \$ '	70.00	5/8" or 3/4".	, \$:		131.98
* I" * \$	175.00	1"	SI.	35 Mar.	329.95
1 1/2" \$1 3	350.00	,1 1/2"	\$:		: 659.90
2" \$,	560.00	2" ,	\$		1,055.84
3" \$-,	050.00	3".	\$		1,979.70
Other: 3/4" \$	05.00	Other: 3/4"	. \$.		197,97
	_	. , 4"	\$	• 3	,299.50
GALLONAGE OR FIXED CHARGE:		GALLONAGE O	R FIXED	CHARGE	
\$ 12 00	٠,	\$ 23 32 .	,		, ,*
per month; OR	' > -	per month; OR	1	1	
☑ for each additional 1,000 gallons over the minim	ıum.	☑ for each additional 1,00	00 gallons	over the m	nimum.
Gallonage charges are determined based on average		Gallonage charges are dete	_		,
consumption for winter period which includes the		consumption for winter pe			
following months: December, January, February		following months: December			
MISCELLANEOUS FEES	-	MISCELLA	NEOUS	FEES 5	- 1 -
Tap Fee \$	500.00	Tap Fee . '	\$-		500.00
Reconnect fee:		Reconnect fee:			,
Non-payment '		Non-payment	e 100 1000 A	tera vari	۲" V"
\$	25.00	(Maximum - \$25.00)	\$, 25.00
Customer's Request \$ 1.	45.00	Customer's Request ,	\$:	· · · · · · · · · · · · · · · · · · ·	
Transfer Fee \$	45.00	Transfer Fee	\$		45.00
Late Charge S	10.00	% Late charge: (Indicate	1		10.00
		either \$5.00 or 10%)	\$.	<u> </u>	<u>.</u> 70 ,
Returned Check Charge \$	30.00	Returned Check Charge	\$:		30.00
Deposit		. Deposit		٠,	. `
\$'	50.00	(Maximum \$50.00)	\$ '		50.00
Meter test fee \$	0.00	Meter test fee	\$	ş 'u *	0.00
		(Maximum - \$25.00)		<u> </u>	ř.

Regulatory Assessment of 1% is added to base rate and gallonage charges. Additional fees and meter sizes may be shown on a separate page.

If applicable, list any bill payment assistance programs to low income Ratepayers.

Note: Tap Fees Shown are for the gravity system. Taps fees for the pressure system are \$3,750 for both present and proposed.



RECEIVED
2016 OCT 12 PM 2:57
PUBLIC UTILITY COMMODITE
FILLING CLERK

CLASS "C" WATER COMPANY PUC ANNUAL REPORT OF

CCN Number 12407 20948

Official Company Name:

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

Page 122 of 129 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

Į	Utility Name:	PK-RE DEVELOPMENT COMPANY, INC	
~	List all assumed name(s) or d/b/a	ames: GREENSHORES UTILITY SERVICE	ES .
2 `	Certificate of Convenience and No	cessity No. 12407 & 20948 Calendar	Year Ending 2015
3	Street Address:	00 N. Capital of Texas Highway, Bldg. 1, Suite 125	
1	City or Town:	Austin, TX	CCN No.: 12407 & 20948
5 .	Email Address	ussell@epprighthomes.com	*
5	County:	ravis	Zip Code: 78746
7 .	TCEQ PWS Number(s)	2270	060
, 8	Water Quality Dicharge Permit No	mber(s) WQ0014286001	,
′	· 'π.	YPE OF ORGANIZATION AND PRINCIPAL OFFIC	CERS
-		AND ON ONGINIABILITY MADE AND THE COLLEGE	1 4 "
9 .	Type of Ownership: Corporation:	X Partnership: Individual	: Other:
	Russell Eppright - President Russell Parker - Vice President an If the controlling ownership of thi	Treasurer utility changed during the last twelve (12) months,	
Į	state the date of ownership change	and the name and address of the prior owner.	i,
12	Date the utility was formed or inco	rporated:	<i>3</i> /1/2000
13	Is the utility under common owner	ship or control by another corporation? Y N If yes	, by whom? No
	III. PÉRSON TO CO	TACT REGARDING THE INFORMATION SUPPLI	ED ON THESE FORMS
14	Name and Title:	Russell Eppright	
5	Address:	500 N. Capital of Texas Highway, Bldg. 1, Suite 125	
6	City:	Austin	
7	Telephone Number with Area Coo	s:. <u>512-347-1530</u>	* *
8.	Cell Phone Number with Area Co		,
9	Fax Number with Area Code:	<u> </u>	
20	e-mail address:	russell@epprighthomes.com	
21	If not an officer, owner or employ	e, give name of firm employed by:	, ,

1. Balance Sheet

	Name of Utility: PK-RE DEVELOPMENT COMPAN	Y, IN	C		, š.
ine #	ASSETS		End of Year 12/31/2015	En	d of Prior Year 12/31/2014
<u>U</u>	TILITY PLANT		· .	· · · · ·	***
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	\$	-		٠
` 4	110 Less: Accumulated Depreciation	\$	(2,348,269)	\$	(2,105,716)
5	NET UTILITY PLANT	\$.	5,800,106	\$	6,040,710
6 <u>C</u>	URRENT ASSETS		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)	\$	r į ·	\$	
10	171-174 Other Current Assets	\$	208,622	\$	208,240
11 ,	TOTAL CURRENT ASSETS	\$	321,615	\$	310,275
12 '	TOTAL ASSETS*	\$.	6,121,722	\$	6,350,985
4				,	
•	LIABILITIES & EQUITY		k		
, E	<u>QUITY</u>		s	٠	
13	201 Common Stock		· · · · · · · · · · · · · · · · · · ·		
14	211 Other paid in capital	\$	4,346,674	\$	4,273,719
	Olf Dettined Femines	6	(200,660)	φ.	(45.027)

- 15 215 Retained Earnings
- 16 218 Proprietary Capital
- TOTAL STOCKHOLDERS' EQUITY 17 ---

LONG-TERM DEBT

18 224 Long-term debt (more than 1 year)

CURRENT LIABILITIES (less than 1 year)

- 231 Accounts Payable
- 20 '232 Notes Payable
- 241.0 Other Current Liabilities

TOTAL*CURRENT LIABILITIES

OTHER LIABILITIES and DEFERRED CREDITS

- 253 Other Deferred Credits
- 271-272 Net Contributions in Aid of Construction
- 24"TOTAL OTHER LIABILITIES and DEFERRED CREDITS
- 25

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

	× 3	
	,	
\$	4,346,674	\$ 4,273,719
\$	(299,669)	\$ (45,927)
		- •
\$	4,047,005	\$ 4,227,792
	XXXX	xxxx
\$	1,852,529	\$. 1,914,523
	XXXX	xxxx
ļ.	XXXX	4 xxxx
\$	140,066	\$ 126,598
. \$	61,652	\$ 61,652
\$	20,470	\$ 20,420
\$	222,188	\$: 208,670
	XXXX ,	* XXXX
•	,	•
4		•
		× 35 /
\$	6,121,722	\$ 6,350,985

Name of Utility: PK-RE DEVELOPMENT COMPANY, INC

Report Calendar Year 2015 A B C=A+B
Report Calendar Year 2015 A B C=A+B
A B C=A+B 1 Total Revenue: \$ 402,114 \$ 332,884 \$ 734,998 2 Operating Expenses: \$ 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
Total Revenue:
Operating Expenses: 2 601 O & M Salaried Labor 3 604 Employee Benefits 4 631, 635, 636 O & M Contract labor 5 620 Operating/Maint Supplies 6 610 Purchased Water S 7.913 \$ 34,678 \$ 92,591 \$ 225,256 \$ 29,967
2 601 O & M Salaried Labor \$ - 1 .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
2 601 O & M Salaried Labor \$ - 1 .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
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
5 620 Operating/Maint Supplies \$ 127,315 \$ 97,941 \$ 225,256 6 610 Purchased Water \$ 29,967 \$ 29,967
6 610 Purchased Water \$ 29,967. \$ 29,967
O OTO T an oracle water
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
Taxes: 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 Total Expenses
22 Ivan Daponsos
23 Net Operating Income \$ (6,963) \$ (158,809) \$ (165,772
25 Froe Operating Ansonic (05257) (1255-17)
24 421, 433 Non-Operating Income
Non-Operating Deductions:
25 426 Other
26 427 Interest \$ 66,948 \$ 66,949 \$ 133,897
27 Net Income \$ (73,911) \$ (225,758) \$ (299,669

3. Water Plant-in-Service - changes since the last Annual Report,

Name of Utility: PK-RE DEVELOPMENT COMPANY, INC

	Total Change	the Last	Annual Keport	\$0	0\$. 0\$	80	\$0	\$0	\$0	\$0	\$0	0\$	\$0	\$0	\$0	\$0	0\$	\$0	0\$	0\$	\$0	80	\$0	\$0	\$0	. \$0	20		80
	17.0	riani Adiménata	Adjustments											*			4													80
	,	1	Almonius		e de la companya de l	e e	-	*	*	,		*					٠				ŧ						*	F	-	80
	* Dlant Batirements	I ict Moior Items by Class	List Major Mellis by Class			T .	*	2			Se ag		,,	3	,	£.	F			•							4	ય	**	- -
	,	Amounts	Alinonina	·		*		3		•		į						, m							,	,				80
	Plant Additions	" I ict Major Itams by Class	List Major nems by Class		•	,	,	į								,						*	t			,	1	,		TOTALS
•	Date Plant	mistance, ixem co	· numyyyy			*	- 4	,		T	, t		· ·	14	, d	•			1	•						r) Ir		ŝ		

125

PUC Annual Report Page 4

3-S. Sewer Plant-in-Service - Changes since the last Annual Report

	•					•														*		•							
**	Changes Since	the Last	Annual Report	\$1,949	\$0	\$0	S	\$0	\$0	\$	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	0\$ *	\$0	\$0	\$0	\$0	\$0	. \$0	\$1,949
	Chan	É.	Annu				,					3			Į.									•				٠	
u.¥ er	*	Plant	Adjustments	•	-	1				,	d d	,	,	۰.	1				,							,	•	. ,	80
			, Ad								Ĺ_						٠,	_			Ŷ					*		,	L
•		ts	Amounts				74	, , , , , , , , , , , , , , , , , , ,		ą	,		÷	,	W 1		ż	Ł			*		4	,	N. T.			•	0\$
	,	Plant Retirements	List Major Items by Class.	*	-		,	,			h _d		,	¥		٠.		•*		, ,	*33	•	1	*	,		1		
		•	List			-	,						,	1	, t	. `			,	÷							٠		•
IPANY, ŃC	·		Amounts	\$ 1,949	r F	·,			3	To the second			. ".			3		•		ţ	,						,	4*	\$1.949
PK-RE DEVELOPMENT COMPANY, INC	· .	Plant Additions	List Major Items by Class	371 - Grinder Pump		,			E.			o*						1		5						4	* * * * * * * * * * * * * * * * * * * *		TOTALS
Name of Utility:	Date Plant	Installed/Retired	mm/yyyy	Nov-15				,					ς.		4,							4 3			(a)		•	,	
	,		, ř			<u> </u>	I	, ,	,			<u> </u>	!	<u> </u>	14	4	I		<u> </u>	Щ.					اـــــا ن	-			l

126

PUC Annual Report Page 5

4. Other Operating Information

Ţ			*		r
Connection information		End of Prior	Connection information		End of Prior
t }	End of Year	Year	•	End of Year	
WATER:	12/31/2015	12/31/2014		12/31/2015	12/31/2014
1 Number of active water connections	<u> </u>		Number of active sewer connections		
5/8" or 3/4"	· 79	. 77	Residential	143	135
3/4"	110	. 90	Non-residential		š
1 ^{'m} •	29	£ 33			
1-1/2"	- ' .	>. ∮ <u>_</u>			a k
2" °	- 1		1		•
List all additional meter sizes:			List all additional meter sizes:		
Unmetered water connections			Unmetered water connections	ſ	
•			1	*	k
2 Number of inactive water connections		Υ.	Number of inactive water connections		
5/8" or 3/4"		. •	1		
3/4"			1		
1"		•	1,		
1 1/2"					
2"		-	1, , , , , , , ,		
List all additional meter sizes:			List all additional meter sizes:	1 1	
Dist all additional frictor sizes,		,	, , , , , , , , , , , , , , , , , , ,		
Unmetered, inactive connections	-		Unmetered, inactive connections		
Offinetered, macrive conjucctions			Chinetered, macrito comissions		
3 Number of active sewer connections	218	200	Number of active sewer connections	143	135
4 Number of inactive sewer connections	<u>-</u> -		Number of inactive sewer connections	1	
4 Lighther of Higotive sewer conflictions		L	1. minor of Binoria pariation	<u>.</u>	L
5 Total gallons purchased		· ·			
6 Total gallons pumped	45,069		* i	· ·	1
Total Water Produced	45,069		•		1
7 Total gallons sold	30,750			8,815	.=
8 Gallons unaccounted for	14,275	. •		` ,] `.
14		٠ ٠ ٠	Total amount of sewer treated (gallons)	1	*
Management and Operations	······································		Yes or No		4
Do you have an Application form or formal		v customers?] `	
Do you have a copy of your approved tariff			*	_	*

- 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.

TT 1 1" ATT. 111.		, D.10
Nomo of Hitilities		INI
Maine of Chiles	PK-RE DEVELOPMENT COMPANY	. 1110

5. Affiliated Transactions

Charges by an Affiliate to the Reporting Utility

Name of Affiliated company:___

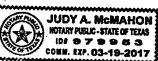
NA.	RUC Account and/or type of service	Total Affiliated Company	Total Texas	Total for reporting entity
Account #	Account name or type of service	(Dollars transacted)	(Dollars transacted)	(Dollars transacted)
	,	,		
ž	÷ S		•	
*	F			

Charges by an Reporting Utility to Affiliates

Name of Affiliated company:

, N	ARUC Account and/or type of service	Total Affiliated Company	Total for reporting entity		
Account #	Account name or type of service	(Dollars transacted)	(Dollars transacted)	(Dollars transacted)	
i					

PK-RE Development Company, Inc. d/b/a Greenshore	s Utility Services			5 " 4	+
(Company Name)		-	,	de .	
	r		3		•
	VERI	FICATION		. 7	
ζ ,			-		
· (To be ma	f ade by the officer having o	OATH	of the respondent)	•	
		onder of the accounting	or all respondency	1	
State of Texas		75 5	*	Ť *	
County of Travis		~*	_		. ,
			ส .		į.
Russell Eppright (Name of affiant)	makes or	ath and says that he/she i		l title of affiant)	
(16	(01110)	* * .	*
of PK-RE Development Company, Inc. d/h/a Greensh			• "		`w
(Exact legal title or	name of the respondent)		*	<u>.</u> 7	. *
The signed officer has reviewed the report.	*	*	•		
	, * ,		3		4
Based on the officer's knowledge, the report does a material fact necessary in order to make the sta	s not contain any untrue st	tatements of a material fa	act or omit to state		* 1
statements were made, not misleading.	tements made, in right of	die encomstances under	which such		i
	at	, , 1	•		
Based on such officer's knowledge, the financial present in all material respects the financial cond	statements, and other fina	ancial information includ	led in the report, fairly	•	•
presented in the report.	nuon and results of operat	nons of the issuer as of, i	ing for, the periods	A '	نو
			\$	1 1	
He/she swears that all other statements contained					
above-named respondent during the period of tin	ne from and including	anuary 1, 2015	to and inch	ding December 31,	2015
Subscribed and swom to and before me, a N	lotary Public	. t	1 11	. 1111	•
in and for the State and County above-named, th	is 12th day of	October, 2016	1/1/1/	'Underth:	
Queder a.		• •	/www	VIIV	t Le
	VII-VIJONON	- , · - ,	(Signature of	allinu	1
My commission expires March 19, 2017 (Signature of officer at	uthorized to administer oa	ths)	JUDY A. N	CMAHON }	
\osersia \os	*		100 9 7	953	 ·
***		MENTAL OATH	COMM. EXP. OC	-19-2017	
State of Texas	(By the president or other	r chief officer of the rest	ομαείκ)	*	
t.i					\$
County of Travis		, ,	ı	* **	
Russell Eppright	mal Pr	resident	2		
* (Name of affiant)		1-	(Official title	of affiant)	
of PK-RE Development Company, Inc. d/b/a Greensho		<u> </u>	•	_	
, - (Exact legal title or name		. 41°-4 - 21 - 44-4 - 11 - 44- 1 C C			
that he/she has carefully examined the foregoing statement of the business and affairs of the above				on are true, and tha Ms	t the said report is a
to and including December 31, 2015	.i	9 barran az armá zzar.	,		å.
G. A. M. A. M. Martin, M. M. Martin, M.	Dublic	• •			, r
Subscribed and sworn to before me, a Notary I			Aut	-Allia.	
in and for the State and County above-named, the		October, 2016	[[]	2/HW .	
Judy a: ma	Mahon		(Signature of	aff apt)	1
My commission expires March 19, 2017	e		*	V	
(Signature of officer at	uthorized to administer oa	ths)	************	ι	
at y	v _g Fr	J.	UDY A. McMAHON	į.	



PUC DÔCKET NO. 46333

APPLICATION OF PK-RE	§
DEVELOPMENT COMPANY, INC.	§
d/b/a GREENSHORES UTILITY	, §
SERVICES AND DBA OAK SHORES	, į
WATER SYSTEM FOR AUTHORITY	§
TO CHANGE RATES AND TARIFFS	§
IN TRAVIS COUNTY ,	§ .

PUBLIC UTILITY COMMISSION

BEFORE THE

OF TEXAS

PK-RE DEVELOPMENT COMPANY, INC.'S FIRST ERRATA TO APPLICATION

PK-RE Development Company, Inc. d/b/a Greenshores Utility Services and d/b/a Oak Shores Water System ("Applicant") filed an Application for Authority to Change Rates and Tariffs in Travis County ("Application") on October 12, 2016. Schedule VI Rate Design — Water of the Application (bates pages 51-53) is being revised to reflect tiered volumetric rates for all three Phases of the proposed rate change. The attached six pages should be substituted in place of the original Schedule VI Rate Design — Water.

Respectfully submitted,

PK-RE DEVELOPMENT COMPANY, INC.

Rv

Russell Eppright President

CERTIFICATE OF SERVICE

I hereby certify that on November 30, 2016, true and correct copy of the foregoing document has been served on all parties of record in accordance with 16 Tex. Admin. Code § 22.74.

GEORGIA N. CRUM

PUC Docket No. 46333 First Emala SCHEDULE VI RATE DESIGN Page 1 of 6

UTILITY NAME: PK-RE DEVELOPMENT, INC. SCHEDULES - CLASS B RATE/TARIFF CHANGE Schedule VI-1 RATE DESIGN PHASE I FOR THE TEST YEAR ENDED: 12/31/2015 C, No. Reference DETERMINATION OF FIXED COSTS 472,536 1. Gross revenues to be recovered: Sch I-1, Line 36 Less variable costs: 29,967 Purchased water - Account 610 Sch 1-1, Col. F, line I 3. Purchased power - Account 615 Sch I-1, Col. F, line 2 43,526 5,419 4. Other volume related - Account 618 Sch 1-1, Col. F, line 3 Other volume related or allocated (attach schedule) 6. 7. 8. 9. 393,623 10. FIXED COSTS (Line 1 minus Lines 2-9) 11. 1% OF FIXED COSTS RECOVERED IN VOLUMETRIC CHARGE 50% 196,812 12. TO BE RECOVERED THROUGH BASE SERVICE CHARGE The state of the s ٠١. 196,812 RECOVERED THROUGH BASE SERVICE CHARGE Line 10 RECOVERED THROUGH VOLUMETRIC RATE Line 1 - Line 10 275,724 472,536 Equals Line 1 TO BE RECOVERED THROUGH BASE SERVICE CHARGE 316.5 15. TOTAL METER EQUIVALENTS Sch I-3, Col H, line 9 51.82 16. CHARGE PER 5/8" X 3/4" METER Line 13 / Line 15 TO BE RECOVERED THROUGH VOLUMETRIC RATE 30,750 Sch II-1(a), Col C, line 17. TOTAL WATER SALES IN 1,000 GALS Line 14 / Line 17 See Attached 18. VOLUMETRIC RATE (CHARGE PER 1,000 GALS) PROPOSED RATES: 19. FOR ALL WATER DELIVERED PER 1,000 gallons Line 18 or attach calc See Attached BASE SERVICE CHARGE (PER 5/8" X 3/4") 51.82 Base Rate/size s Line 16 Equivalency Meter size 51.82 X 1.0 = 51.82 20. 5/8 X 3/4" 1.5 77.73 51.82 X 1.5 = 21. 3/4" 129.55 51.82 X 2.5 = 2.5 22, 1" 259.1 51.82 X 5.0 = 5 23. | 1 1/2" 51.82 X 8.0 = 8 414.56 24. |2" 51.82 X 15.0 = 15 777.3 25, 3* 51.82 X 25.0 = 26. 4° 25 1295.5

If the utility is setting a tiered rate, calculations for all tiers must be provided with total total total tiers compared to the revenue requirement requested.

PUC Docket No. 46333 First Errata

Page 2 of 6

PK-RE Development

Development of Inclining Block Rates - Phase I

	Consumption in Gallons									
	0-1	0,000	10,001	- 25,000	25,00	1 - 50,000	50,00	and Above	Total _	
		6,922		8,680	» . ن	9,398		5,790	30,790	
1	Existin	g Rates		••	r					
	\$	5.00		8.00	\$	12.00	\$	14.00	•	
(Calc R	evenue :	at Exixti	ing Rates	٠,		i At		, 1	
	\$`	34,610	\$ 1	69,440	\$	112,776	. \$.	′ 81,0 ⁶ 60 \$	297,886	
1	Calc R	levenue a	at Propo	osed Rate	5					
	\$			64,274		104,386	\$	75,029 \$	275,724	
1	Proposed Volumetric Rates									
	\$	4.63	\$	7.40	5	11.11	\$	12.96		
1	Propf (of Reven	uė	1				¥		
•	\$ ~	32,049		64,232	S * .	104,412	.*\$	* 75,031 \$	275,724	

PUC Docket No. 46333
First Emala
SCHEDULE VI RATE DESIGN
Page 3 of 6

		<u>*</u>							
	*	UTILITY NAME: PK-RE	DEVELOPME	NT, INC	1				
['	SCHEDULES - CLASS B RATE/TARIFF CHANGE								
	F."	Schedule VI-1 RATE							
İ					,				
	<u> </u>	OR THE TEST YEAR ENDED:			,,				
Line		A			C				
No.			i Refe	rence	<u>'</u>				
	DETERMINATION OF				(1) (1) (1) (1) (1) (1) (1) (1) (1) (1)				
1.	Gross revenues to be re	ecovered:	Sch I-1,	492,642					
	Less variable costs:				57				
2.	Purchased water - Ac	count 610	Sch I-1, Co	ol. F, line 1	29,967				
3.	Purchased power - Ac	count 615	Sch I-1, Co	****	43,526				
4:	Other volume related		Sch I-1, Co		5,419				
5.		or allocated (attach schedule)	Jen 1-1, CC	71. 1 , 71110 5					
	Other volume related	or altocated (attach schedule)							
6.									
7.					L				
8.									
9.	i	T4			, , ,				
		(Line 1 minus Lines 2-9)	يون توجيع کي س	,	413,730				
11:	% OF FIXED COSTS F	LECOVERED IN VOLUMETRIC C	HARGE:	`	50%				
12.	TO BE RECOVERED TH	ROUGH BASE SERVICE CHARGE		1	206,865				
	RECAP:		1.45						
13.		GH BASE SERVICE CHARGE	Lin	206,865					
14.		GH VOLUMETRIC RATE	Line I -	285,777					
17	TOTAL	GIT TOLOMETIC TOTTE	Equals	492,642					
⊪		HROUGH BASE SERVICE CHARG		Omo :					
1	TOTAL METER EQUI			ol H, line 9	316.5				
	CHARGE PER 5/8" X		Line 13		.54.47				
10.					公居城市 4 "中的原 "				
- <u></u> -		THROUGH VOLUMETRIC RA			1 112 17 10				
17.	TOTAL WATER SALI		Sch II-1(a),	30,750					
18.		(CHARGE PER 1,000 GALS)	Line 14	See Attached					
	PROPOSED RATES:		1.00						
19.		LIVERED PER 1,000 gallons	Line 18 or	attach calc	See Attached				
		RGE (PER 5/8" X 3/4")	,		54.47				
	Meter size	Line 16		alency	. Base Rate/size				
20.	5/8 X 3/4" :		X 1.0 =		54.47				
21.	3/4"	54.47	X 1.5 =	1.5	81.71				
22.	Ja	54.47	X 2.5 =	2.5	136.18				
23.	1 1/2"		X 5.0 =	5	272.35				
24.	2"		X 8.0 =	8	435.76				
25.	3" ',,,		X 15.0=	15					
26.	4"		X 25.0 =	25					
	•		:						
<u> </u>			 		<u> </u>				
			 		· · · · ·				
├ ──				<u> </u>	 				
 			 						
<u> </u>	1 1		<u> </u>	<u></u>	I				

If the utility is setting a tiered rate, calculations for all tiers must be provided with total collections for all tiers compared to the revenue requirement requested.

PUC Docket No. 46333 **
First Errata

Page 4 of 6

PK-RE Development

Development of Inclining Block Rates - Phase II

Consumption in Gallons											
0-10,000	10,001	- 25,000	25,001	- 50,000	50,001	and Above	1	otal			
► 6,92 2	•	8,680		9,398		5,790		30,790			
Existing Rates \$ 5.00		° 18.00	\$.	12.00	\$*	· 14.00	; ,				
Calc Revenue	at Exixti	ing Rates	•	*1			•				
\$ 34,610	\$.	69,440	\$	112,776		81,060	\$	297,886			
Calc Revenue	at Propo	osed Rates	, '	*		•	ε				
\$ 33,203	•	66,617	\$	108,192	\$	77,765	\$	285,777			
Proposed Volu	metric F	Rates	- † "								
\$ 4.80		7.67	·\$	11.51	\$	13.44					
Proof of Rever	nue		,					*			
\$ 33,226	\$	、66,576°	\$ "	108,171	\$ ',	77,805	\$:	285,777			

PUC Docket No. 46333 First Errata SCHED VI RATE DESIGN PHASE III Page 5 of 6

UTILITY NAME:PK-RE DEVELOPMENT, INC. SCHEDULES - CLASS B RATE/TARIFF CHANGE Schedule VI-1 RATE DESIGN - PHASE III FOR THE TEST YEAR ENDED: 12/31/15 No. Reference DETERMINATION OF FIXED COSTS Gross revenues to be recovered: 545.320 Sch I-1, Line 36 Less variable costs: Purchased water - Account 610 Sch I-1, Col. F, line 1 43,526 3, Purchased power - Account 615 Sch I-1, Cal. F, line 2 4. 5,419 Other volume related - Account 618 Sch I-I, Col. F, line 3 Other volume related or allocated (attach schedule) 6. 7. 8. 9. FIXED COSTS 10. (Line 1 minus Lines 2-9) 466,408 % OF FIXED COSTS RECOVERED IN VOLUMETRIC CHARGE 50% 233,204 TO BE RECOVERED THROUGH BASE SERVICE CHARGE RECOVERED THROUGH BASE SERVICE CHARGE Line 10 233,204 312,116 RECOVERED THROUGH VOLUMETRIC RATE Line I - Line 10 1785年11日東京 Equals Line I 545,320 TO BE RECOVERED THROUGH BASE SERVICE CHARGE 316.5 TOTAL METER EQUIVALENTS Sch I-3, Col H, line 9 61.4 CHARGE PER 5/8" X 3/4" METER Line 13 / Line 15 TO BE RECOVERED THROUGH VOLUMETRIC RATE Sch II-1(a), Col C, line 4 TOTAL WATER SALES IN 1,000 GALS 30,750 Line 14 / Line 17 See Attached **VOLUMETRIC RATE (CHARGE PER 1,000 GALS)** 子"。《新二字篇 PROPOSED RATES: FOR ALL WATER DELIVERED PER 1,000 gallons Line 18 or attach calc See Attached BASE SERVICE CHARGE (PER 5/8" X 3/4") Base Rate/size · Meter size Equivalency 61.4 5/8 X 3/4" 61.4 X 1.0 = 92.1 3/4" 61.4 X I.5 = 1.5 21. 153.5 61.4 X 2.5 = 2.5 22. 307 61.4 X 5.0 = 23. 1 1/2" 61.4 X 8.0 = 491.2 24. 61.4 X 15.0 = 921 25. 1535 61.4 X 25.D= 26.

If the utility is setting a tiered rate, calculations for all tiers must be provided with total collections for all tiers compared to the revenue requirement requested.

PUC Docket No. 46333 First Errata

Page 6 of 6

PK-RE Development

Development of inclining Block Rates - Phase III

Consumption in Gallons										
0-10,000 10,			001 - 25,000 25		25,001 - 50,000 50,001		and Above	1	Total	
* .	6,922		8,680		9,398	• •	5,790	•	30,790	
Existing	Rates		* *				3	1 22	*	
\$	5.00		8.00	\$	12.00	\$	14.00			
Calc R	evenue al	Exixting	Rales		es.	ad .	-			
\$`	34,610	\$	69,440	\$ _	112,776	\$ *	81,060	.\$	297,886	
Calc R	evenue al	Propos	ed Rates							
·\$	36,263	\$, 72,757	\$	118,163	\$.	84,932	\$	312,116	
Propos	ed Volum	etric Ra	tes <i>*</i>		į.	_	٠.		_	
\$	5.24		8.38	\$	12.57	\$	14.68		3	
Droof o	of Revenu	•		. 1	‡		,		ft.	
\$	36,271	\$ ·	72,738	\$	118,133	\$	84,974	\$	312,116	