

UTILITY NAME PK-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 separates 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	
	2013	\$ _____	
	2014	\$ _____	
a. Test Year	2015	\$ _____	
b. K & M Change		\$ 3,333.33	(to I-1, Column E, Line 20 - see instructions above)
c. Adjusted Test year (a. + b.)		\$ 3,333.33	(to I-1, Column F, Line 20 - see instructions above)

Explanation and calculations of known and measurable change:

To reflect 1/3 of rate case expense 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
1/3 Rate Case preparation	\$ 3,333.33	Apr. and May '16

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
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	
	2014	\$ 3,414.55	
a. Test Year	2015	\$ 5,258.13	
b. K & M Change		\$ _____	(to I-1, Column E, Line 21 - see instructions above)
c. Adjusted Test year (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 increase.

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

II-18 (b) Large Items:

Description	Amount	Date in service
Franchise fees at 1% of revenue	\$ 2,926.22	1/1/15 - 12/31/15
Other	\$ 2,331.91	1/1/15 - 12/31/15

SCHEDULE II-19 MISCELLANEOUS

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

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
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:

	Year	Amount
	<u>2013</u>	\$ <u>3,056.25</u>
	<u>2014</u>	\$ <u>3,049.08</u>
a. Test Year	<u>2015</u>	\$ <u>4,353.05</u>
b. K & M Change		\$ <u> -</u> (to I-1, Column E, Line 22 - see instructions above)
c. Adjusted Test year (a. + b.)		\$ <u>4,353.05</u> (to I-1, Column F, Line 22 - see instructions above)

Explanation and calculations of known and measurable change:

Note: Test year expenses 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	\$ 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

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: <u>PK-RE DEVELOPMENT, INC.</u> SCHEDULES - CLASS B RATE/TARIFF CHANGE III-1 REQUESTED RETURN FOR THE TEST YEAR ENDED: <u>12/31/15</u>

RETURN ON RATE BASE:

Line No.	Description	Amount
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:

A	B	C	D	E	F	G
Line No.	Description	Amount	Percentage	Rate	Reference	Weighted Average Rate
			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	46.5700%	7.1300%	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				
7.	Return on rate base Col G, Line 6 rounded to nearest 0.01%				Line 4 + Line 5	3.32%

To Line 2 above

* 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	Amount	Reference (From)
1	Additions:		
2.	Utility plant (Original Cost)	3,089,187.16	Schedule III-3, Line 50, Col D
3.	Construction work in progress	-	Schedule III-4, Line 5
4.	Materials and supplies	-	Schedule III-4, Line 8
5.	Working cash (capital)	45,613.67	Schedule III-5, Line 2
6.	Prepayments	-	Schedule III-4, line 8
7.	Other Additions	-	Add schedule
8.	TOTAL ADDITIONS (Add Lines 2 through 6)	3,134,800.83	
	Deductions:		
9.	Reserve for depreciation (Accumulated)	1,426,763.56	Schedule III-3, Col F, Line 50
10.	Advances for construction	-	Schedule III-8(a), Col F, Line 6
11.	Developer Contributions in aid of construction	-	Schedule III-8(b), Col G, Line 6
12.	Accumulated deferred income taxes	-	Schedule III-9(a), Line 3
13.	Accumulated deferred investment tax credits	-	Schedule III-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	

UTILITY NAME: PK-RE DEVELOPMENT, INC. SCHEDULES - CLASS B RATE/TARIFF CHANGE III-3 UTILITY PLANT IN SERVICE (NET BOOK VALUE) CALCULATION										Schedule III-3 (Provide a schedule for each PWS system) Add schedules as needed, provide a summary also		
Line No	[A] Item	[B] Date of Installation	[C] Service Life (yrs)	[D.1] Original Cost when installed \$	[D.2] Customer CIAC amount	[D]-[D.1] - [D.2] Adjusted Original Cost for Customer CIAC ¹	Depreciation			[E] - [D]/[C] Annual (\$)	[F] Accumulated (\$) (Reserve)	[G] - [D]/[F] Net Book Value (\$)
							Years in Service	Months	Days			
1	Collection System											
2	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		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
5		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	6	9	1,650.00	19,015.68	13,984.32
8	Pumping Equipment											
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		5/31/2005	10	5,000.00		5,000.00	11	7	0	500.00	5,791.67	(791.67)
11		11/30/2005	10	115,350.00		115,350.00	11	1	0	11,535.00	127,846.25	(12,496.25)
12		12/31/2006	10	153,000.00		153,000.00	10	0	0	15,300.00	153,000.00	-
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		4/30/2012	10	3,166.32		3,166.32	4	8	0	316.63	1,477.62	1,688.70
17		6/19/2012	10	3,166.32		3,166.32	4	6	11	316.63	1,434.39	1,731.93
18		10/8/2012	10	3,166.32		3,166.32	4	2	23	316.63	1,339.25	1,827.07
19		10/17/2012	10	3,166.32		3,166.32	4	2	14	316.63	1,331.44	1,834.88
20		2/1/2013	10	2,925.00		2,925.00	3	10	27	292.50	1,142.89	1,782.11
21		2/21/2013	10	3,572.25		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	0	1,849.13	3,698.27	14,793.06
		1/31/2015	10	2,250.00	(2,250.00)	-				-	-	-
		2/28/2015	10	8,500.00	(8,500.00)	-				-	-	-
		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	4,750.00	(4,750.00)	-				-	-	-
		9/30/2015	10	3,750.00	(3,750.00)	-				-	-	-
		10/31/2015	10	3,750.00	(3,750.00)	-				-	-	-
23		11/9/2015	10	1,948.50		1,948.50	1	1	21	194.85	222.30	1,726.20
		12/31/2015	10	500.00	(500.00)	-				-	-	-
24	Treatment and Disposal Plant											
25	380 Wastewater Treatment Plant	10/22/2004	25	450,370.74		450,370.74	12	2	9	18,014.83	219,624.63	230,746.11
26		3/14/2005	25	491,789.94		491,789.94	11	8	17	19,671.60	230,418.18	261,371.76
27	389 Discharge Irrigation System	3/17/2005	25	316,578.01		316,578.01	11	8	14	12,663.12	148,222.11	168,355.90
28		6/30/2007	25	376,776.69		376,776.69	9	6	0	15,071.07	143,175.14	233,601.55
29												
#####												
#####												
#####	Total			3,122,687.16	(33,500.00)	3,089,187.16				132,621.45	1,426,763.56	1,662,423.60

To Sch III-2,
line 2

To Sch I-1,
line 27

To Sch III-2,
line 9

Add detailed workpapers if necessary to support this Schedule.

¹ 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 (Column G). 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-B 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

A	B	C	D
Line No.	Description	Amount	Amount
1.	Beginning Gross Plant balance - (from previous rate case)	Must match previous rate case	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.			
9.			
10.			
11.	Total additions (add lines 3 through 10, Col C)		\$ 45,247.61
12.	Test year plant retirements after previous rate case:		
13.		\$	
14.			
15.			
16.			
17.			
18.			
19.			
20.			
21.	Total retirements (add line 13 through 20, Col C)		\$
22.	Ending balance (line 1 + line 11 - line 21)	Equals as III-3 Column D, line 50	\$ 3,089,187.16

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

UTILITY NAME: <u>PK-RE DEVELOPMENT, INC.</u> SCHEDULES - CLASS B RATE/TARIFF CHANGE III-4 AVERAGE CONSTRUCTION WORK IN PROGRESS, MATERIALS AND SUPPLIES INVENTORY & PREPAYMENTS FOR THE TEST YEAR ENDED: <u>12/31/15</u>

***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 Line No.	B Description	C 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.

	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:

	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	Class B		Class C	
		Water	Sewer	Water	Sewer
1	Annual O & M Expenses				364,909
					From Sch I-1, line 25
2	Working Cash (Line 3 / Line 5)				45,614
					To Sch III-2, line 5
3	Divisor	12	12	8	8

SCHEDULE III-6 NOTES PAYABLE

UTILITY NAME: PK-RE DEVELOPMENT, INC.
 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
1	Part I - Debt						
2	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
5	N/P Rusty Parker	Various	None	Various	292,550.97	8.00%	23,404.08
6							
7							
8							
9	Total			2,104,598.90	1,852,529.14	7.13%	132,106.41

to Sch. III-1,
Column G,
Line 5

List short term debt, if any: None

SCHEDULE III-7 ACCUM DEPREC

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

ACCUMULATED DEPRECIATION:

Line No.	Description	Dollar Amount
1.	Ending-Prior Rate Case (Docket No. _____) 2013-0509-UCR	1,181,498.76
2	Ending balance per Sch III-3, Column F, Line 50	1,426,763.56
	Describe accounting adjustments made between the prior rate case and the current rate case:	
	None	

Must match previous rate case.

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 CONSTRUCTION
 FOR THE TEST YEAR ENDED: 12/31/15

III-8(a) ADVANCES FOR CONSTRUCTION:

Line No.	A Item	B Date of Installation	C Total Cost	D Amount of Advance	E Repayments made to developer	F (F)-(D)-(E) Rate base Value (to Sch III-2)	G Amount to be refunded in the future*
1.							
2.	NONE						
3.							
4.							
5.							
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*:

Line No.	A Item	B Date of Installation or Contribution	C Total Cost	D Amount of Developer Contribution	E Annual amortization	F Accumulated Amortization	G (G)-(D)-(F) Rate Base Value (to Sch III-2)
1.							
2.	NONE						
3.							
4.							
5.							
6.	Total						

*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 No.	Description	Test Year Amount
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	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 No.	Description	Test Year Amount
1.	NONE	
2.		
3.		

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

Line No.	Description	Test Year Amount	Total Accum Amort End of test year
1:	NONE		
2.			
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.

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:

A	B	C	D	E
Line No.	Description	Amount	Amount	Reference
1	Property taxes paid in in test year		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			Schedule III-3(a), Line 21
4	Net additions	117,375		Line 2 minus line 3
5	Net Property tax rate	0.1700%		Line 1 / beginning of test year gross plant balance from III-3 (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		5,634.53	Line 1 + Line 6
8	Known and measurable change	200		Line 7 minus Line 1

PAYROLL TAXES (BASED ON ADJUSTED TEST YEAR NUMBERS):

A	B	C	D	E	F	G
Line No.	Tax Type	Wage Level	Tax Rate	Taxable Wages	Reference	Tax
					SCHEDULE II-6	(D x E)
9	FICA	wages to _____	%		Column D+E+F Line 9	
10	Medicare	wages to _____	%		Column H Line 9	
11	Added Medicare (Affordable Care Act)	wages to _____	%			
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	%			
16	Test year Payroll Tax Expense	Line 13 less 14				
17	Known and measurable change				(Line 13 minus Line 14)	

OTHER TAXES:

A	I	J	K	L
Line No.	Description	Test year	K & M change	Adjusted Test Year
18	Other taxes & licenses			
19				
20				
21	Total Other Taxes (Line 18 + Line 19 + Line 20)			
22	Total this page - taxes other than income (Line 7) + (Col G, Line 16) + (Col L, Line 21)			5,364
23	Sch IV(a), Total known and measurable change (Line 8 plus line 17, Column G plus line 21, Column K)			200

UTILITY NAME: <u>PK-RE DEVELOPMENT, INC.</u>						
SCHEDULES - CLASS B RATE/TARIFF CHANGE						
IV(b) REVENUE RELATED TAXES AND EXPENSES						
FOR THE TEST YEAR ENDED: <u>12/31/15</u>						
A	B	C	D	E	F=B+C+D+E	
Line	Texas Margins Tax	City Franchise Taxes	Bad Debt Expense	Other Revenue Related	Totals	
1	Test year expense		2,257.37	2,926.22	5,183.59	
2	Test year effective rate (test year tax expense/historic test year revenues-Sch I-1)		332,883.70	332,883.70	332,883.70	
3	Gross up factor (1.0 divided by (1.0 minus Line (example below))		1.0068	1.0089	1.0158	
4	Change in revenue requirement (Sch I-1, line 33)				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					
8	Total taxes other than FIT (to Sch I-1, Col F, Line 26)				3,500.66	

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

K&M
 Bad debts 1,524.48
 RAF 1,976.18

SECTION V FEDERAL INCOME TAX

SCHEDULES - CLASS B RATE/TARIFF CHANGE

Section V-calculated federal income tax 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	C	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	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 (Portion of Taxable Income in Level)	Tax Rate	Tax * (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	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			
Schedule VI-1 RATE DESIGN - PHASE I (60 days after filing - Sept 18, 2017)			
FOR THE TEST YEAR ENDED: 12/31/2015			
Line No.	A	B	C
		Reference	
DETERMINATION OF FIXED COSTS			
1.	Gross revenues to be recovered:	Sch I-1, Line 36	392,694
	Less variable costs:		
2.	Purchased water - Account 610	Sch I-1, Col. F, line 1	
3.	Purchased power - Account 615	Sch I-1, Col. F, line 2	26,064
4.	Other volume related - Account 618	Sch I-1, Col. F, line 3.	179,475
5.	Other volume related or allocated (attach schedule)		
6.			
7.			
8.			
9.			
10.	FIXED COSTS (Line 1 minus Lines 2-9)		187,155
11.	% OF FIXED COSTS RECOVERED IN VOLUMETRIC CHARGE		0%
12.	TO BE RECOVERED THROUGH BASE SERVICE CHARGE		187,155
	RECAP:		
13.	RECOVERED THROUGH BASE SERVICE CHARGE	Line 10	187,155
14.	RECOVERED THROUGH VOLUMETRIC RATE	Line 1 - Line 10	205,539
	TOTAL	Equals Line 1	392,694
	TO BE RECOVERED THROUGH BASE SERVICE CHARGE		
15.	TOTAL METER EQUIVALENTS	Sch I-3, Col H, line 9	218.075
16.	CHARGE PER 5/8" X 3/4" METER	Line 13 / Line 15	71.52
	TO BE RECOVERED THROUGH VOLUMETRIC RATE		
17.	TOTAL WATER SALES IN 1,000 GALS	Sch II-1(a), Col C, line 4	8,815
18.	VOLUMETRIC RATE (CHARGE PER 1,000 GALS)	Line 14 / Line 17	23.32
	PROPOSED RATES:		
19.	FOR ALL WATER DELIVERED PER 1,000 gallons	Line 18 or attach calc	23.32
	BASE SERVICE CHARGE (PER 5/8" X 3/4")		71.52
	Meter size	Line 16	Equivalency
20.	5/8 X 3/4"	71.52 X 1.0 =	71.52
21.	3/4"	71.52 X 1.5 =	107.28
22.	1"	71.52 X 2.5 =	178.8
23.	1 1/2"	71.52 X 5.0 =	357.6
24.	2"	71.52 X 8.0 =	572.16
25.	3"	71.52 X 15.0 =	1072.8
26.	4"	71.52 X 25.0 =	1788

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 Développement, 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

Line No.	A	B	C
		Reference	
	DETERMINATION OF FIXED COSTS		
1.	Gross revenues to be recovered: -	Sch I-1, Line 36	409,338
	Less variable costs:		
2.	Purchased water - Account 610	Sch I-1, Col. F, line 1	-
3.	Purchased power - Account 615	Sch I-1, Col. F, line 2	26,064
4.	Other volume related - Account 618	Sch I-1, Col. F, line 3	179,475
5.	Other volume related or allocated (attach schedule)		
6.			
7.			
8.			
9.			
10.	FIXED COSTS (Line 1 minus Lines 2-9)		203,799
11.	% OF FIXED COSTS RECOVERED IN VOLUMETRIC CHARGE		0%
12.	TO BE RECOVERED THROUGH BASE SERVICE CHARGE		203,799
	RECAP:		
13.	RECOVERED THROUGH BASE SERVICE CHARGE	Line 10	203,799
14.	RECOVERED THROUGH VOLUMETRIC RATE	Line 1 - Line 10	205,539
	TOTAL	Equals Line 1	409,338
	TO BE RECOVERED THROUGH BASE SERVICE CHARGE		
15.	TOTAL METER EQUIVALENTS	Sch I-3, Col H, line 9	218.075
16.	CHARGE PER 5/8" X 3/4" METER	Line 13 / Line 15	77.88
	TO BE RECOVERED THROUGH VOLUMETRIC RATE		
17.	TOTAL WATER SALES IN 1,000 GALS	Sch II-1(a), Col C, line 4	8,815
18.	VOLUMETRIC RATE (CHARGE PER 1,000 GALS)	Line 14 / Line 17	23.32
	PROPOSED RATES		
19.	FOR ALL WATER DELIVERED PER 1,000 gallons	Line 18 or attach calc	23.32
	BASE SERVICE CHARGE (PER 5/8" X 3/4")		77.88
	Meter size	Line 16	Equivalency
20.	5/8 X 3/4"	77.88	X 1.0 = 1 77.88
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 = 8 623.04
25.	3"	77.88	X 15.0 = 15 1168.2
26.	4"	77.88	X 25.0 = 25 1947

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			
Line No.	A	B	C
		Reference	
DETERMINATION OF FIXED COSTS			
1.	Gross revenues to be recovered:	Sch I-1, Line 36	550,925
	Less variable costs:		
2.	Purchased water - Account 610	Sch I-1, Col. F, line 1	-
3.	Purchased power - Account 615	Sch I-1, Col. F, line 2	26,064
4.	Other volume related - Account 618	Sch I-1, Col. F, line 3	179,475
5.	Other volume related or allocated (attach schedule)		
6.			
7.			
8.			
9.			
10.	FIXED COSTS (Line 1 minus Lines 2-9)		345,386
11.	% OF FIXED COSTS RECOVERED IN VOLUMETRIC CHARGE		0%
12.	TO BE RECOVERED THROUGH BASE SERVICE CHARGE		345,386
RECAP:			
13.	RECOVERED THROUGH BASE SERVICE CHARGE	Line 10	345,386
14.	RECOVERED THROUGH VOLUMETRIC RATE	Line 1 - Line 10	205,539
	TOTAL	Equals Line 1	550,925
TO BE RECOVERED THROUGH BASE SERVICE CHARGE			
15.	TOTAL METER EQUIVALENTS	Sch I-3, Col H, line 9	218.075
16.	CHARGE PER 5/8" X 3/4" METER	Line 13 / Line 15	131.98
TO BE RECOVERED THROUGH VOLUMETRIC RATE			
17.	TOTAL WATER SALES IN 1,000 GALS	Sch II-1(a), Col C, line 4	8,815
18.	VOLUMETRIC RATE (CHARGE PER 1,000 GALS)	Line 14 / Line 17	23.32
PROPOSED RATES:			
19.	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
	Meter size	Line 16	Equivalency
20.	5/8 X 3/4"	131.98	X 1.0 = 1 131.98
21.	3/4"	131.98	X 1.5 = 1.5 197.97
22.	1"	131.98	X 2.5 = 2.5 329.95
23.	1 1/2"	131.98	X 5.0 = 5 659.9
24.	2"	131.98	X 8.0 = 8 1055.84
25.	3"	131.98	X 15.0 = 15 1979.7
26.	4"	131.98	X 25.0 = 25 3299.5

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	§	OF TEXAS
COUNTY, TEXAS	§	

AFFIDAVIT/CERTIFICATION OF APPLICATION

STATE OF TEXAS §
 §
COUNTY OF TRAVIS §

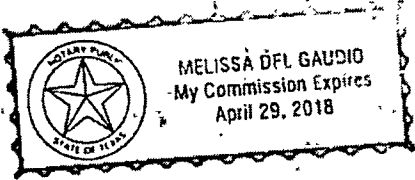
Russell Eppright, first being sworn on his oath, states:

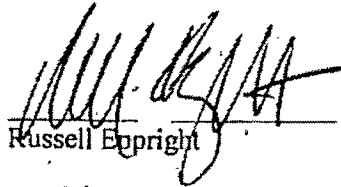
I, Russell Eppright, am the President of PK-RE Development Company, Inc. (d/b/a Greenshores Utility Services). I have the authority and have been directed to execute all documents deemed necessary or appropriate in connection with regulatory matters with the Public Utility Commission of Texas on behalf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

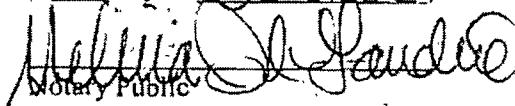
All other statements contained in the Rate Application are true, and the Rate Application is correct and complete for all information requested and consistent with the books and records of the Application.





Russell Eupright

Subscribed and sworn to before me on this the 7th day of October, 2016.



Notary Public

My commission expires: April 29, 2018

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

COUNTY OF Travis

I, Russell Eppright being duly sworn, file this **NOTICE OF PROPOSED RATE CHANGE** as President

(indicate relationship to Utility, that is, owner, member of partnership, title as officer of corporation, or other authorized representative of Utility); that, in such capacity, I am qualified and authorized to file and verify such NOTICE; and that all statements made and matters set forth herein are true and correct.

I further represent that a copy of the attached NOTICE was provided by

mail
(method of delivery)

to each customer or other affected party on or about October 17, 2018

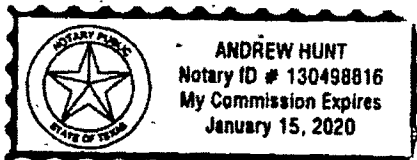
[Signature]
AFFIANT
(Utility's Authorized Representative)

PK-RE Development Company, Inc.
NAME OF UTILITY

If the Affiant to this form is any person other than the sole owner, partner, officer of the Utility, or its attorney, a properly verified Power of Attorney must be enclosed.

SUBSCRIBED AND SWORN TO BEFORE ME,
this the 11th day of October, 20 18, to certify
which witness my hand and seal of office.

SEAL



[Signature]
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS
Andrew Hunt
PRINT OR TYPE NAME OF NOTARY

MY COMMISSION EXPIRES January 15, 2020

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) 12407 (Water), 20948 (Sewer)

Company Name

CCN Number(s)

has filed a rate change application with the Public Utility Commission of Texas (Commission or PUC). The application may be reviewed online at interchange.puc.texas.gov. You may also inspect a copy of the rate change application at your utility's office at the address below or at the Commission's office (1701 N. Congress Ave, Austin, TX 78701). The proposed rates will apply to service received after the effective date provided below, unless modified or suspended by the Commission. If the Commission receives a sufficient number of protests, separately or in a combined protest letter, from at least 15 [number of] ratepayers (10 percent of the utility's customers over whose rates the Commission has original jurisdiction) or from any affected municipality before the 91st day after the proposed effective date, the matter will be set for hearing. See Protest Form on the next page for instructions on how to protest.

Phase I

EFFECTIVE DATE OF PROPOSED INCREASE:

11/25/2016

(must be at least 35 days after notice is provided to customers and 35 days after application is filed)
(Proposed rates requested by the utility are not final. The Commission may modify the rates and order a refund or credit against future bills all sums collected during the pendency of the rate proceeding in excess of the rate finally ordered plus interest.)

Reason(s) for proposed Rate Change:

Increased cost of doing business.

BILLING COMPARISON

Water

				Phase I			
Existing	5,000 gallons:	\$ 65.00	/mo	Proposed	5,000 gallons:	\$ 98.87	/mo
Existing	10,000 gallons:	\$ 90.00	/mo	Proposed	10,000 gallons:	\$ 141.52	/mo
Existing	30,000 gallons:	\$ 270.00	/mo	Proposed	30,000 gallons:	\$ 320.92	/mo

Sewer

Existing	5,000 gallons:	\$ 130.00	/mo	Proposed	5,000 gallons:	\$ 189.12	/mo
Existing	10,000 gallons:	\$ 190.00	/mo	Proposed	10,000 gallons:	\$ 304.72	/mo

Oak Shores; Oak Shores on Lake Austin, Briarpatch, Smokey Ridge Annex & three tracts so. thereof, Pearce Annex, Skishores Restaurant & Marina, W. Greenshores & Pearce Road Area, Woods of Greenshores Subdivision, Greenshores on Lake Austin

Subdivision(s) or System(s) Affected by Rate Change

Hill Country Galleria, Suite B175, Bee Cave, TX 78738
Company Address City State Zip

(512) 442-0377

Company Phone Number

146,999.00

Annual Revenue Increase

10/10/2016

Date Notice Delivered

9/21/2012

Date of Last Rate Change

Monthly on the 25th

Date Meters Typically Read

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

P.U.C. DOCKET NO. 46333

RATEPAYER 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.

CUSTOMER INFORMATION (to be completed by customers submitting protests)

First Name: _____ Last Name: _____

Phone Number: _____ Fax Number: _____

Address, City, State: _____

Location where service is received: _____

(if different from the mailing address)

Please fill out the following:

I wish to PROTEST the following proposed rate action/s:

- Water Rate Change Sewer Rate Change Both Water and Sewer Rate Change
 Other (please specify below)

Signature of Protestant: _____

Date: _____

Si desea informacion en Espanol, puede llamar al
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 I		
Monthly base rate including _____ o gallons Meter Size: RESIDENTIAL			Monthly base rate including _____ o gallons Meter Size: RESIDENTIAL		
5/8" or 3/4"	\$	40.00	5/8" or 3/4"	\$	51.82
1"	\$	100.00	1"	\$	129.55
1 1/2"	\$	200.00	1 1/2"	\$	259.10
2"	\$	320.00	2"	\$	414.58
3"	\$	600.00	3"	\$	777.30
Other: 3/4"	\$	60.00	Other: 3/4"	\$	77.73
			4"	\$	1,295.50
GALLONAGE CHARGE:			GALLONAGE CHARGE:		
TIER	VOLUME	CHARGE per 1000 gals.	TIER	VOLUME	CHARGE per 1000 gals.
Tier 1	0 to 10,000 gals.	\$ 5.00 /1000 gals.	Tier 1	0 to 10,000 gals.	\$ 8.97 /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	_____ to _____ gals.	\$ _____ /1000 gals.	Tier 5	_____ to _____ gals.	\$ _____ /1000 gals.
MISCELLANEOUS FEES			MISCELLANEOUS FEES		
Tap Fee	\$	750.00	Tap Fee	\$	750.00
Reconnect fee: Non-payment	\$	25.00	Reconnect fee: Non-payment (Maximum - \$25.00)	\$	25.00
Customer's Request	\$	45.00	Customer's Request	\$	45.00
Transfer Fee	\$	45.00	Transfer Fee	\$	45.00
Late Charge	\$	10.00	Late charge: (Indicate either \$5.00 or 10%)	\$	10.00
Returned Check Charge	\$	30.00	Returned Check Charge	\$	30.00
Deposit	\$	50.00	Deposit (Maximum \$50.00)	\$	50.00
Meter test fee	\$	25.00	Meter test fee (Maximum - \$25.00)	\$	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 -SEWER			
CURRENT RATES		PROPOSED RATES-Phase I	
Monthly base rate including _____ 0 gallons		Monthly base rate including _____ 0 gallons	
Meter Size:		Meter Size:	
RESIDENTIAL		RESIDENTIAL	
5/8" or 3/4"	\$ 70.00	5/8" or 3/4"	\$ 71.52
1"	\$ 175.00	1"	\$ 178.80
1 1/2"	\$ 350.00	1 1/2"	\$ 357.60
2"	\$ 560.00	2"	\$ 572.16
3"	\$ 1,050.00	3"	\$ 1,072.80
Other: 3/4"	\$ 105.00	Other: 3/4"	\$ 107.28
		4"	\$ 1,788.00
GALLONAGE OR FIXED CHARGE:		GALLONAGE OR FIXED CHARGE:	
\$ 12.00		\$ 23.32	
<input type="checkbox"/> per month; OR		<input type="checkbox"/> per month; OR	
<input checked="" type="checkbox"/> for each additional 1,000 gallons over the minimum.		<input checked="" type="checkbox"/> for each additional 1,000 gallons over the minimum.	
Gallonage charges are determined based on average consumption for winter period which includes the following months: December, January, February		Gallonage charges are determined based on average consumption for winter period which includes the following months: December, January, February	
MISCELLANEOUS FEES		MISCELLANEOUS FEES	
Tap Fee \$ 500.00		Tap Fee \$ 500.00	
Reconnect fee: Non-payment \$ 25.00		Reconnect fee: Non-payment (Maximum - \$25.00) \$ 25.00	
Customer's Request \$ 45.00		Customer's Request \$ 45.00	
Transfer Fee \$ 45.00		Transfer Fee \$ 45.00	
Late Charge \$ 10.00%		Late charge: (Indicate either \$5.00 or 10%) \$ 10.00	
Returned Check Charge \$ 30.00		Returned Check Charge \$ 30.00	
Deposit \$ 50.00		Deposit (Maximum \$50.00) \$ 50.00	
Meter test fee \$ 0.00		Meter test fee (Maximum - \$25.00) \$ 0.00	

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) 12407 (Water), 20948 (Sewer)

Company Name

CCN Number(s)

has filed a rate change application with the Public Utility Commission of Texas (Commission or PUC). The application may be reviewed online at interchange.puc.texas.gov. You may also inspect a copy of the rate change application at your utility's office at the address below or at the Commission's office (1701 N. Congress Ave, Austin, TX 78701). The proposed rates will apply to service received after the effective date provided below, unless modified or suspended by the Commission. If the Commission receives a sufficient number of protests, separately or in a combined protest letter, from at least _____ [number of] ratepayers (10 percent of the utility's customers over whose rates the Commission has original jurisdiction) or from any affected municipality before the 91st day after the proposed effective date, the matter will be set for hearing. See Protest Form on the next page for instructions on how to protest.

15 Water, 22 Sewer

Phase II
11/25/2017

EFFECTIVE DATE OF PROPOSED INCREASE:

(must be at least 35 days after notice is provided to customers and 35 days after application is filed)
(Proposed rates requested by the utility are not final. The Commission may modify the rates and order a refund or credit against future bills all sums collected during the pendency of the rate proceeding in excess of the rate finally ordered plus interest.)

Reason(s) for proposed Rate Change:

Increased cost of doing business.

BILLING COMPARISON

Water

Existing	5,000 gallons:	\$ <u>65.00</u> /mo	Proposed	5,000 gallons:	\$ <u>100.92</u> /mo
Existing	10,000 gallons:	\$ <u>90.00</u> /mo	Proposed	10,000 gallons:	\$ <u>147.37</u> /mo
Existing	30,000 gallons:	\$ <u>270.00</u> /mo	Proposed	30,000 gallons:	\$ <u>333.17</u> /mo

Sewer

Existing	5,000 gallons:	\$ <u>130.00</u> /mo	Proposed	5,000 gallons:	\$ <u>194.48</u> /mo
Existing	10,000 gallons:	\$ <u>180.00</u> /mo	Proposed	10,000 gallons:	\$ <u>311.08</u> /mo

Oak Shores, Oak Shores on Lake Austin, Briarpatch, Smokey Ridge Annex & three tracts so. thereof, Pearce Ann., Skishores Restaurant & Marina, W. Greenshores & Pearce Road Area, Woods of Greenshores Subdivision, Greenshores on Lake Austin

Subdivision(s) or System(s) Affected by Rate Change

Hill Country Galleria, Suite B175 Bee Cave TX 78738
Company Address City State Zip

(512) 442-0377

Company Phone Number

36,751.00

Annual Revenue Increase

10/10/2016

Date Notice Delivered

9/21/2012

Date of Last Rate Change

Monthly on the 25th

Date Meters Typically Read

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

NOTICE OF PROPOSED RATE CHANGE – WATER

CURRENT RATES			PROPOSED RATES Phase II		
Monthly base rate including _____ 0 gallons			Monthly base rate including _____ 0 gallons		
Meter Size:			Meter Size:		
RESIDENTIAL			RESIDENTIAL		
5/8" or 3/4"	\$	40.00	5/8" or 3/4"	\$	54.47
1"	\$	100.00	1"	\$	136.18
1 1/2"	\$	200.00	1 1/2"	\$	272.35
2"	\$	320.00	2"	\$	435.76
3"	\$	600.00	3"	\$	817.05
Other: 3/4"	\$	60.00	Other: 3/4"	\$	81.71
			4"	\$	1,361.75
GALLONAGE CHARGE:			GALLONAGE CHARGE:		
TIER	VOLUME	CHARGE per 1000 gals.	TIER	VOLUME	CHARGE per 1000 gals.
Tier 1	0 to 10,000 gals.	\$ 5.00 /1000 gals.	Tier 1	0 to 10,000 gals.	\$ 9.29 /1000 gals.
Tier 2	10,001 to 25,000 gals.	\$ 8.00 /1000 gals.	Tier 2	10,001 to 25,000 gals.	\$ 9.29 /1000 gals.
Tier 3	25,001 to 50,000 gals.	\$ 12.00 /1000 gals.	Tier 3	25,001 to 50,000 gals.	\$ 9.29 /1000 gals.
Tier 4	50,001 to _____ gals.	\$ 14.00 /1000 gals.	Tier 4	50,001+ to _____ gals.	\$ 9.29 /1000 gals.
Tier 5	_____ to _____ gals.	\$ _____ /1000 gals.	Tier 5	_____ to _____ gals.	\$ _____ /1000 gals.
MISCELLANEOUS FEES			MISCELLANEOUS FEES		
Tap Fee	\$	750.00	Tap Fee	\$	750.00
Reconnect fee: Non-payment	\$	25.00	Reconnect fee: Non-payment (Maximum - \$25.00)	\$	25.00
Customer's Request	\$	45.00	Customer's Request	\$	45.00
Transfer Fee	\$	45.00	Transfer Fee	\$	45.00
Late Charge	\$	10.00	Late charge: (Indicate either \$5.00 or 10%)	\$	10.00
Returned Check Charge	\$	30.00	Returned Check Charge	\$	30.00
Deposit	\$	50.00	Deposit (Maximum \$50.00)	\$	50.00
Meter test fee	\$	25.00	Meter test fee (Maximum - \$25.00)	\$	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 -SEWER

CURRENT RATES		PROPOSED RATES Phase II	
Monthly base rate including _____ 0 gallons		Monthly base rate including _____ 0 gallons	
Meter Size:		Meter Size:	
RESIDENTIAL		RESIDENTIAL	
5/8" or 3/4"	\$ 70.00	5/8" or 3/4"	\$ 77.88
1"	\$ 175.00	1"	\$ 194.70
1 1/2"	\$ 350.00	1 1/2"	\$ 389.40
2"	\$ 560.00	2"	\$ 623.04
3"	\$ 1,050.00	3"	\$ 1,168.20
Other: 3/4"	\$ 105.00	Other: 3/4"	\$ 116.82
		4"	\$ 1,947.00
GALLONAGE OR FIXED CHARGE:		GALLONAGE OR FIXED CHARGE:	
\$ 12.00		\$ 23.32	
<input type="checkbox"/> per month; OR		<input type="checkbox"/> per month; OR	
<input checked="" type="checkbox"/> for each additional 1,000 gallons over the minimum.		<input checked="" type="checkbox"/> for each additional 1,000 gallons over the minimum.	
Gallonge charges are determined based on average consumption for winter period which includes the following months: December, January, February		Gallonge charges are determined based on average consumption for winter period which includes the following months: December, January, February	
MISCELLANEOUS FEES		MISCELLANEOUS FEES	
Tap Fee \$ 500.00		Tap Fee \$ 500.00	
Reconnect fee: Non-payment \$ 25.00		Reconnect fee: Non-payment (Maximum - \$25.00) \$ 25.00	
Customer's Request \$ 45.00		Customer's Request \$ 45.00	
Transfer Fee \$ 45.00		Transfer Fee \$ 45.00	
Late Charge \$ 10.00%		Late charge: (Indicate either \$5.00 or 10%) \$ 10.00%	
Returned Check Charge \$ 30.00		Returned Check Charge \$ 30.00	
Deposit \$ 50.00		Deposit (Maximum \$50.00) \$ 50.00	
Meter test fee \$ 0.00		Meter test fee (Maximum - \$25.00) \$ 0.00	

Regulatory Assessment of 1% is added to base rate and gallonge 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) 12407 (Water), 20948 (Sewer)

Company Name

CCN Number(s)

has filed a rate change application with the Public Utility Commission of Texas (Commission or PUC). The application may be reviewed online at interchange.puc.texas.gov. You may also inspect a copy of the rate change application at your utility's office at the address below or at the Commission's office (1701 N. Congress Ave, Austin, TX 78701). The proposed rates will apply to service received after the effective date provided below, unless modified or suspended by the Commission. If the Commission receives a sufficient number of protests, separately or in a combined protest letter, from at least 4 [number of] ratepayers (10 percent of the utility's customers over whose rates the Commission has original jurisdiction) or from any affected municipality before the 91st day after the proposed effective date, the matter will be set for hearing. See Protest Form on the next page for instructions on how to protest.

15 Water, 22 Sewer

Phase III
11/25/2018

EFFECTIVE DATE OF PROPOSED INCREASE:

(must be at least 35 days after notice is provided to customers and 35 days after application is filed)
(Proposed rates requested by the utility are not final. The Commission may modify the rates and order a refund or credit against future bills all sums collected during the pendency of the rate proceeding in excess of the rate finally ordered plus interest.)

Reason(s) for proposed Rate Change:

Increased cost of doing business.

BILLING COMPARISON

Water

				Phase III			
Existing	5,000 gallons:	\$ 65.00	/mo	Proposed	5,000 gallons:	\$ 100.82	/mo
Existing	10,000 gallons:	\$ 90.00	/mo	Proposed	10,000 gallons:	\$ 147.37	/mo
Existing	30,000 gallons:	\$ 270.00	/mo	Proposed	30,000 gallons:	\$ 333.17	/mo

Sewer

Existing	5,000 gallons:	\$ 130.00	/mo	Proposed	5,000 gallons:	\$ 194.48	/mo
Existing	10,000 gallons:	\$ 190.00	/mo	Proposed	10,000 gallons:	\$ 311.08	/mo

Oak Shores, Oak Shores on Lake Austin, Briarpatch, Smokey Ridge Annex & three tracts so. thereof, Pearce Annex, Skidshores Restaurant & Marina, W. Greenshores & Pearce Road Area, Woods of Greenshores Subdivision, Greenshores on Lake Austin

Subdivision(s) or System(s) Affected by Rate Change

Hill Country Galleria, Suite B175 Bee Cave TX 78736
Company Address City State Zip

(512) 442-0377

Company Phone Number

194,265.00

Annual Revenue Increase

10/10/2018

Date Notice Delivered

9/21/2012

Date of Last Rate Change

Monthly on the 25th

Date Meters Typically Read

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

NOTICE OF PROPOSED RATE CHANGE - WATER

CURRENT RATES			PROPOSED RATES Phase III		
Monthly base rate including _____ o gallons			Monthly base rate including _____ o gallons		
Meter Size:			Meter Size:		
RESIDENTIAL			RESIDENTIAL		
5/8" or 3/4"	\$	40.00	5/8" or 3/4"	\$	61.40
1"	\$	100.00	1"	\$	153.50
1 1/2"	\$	200.00	1 1/2"	\$	307.00
2"	\$	320.00	2"	\$	491.20
3"	\$	600.00	3"	\$	921.00
Other: 3/4"	\$	60.00	Other: 3/4"	\$	92.10
			4"	\$	1,535.00
GALLONAGE CHARGE:			GALLONAGE CHARGE:		
TIER	VOLUME	CHARGE per 1000 gals.	TIER	VOLUME	CHARGE per 1000 gals.
Tier 1	0 to 10,000 gals.	\$ 5.00 /1000 gals.	Tier 1	0 to 10,000 gals.	\$ 10.15 /1000 gals.
Tier 2	10,001 to 25,000 gals.	\$ 8.00 /1000 gals.	Tier 2	10,001 to 25,000 gals.	\$ 10.15 /1000 gals.
Tier 3	25,001 to 50,000 gals.	\$ 12.00 /1000 gals.	Tier 3	25,001 to 50,000 gals.	\$ 10.15 /1000 gals.
Tier 4	50,001 to _____ gals.	\$ 14.00 /1000 gals.	Tier 4	50,001+ to _____ gals.	\$ 10.15 /1000 gals.
Tier 5	_____ to _____ gals.	\$ _____ /1000 gals.	Tier 5	_____ to _____ gals.	\$ _____ /1000 gals.
MISCELLANEOUS FEES			MISCELLANEOUS FEES		
Tap Fee	\$	750.00	Tap Fee	\$	750.00
Reconnect fee: Non-payment	\$	25.00	Reconnect fee: Non-payment (Maximum - \$25.00)	\$	25.00
Customer's Request	\$	45.00	Customer's Request	\$	45.00
Transfer Fee	\$	45.00	Transfer Fee	\$	45.00
Late Charge	\$	10.00	Late charge: (Indicate either \$5.00 or 10%)	\$	10.00
Returned Check Charge	\$	30.00	Returned Check Charge	\$	30.00
Deposit	\$	50.00	Deposit (Maximum \$50.00)	\$	50.00
Meter test fee	\$	25.00	Meter test fee (Maximum - \$25.00)	\$	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 -SEWER

CURRENT RATES		PROPOSED RATES Phase III	
Monthly base rate including _____ 0 gallons Meter Size: RESIDENTIAL		Monthly base rate including _____ 0 gallons Meter Size: RESIDENTIAL	
5/8" or 3/4" \$ 70.00		5/8" or 3/4" \$ 131.98	
1" \$ 175.00		1" \$ 329.95	
1 1/2" \$ 350.00		1 1/2" \$ 659.90	
2" \$ 560.00		2" \$ 1,055.84	
3" \$ 1,050.00		3" \$ 1,979.70	
Other: 3/4" \$ 105.00		Other: 3/4" \$ 197.97	
		4" \$ 3,299.50	
GALLONAGE OR FIXED CHARGE:		GALLONAGE OR FIXED CHARGE:	
\$ 12.00		\$ 23.32	
<input type="checkbox"/> per month; OR		<input type="checkbox"/> per month; OR	
<input checked="" type="checkbox"/> for each additional 1,000 gallons over the minimum.		<input checked="" type="checkbox"/> for each additional 1,000 gallons over the minimum.	
Gallonge charges are determined based on average consumption for winter period which includes the following months: December, January, February		Gallonge charges are determined based on average consumption for winter period which includes the following months: December, January, February	
MISCELLANEOUS FEES		MISCELLANEOUS FEES	
Tap Fee \$ 500.00		Tap Fee \$ 500.00	
Reconnect fee: Non-payment \$ 25.00		Reconnect fee: Non-payment (Maximum - \$25.00) \$ 25.00	
Customer's Request \$ 45.00		Customer's Request \$ 45.00	
Transfer Fee \$ 45.00		Transfer Fee \$ 45.00	
Late Charge \$ 10.00%		Late charge: (Indicate either \$5.00 or 10%) \$ 10.00%	
Returned Check Charge \$ 30.00		Returned Check Charge \$ 30.00	
Deposit \$ 50.00		Deposit (Maximum \$50.00) \$ 50.00	
Meter test fee \$ 0.00		Meter test fee \$ 0.00 (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.

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 COMMISSION
FILING 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

Annual Report for Class C Water and/or Sewer Utilities

PUBLIC UTILITY COMMISSION OF TEXAS
1701 N. CONGRESS AVE., PO BOX 13326, AUSTIN, TX 78711-3326
pursuant to TWC § 13.136

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

1 Utility Name: PK-RE DEVELOPMENT COMPANY, INC

-List all assumed name(s) or d/b/a names: GREENSHORES UTILITY SERVICES

2 Certificate of Convenience and Necessity No. 12407 & 20948 Calendar Year Ending 2015

3 Street Address: 500 N. Capital of Texas Highway, Bldg. 1, Suite 125

4 City or Town: Austin, TX CCN No.: 12407 & 20948

5 Email Address: russell@epprighthomes.com

6 County: Travis Zip Code: 78746

7 TCEQ PWS Number(s) 2270060

8 Water Quality Discharge Permit Number(s) WQ0014286001

II. TYPE OF ORGANIZATION AND PRINCIPAL OFFICERS

9 Type of Ownership:
Corporation: X Partnership: _____ Individual: _____ Other: _____

10 If a corporation, list names and titles of the officers. If an individual or partnership, list the name of the individual or each partner and provide the title for each. For partnerships, please provide the percentage of ownership for each partner.

Russell Eppright - President

Russell Parker - Vice President and Treasurer

11 If the controlling ownership of this utility changed during the last twelve (12) months, state the date of ownership change and the name and address of the prior owner.

12 Date the utility was formed or incorporated: 3/1/2000

13 Is the utility under common ownership or control by another corporation? Y N If yes, by whom? No

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

14 Name and Title: Russell Eppright

15 Address: 500 N. Capital of Texas Highway, Bldg. 1, Suite 125

16 City: Austin

17 Telephone Number with Area Code: 512-347-1530

18 Cell Phone Number with Area Code: 512-470-0705

19 Fax Number with Area Code: _____

20 e-mail address: russell@epprighthomes.com

21 If not an officer, owner or employee, give name of firm employed by: _____

1. Balance Sheet

Name of Utility: PK-RE DEVELOPMENT COMPANY, INC

Line #	ASSETS	End of Year 12/31/2015	End of Prior Year 12/31/2014
	UTILITY 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	\$ -	
4	110 Less: Accumulated Depreciation	\$ (2,348,269)	\$ (2,105,716)
5	NET UTILITY PLANT	\$ 5,800,106	\$ 6,040,710
6	CURRENT 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)	\$ -	\$ -
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
	LIABILITIES & EQUITY		
	EQUITY		
13	201 Common Stock	\$ 4,346,674	\$ 4,273,719
14	211 Other paid in capital	\$ (299,669)	\$ (45,927)
15	215 Retained Earnings		
16	218 Proprietary Capital		
17	TOTAL STOCKHOLDERS' EQUITY	\$ 4,047,005	\$ 4,227,792
	LONG-TERM DEBT	xxxx	xxxx
18	224 Long-term debt (more than 1 year)	\$ 1,852,529	\$ 1,914,523
	CURRENT LIABILITIES (less than 1 year)	xxxx	xxxx
19	231 Accounts Payable	\$ 140,066	\$ 126,598
20	232 Notes Payable	\$ 61,652	\$ 61,652
21	241.0 Other Current Liabilities	\$ 20,470	\$ 20,420
	TOTAL CURRENT LIABILITIES	\$ 222,188	\$ 208,670
	OTHER LIABILITIES and DEFERRED CREDITS	xxxx	xxxx
22	253 Other Deferred Credits		
23	271-272 Net Contributions in Aid of Construction		
24	TOTAL OTHER LIABILITIES and DEFERRED CREDITS		
25	TOTAL LIABILITIES & EQUITY*	\$ 6,121,722	\$ 6,350,985

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

2. Statements of Income

Name of Utility: PK-RE DEVELOPMENT COMPANY, INC

Line #

Report Calendar Year 2015

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

1	Total Revenue:			
	Operating Expenses:			
2	601 O & M Salaried Labor			\$ -
3	604 Employee Benefits			\$ -
4	631, 635, 636 O & M Contract labor	\$ 57,913	\$ 34,678	\$ 92,591
5	620 Operating/Maint Supplies	\$ 127,315	\$ 97,941	\$ 225,256
6	610 Purchased Water	\$ 29,967		\$ 29,967
7	615 Purchased Power	\$ 43,526	\$ 26,064	\$ 69,590
8	635 Testing Expense			\$ -
9	618 Chemicals	\$ 5,419	\$ 179,475	\$ 184,894
10	656-659 Insurance	\$ 6,101	\$ 3,653	\$ 9,754
11	601 General Office Salaries			\$ -
12	675 General Office Expenses	\$ 3,950	\$ 2,366	\$ 6,316
13	632 Contract Accounting	\$ 3,390	\$ 2,030	\$ 5,420
14	633 Legal			\$ -
15	634 Management			\$ -
16	666 Amortization- Rate Case Expense			\$ -
17	403 Depreciation Expense	\$ 110,010	\$ 132,621	\$ 242,631
18	667-675 Other Misc. Expenses	\$ 16,051	\$ 9,611	\$ 25,662
	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	\$ 409,077	\$ 491,693	\$ 900,770
23	Net Operating Income	\$ (6,963)	\$ (158,809)	\$ (165,772)
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)

Name of Utility: PK-RE DEVELOPMENT COMPANY, INC

4. Other Operating Information

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

Management and Operations

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

Yes or No

Name of Utility: PK-RE DEVELOPMENT COMPANY, INC

5. Affiliated Transactions

Charges by an Affiliate to the Reporting Utility

Name of Affiliated company: _____

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

Charges by an Reporting Utility to Affiliates

Name of Affiliated company: _____

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

PK-RE Development Company, Inc. d/b/a Greenshores Utility Services

(Company Name)

VERIFICATION

OATH

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

State of Texas

as:

County of Travis

Russell Eppright

makes oath and says that he/she is

President

(Name of affiant)

(Official title of affiant)

of PK-RE Development Company, Inc. d/b/a Greenshores Utility Services

(Exact legal title or name of the respondent)

The signed officer has reviewed the report.

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

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

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

Subscribed and sworn to and before me, a Notary Public

in and for the State and County above-named, this 12th day of October, 2016

Judy A. McMahon

My commission expires March 19, 2017

(Signature of officer authorized to administer oaths)

(Signature of affiant)



SUPPLEMENTAL OATH

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

State of Texas

as:

County of Travis

Russell Eppright

mal

President

(Name of affiant)

(Official title of affiant)

of PK-RE Development Company, Inc. d/b/a Greenshores Utility Services

(Exact legal title or name of the respondent)

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

Subscribed and sworn to before me, a Notary Public

in and for the State and County above-named, this 12th day of October, 2016

Judy A. McMahon

My commission expires March 19, 2017

(Signature of officer authorized to administer oaths)

(Signature of affiant)



PUC DOCKET NO. 46333

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

§
§
§
§
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§
§

BEFORE THE

PUBLIC UTILITY COMMISSION

OF TEXAS

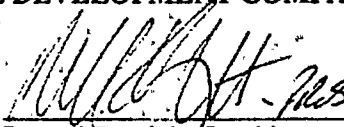
**PK-RE DEVELOPMENT COMPANY, INC.'S FIRST
ERRATA TO APPLICATION**

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.

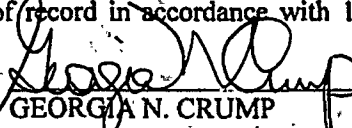
By:



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. CRUMP

PUC Docket No. 46333

First Errata

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			
Line No.	A	B	C
		Reference	
DETERMINATION OF FIXED COSTS			
1.	Gross revenues to be recovered:	Sch I-1, Line 36	472,536
	Less variable costs:		
2.	Purchased water - Account 610	Sch I-1, Col. F, line 1	29,967
3.	Purchased power - Account 615	Sch I-1, Col. F, line 2	43,526
4.	Other volume related - Account 618	Sch I-1, Col. F, line 3	5,419
5.	Other volume related or allocated (attach schedule)		
6.			
7.			
8.			
9.			
10.	FIXED COSTS (Line 1 minus Lines 2-9)		393,623
11.	% OF FIXED COSTS RECOVERED IN VOLUMETRIC CHARGE		50%
12.	TO BE RECOVERED THROUGH BASE SERVICE CHARGE		196,812
RECAP:			
13.	RECOVERED THROUGH BASE SERVICE CHARGE	Line 10	196,812
14.	RECOVERED THROUGH VOLUMETRIC RATE	Line 1 - Line 10	275,724
	TOTAL	Equals Line 1	472,536
TO BE RECOVERED THROUGH BASE SERVICE CHARGE			
15.	TOTAL METER EQUIVALENTS	Sch I-3, Col H, line 9	316.5
16.	CHARGE PER 5/8" X 3/4" METER	Line 13 / Line 15	51.82
TO BE RECOVERED THROUGH VOLUMETRIC RATE			
17.	TOTAL WATER SALES IN 1,000 GALS	Sch II-1(a), Col C, line 4	30,750
18.	VOLUMETRIC RATE (CHARGE PER 1,000 GALS)	Line 14 / Line 17	See Attached
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
	Meter size	Equivalency	Base Rate/size
20.	5/8 X 3/4"	51.82 X 1.0 =	1 51.82
21.	3/4"	51.82 X 1.5 =	1.5 77.73
22.	1"	51.82 X 2.5 =	2.5 129.55
23.	1 1/2"	51.82 X 5.0 =	5 259.1
24.	2"	51.82 X 8.0 =	8 414.56
25.	3"	51.82 X 15.0 =	15 777.3
26.	4"	51.82 X 25.0 =	25 1295.5

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.

PK-RE Development**Development of Inclining Block Rates - Phase I**

Consumption in Gallons					
0-10,000	10,001 - 25,000	25,001 - 50,000	50,001 and Above	Total	
6,922	8,680	9,398	5,790	30,790	
Existing Rates					
\$ 5.00	\$ 8.00	\$ 12.00	\$ 14.00		
Calc Revenue at Existing Rates					
\$ 34,610	\$ 69,440	\$ 112,776	\$ 81,080	\$ 297,886	
Calc Revenue at Proposed Rates					
\$ 32,035	\$ 64,274	\$ 104,386	\$ 75,029	\$ 275,724	
Proposed Volumetric Rates					
\$ 4.63	\$ 7.40	\$ 11.11	\$ 12.96		
Proof of Revenue					
\$ 32,049	\$ 64,232	\$ 104,412	\$ 75,031	\$ 275,724	

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	Total
6,922	8,680	9,398	5,790	30,790
Existing Rates				
\$ 5.00	\$ 8.00	\$ 12.00	\$ 14.00	
Calc Revenue at Existing Rates:				
\$ 34,610	\$ 69,440	\$ 112,776	\$ 81,060	\$ 297,886
Calc Revenue at Proposed Rates				
\$ 33,203	\$ 66,617	\$ 108,192	\$ 77,765	\$ 285,777
Proposed Volumetric Rates:				
\$ 4.80	\$ 7.67	\$ 11.51	\$ 13.44	
Proof of Revenue				
\$ 33,226	\$ 66,576	\$ 108,171	\$ 77,805	\$ 285,777

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			
Line No.	A	B	C
		Reference	
DETERMINATION OF FIXED COSTS			
1.	Gross revenues to be recovered:	Sch I-1, Line 36	545,320
	Less variable costs:		
2.	Purchased water - Account 610	Sch I-1, Col. F, line 1	29,967
3.	Purchased power - Account 615	Sch I-1, Col. F, line 2	43,526
4.	Other volume related - Account 618	Sch I-1, Col. F, line 3	5,419
5.	Other volume related or allocated (attach schedule)		
6.			
7.			
8.			
9.			
10.	FIXED COSTS (Line 1 minus Lines 2-9)		466,408
11.	% OF FIXED COSTS RECOVERED IN VOLUMETRIC CHARGE		50%
12.	TO BE RECOVERED THROUGH BASE SERVICE CHARGE		233,204
RECAP:			
13.	RECOVERED THROUGH BASE SERVICE CHARGE	Line 10	233,204
14.	RECOVERED THROUGH VOLUMETRIC RATE	Line 1 - Line 10	312,116
	TOTAL	Equals Line 1	545,320
TO BE RECOVERED THROUGH BASE SERVICE CHARGE			
15.	TOTAL METER EQUIVALENTS	Sch I-3, Col H, line 9	316.5
16.	CHARGE PER 5/8" X 3/4" METER	Line 13 / Line 15	61.4
TO BE RECOVERED THROUGH VOLUMETRIC RATE			
17.	TOTAL WATER SALES IN 1,000 GALS	Sch II-1(a), Col C, line 4	30,750
18.	VOLUMETRIC RATE (CHARGE PER 1,000 GALS)	Line 14 / Line 17	See Attached
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")		61.4
	Meter size	Line 16	Equivalency Base Rate/size
20.	5/8 X 3/4"	61.4 X 1.0 =	1 61.4
21.	3/4"	61.4 X 1.5 =	1.5 92.1
22.	1"	61.4 X 2.5 =	2.5 153.5
23.	1 1/2"	61.4 X 5.0 =	5 307
24.	2"	61.4 X 8.0 =	8 491.2
25.	3"	61.4 X 15.0 =	15 921
26.	4"	61.4 X 25.0 =	25 1535

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.

PK-RE Development

Development of Inclining Block Rates - Phase III

Consumption in Gallons					
0-10,000	10,001 - 25,000	25,001 - 50,000	50,001 and Above	Total	
6,922	8,680	9,398	5,790	30,790	
Existing Rates					
\$ 5.00	\$ 8.00	\$ 12.00	\$ 14.00		
Calc Revenue at Existing Rates					
\$ 34,610	\$ 69,440	\$ 112,776	\$ 81,060	\$ 297,886	
Calc Revenue at Proposed Rates					
\$ 36,263	\$ 72,757	\$ 118,163	\$ 84,932	\$ 312,116	
Proposed Volumetric Rates					
\$ 5.24	\$ 8.38	\$ 12.57	\$ 14.68		
Proof of Revenue					
\$ 36,271	\$ 72,738	\$ 118,133	\$ 84,974	\$ 312,116	