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.

Page 44

UTILITY NAME: PK-RE DEVELOPMENT, INC. SCHEDULES - CLASS B RATE/TARIFF CHANGE V SCHEDULE OF EFFECTIVE FEDERAL TAX ŘATE FOR THE TEST YEAR ENDED: 12/31/15

Α	В	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	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
		(Portion of Taxable Income in Level)		(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	· 中国	To Line 4	-

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

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.

9/17/15 Page 46

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		A A	В		T	С
No.			Refer		41	
10.	DETERMINATION OF	FIXED COSTS	Keiei		11.	re 1 . 11.4 Callark
1.	Gross revenues to be re		Sch I-1, Line	36 ·	 	392,694
140.4	Less variable costs:				13 13	
2.	Purchased water - Acc	count 610	Sch I-1, Co			-
3.	Purchased power - Ac		Sch I-1, Co			26,064
4.	Other volume related - Account 618		Sch I-1, Co			179,475
5.	[or allocated (attach schedule)	1		 	
6.		(4,000)			 	
7.						
8.						
9.						<u></u>
10.	FIXED COSTS	(Line 1 minus Lines 2-9)	·			187,155
11.	% OF FIXED COSTS R	ECOVERED IN VOLUMETRIC	CHARGE		ų.	0%
12.	TO BE RECOVERED TH	ROUGH BASE SERVICE CHARGE				187,155
-	RECAP:					
13.	RECOVERED THROU	GH BASE SERVICE CHARGE	Line	10		187,155
14.	RECOVERED THROUGH	GH VOLUMETRIC RATE	Line 1 - Line 10			205,539
	TOTAL	4.,	Equals	Line I		392,694
	7 18 1	IROUGH BASE SERVICE CHAR		· .	, F , T	•
	TOTAL METER EQUIV		Sch I-3, Co	l H, line 9		218.075
16.	CHARGE PER 5/8" X 3		Line 13 / Line 15		-	71.52
·; ; ,		THROUGH VOLUMETRIC R				-
17.	TOTAL WATER SALE		Sch II-1(a), C			8,815
18.		CHARGE PER 1,000 GALS)	Line 14/	Line 17		23.32
	PROPOSED RATES:		· ·			٠, ^
19.		LIVERED PER 1,000 gallons	Line 18 or a	ttach calc	ħ	23.32
	BASE SERVICE CHAR					71.52
	Meter size	Line 16	Equiva	lency	Bas	e Rate/size
20.	5/8 X 3/4"		X 1.0 =	1		71.52
21.	3/4"		X 1.5 =	1.5		107.28
22.	1"		X 2.5 =	2.5		178.8
	1 1/2"		X 5.0 =	, 5	· · · · · · · · · · · · · · · · · · ·	357.6
	2"		X 8.0 =	8		572.16
	3" 4"		X 15.0 =	15		1072.8
26.	4"	71.52	X 25.0 =	25	*	1788
	-					
		*			1	-
						
			<u> </u>			

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

Line		A		В	C
No.			Refe	rence	4) , 41
٠٠٠, <u>٠٠٠,</u> ١	DETERMINATION OF FIX	XED COSTS			经数据的 完全经验
1.	Gross revenues to be recov		Sch I-1, Lir		409,338
1477					
2.	Purchased water - Account	nt 610	Sch I-1, C	ol. F, line 1	-
3.	Purchased power - Accou	nt 615	Sch I-1, C	ol. F, line 2	26,064
4.	Other volume related - Ad	count 618	Sch I-1, C	ol. F, line 3	179,475
5.	Other volume related or a	llocated (attach schedule)			
6.					
7.				···	
8.					ı
9.					н
10.	FIXED COSTS ,	(Line 1 minus Lines 2-9)		ESPHINE	203,799
11.		OVERED IN VOLUMETRIC CI	HARGE		0%
12.		IGH BASE SERVICE CHARGE			203,799
33,233	RECAP:		語類的語		一點轉開北京區接管
13.	RECOVERED THROUGH		Lin	e 10	203,799
14.	RECOVERED THROUGH		1	Line 10	205,539
	TOTAL			Line 1	409,338
1.		UGH BASE SERVICE CHARGE			全区区域局限划的
15.	TOTAL METER EQUIVAL			ol H, line 9	218.075
16.	CHARGE PER 5/8" X 3/4"			/Line 15	, 77.88
<u> </u>		ROUGH VOLUMETRIC RAT			
17.	TOTAL WATER SALES IN			Col C, line 4	8,815
18.	VOLUMETRIC RATE (CH	ARGE PER 1,000 GALS)		/Line 17	23.32
43.732		Participal de la company d			
19,	FOR ALL WATER DELIVI		Line 18 or	attach calc	23.32
- 'N, i, '	BASE SERVICE CHARGE	(PER 5/8" X 3/4")	=0	·	77.88
<u> </u>	Meter size	Line 16		alency	
20.	5/8 X 3/4"		X 1.0 =	1	77.88
21.	3/4"		X 1.5 =	_ 1.5	116.82
22.	1 10"		X 2.5 =	2.5	194.7
23.	1 1/2" 2"		X 5.0 =	5	389.4
24.	3"		X 8.0 =	·8	623.04
25.	<u>4"</u>		X 15.0 ='	15	1168.2
26.	4	77.88	X 25.0 =	25	1947
	~~ <u>~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~ ~</u>				
L					

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

<u></u>	FOI	R THE TEST YEAR ENDED:	12/31/2015			
Line		A		B .	, C	
No.		<u> </u>	Refe	erence		
	DETERMINATION OF				200216	Part parts
1.	Gross revenues to be rec		Sch I-1, Line		<u> </u>	550,925
, , , ,	Less variable costs:				Salar a	
2.	Purchased water - Acc	ount 610		col. F, line 1		-
3.	Purchased power - Acc	count 615	Sch I-1, C	Col. F, line 2		26,064
4.	Other volume related -	Account 618	Sch I-1, C	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)	: 14 A.			345,386
11.	% OF FIXED COSTS RE	COVERED IN VOLUMETRIC			H	0%
12.	·	OUGH BASE SERVICE CHARGE	1			345,386
	RECAP:		7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7			
13.	RECOVERED THROUG	H BASE SERVICE CHARGE	Line 10			345,386
14.	RECOVERED THROUG	RECOVERED THROUGH VOLUMETRIC RATE		Line 1 - Line 10		205,539
	TOTAL			Equals Line 1		550,925
	TO BE RECOVERED TH	ROUGH BASE SERVICE CHAR				. 4 5. 1.
15.	TOTAL METER EQUIV	ALENTS	Sch I-3, C	ol 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 R	·			·
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
٠, ،	PROPOSED RATES:		77. 7. 12.			, 4 F
19.	FOR ALL WATER DEL	IVERED PER 1,000 gallons	Line 18 or	attach calc		23.32
•	BASE SERVICE CHAR					131.98
	Meter size	Line 16	Equiv	alency	Base F	Rate/size
20.	5/8 X 3/4"	<u> </u>	X 1.0 =	1	1.	131.98
21.	3/4"	131.98	X 1.5 =	1.5		197.97
22.	["	131.98	X 2.5 =	2.5		329.95
23.	1 1/2"	L	X 5.0 =	5	·	659.9
24.	2"	131.98	X 8.0 =	. 8	Í _n	1055.84
25.	3"		X 15.0 =	15		1979.7
26.	4"	131.98	X 25.0 = .	25		3299.5
		and the second s				
		*			L.	
					٠,	
				,		

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.

MELISSA DEL GAUDIO
My Commission Expires
April 29, 2018

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Subscribed and sworn to before me on this the

My commission expires:

7196570.1

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

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AFFIDAVIT

STATE OF TEXA	AS	
COUNTY OF	Tr	avis
I, PROPOSED RA		being duly sworn, file this NOTICE OF President
other authorized re	epresentative of Utility); that, in su	per of partnership, title as officer of corporation, on the capacity, I am qualified and authorized to file de and matters set forth herein are true and correct
I further represent	t that a copy of the attached NOTI	mail
· to each customer	or other affected party on or abou	October 17 , 20 18
* ***		(Utility's Authorized Representative)
		PK-RE Development Company, Inc.
	4	NAME OF UTILITY
	is form is any person other than th y verified Power of Attorney must	e sole owner, partner, officer of the Utility, or its be enclosed.
this the	ND SWORN TO BEFORE ME, day of October hand and seal of office.	, 20 <u>/C</u> , to certify
•	••	· .
SEAL		Carl.
Notary ID # My Commis	W HUNT 130498816 Bion Expires 15, 2020	NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Andrew Hunt
********		PRINT OR TYPE NAME OF NOTARY

MY COMMISSION EXPIRES Jamay 15, 2020

P.U.C. DOCKET NO. 46333_*

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

PK-RE DEVELOPMENT CO	MPANY, INC. (DBA Greenshores	Utility Services)	31240	7 (Water), 209	48 (Sewer)	L CAP	in V
ř	Company Name			CCN Ni	umber(s)		
application may be rapplication at your ut TX 78701). The propor suspended by the combined protest let rates the Commission	reviewed online at intertility's office at the addressed rates will apply to Commission. If the eter, from at least an has original jurisdiction atter will be set for he 15 Water,	rchange.puc.texas ress below or at the service received Commission recei [number of] ratep on) or from any aff aring. See Protes	gov. Yne Comi after the ives a si ayers (lected m	ou may also nission's office effective date ufficient numble percent of tunicipality before the next	inspect a copy of the (1701 N. Congres provided below, under of protests, septime utility's custome fore the 91st day after	ne rate ches Ave, Andess mod arately on ars over were the property	nange ustin, lified r in a whose posed
				Phase I	İ	h	grant ag Printer and g
	ATE OF PROPOSE				avacene y	1.730,2	
(Proposed rates request	ays after notice is provide ted by the utility are not followed the liected during the pendential	final. The Commiss	ion may	modify the rate	s and order a refund (or credit a interest.)	gainst
Reason(s) for pro-	posed Rate Change:	•			•		
Increased cost of doing	business:						
BILLING COMP <u>Water</u>	ARISON						Phase I
Existing	5,000 gallons:	\$ 65.00	/mo	Proposed	5,000 gallons:	\$	<u>r⊒x</u> ; 96.67; /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:	\$	序。是320.92 /mo
<u>Sewer</u>							***************************************
Existing	5,000 gallons:	\$ 130.00	/mo	Proposed	, 5,000 gallons:		1 189.12 /mc
Existing	10,000 gallons:	\$ [623, 4190.00]	/mo	Proposed	10,000 gallons:	\$	304.72 /mc
Oak Shores, Oak S Restaurant & Marin	Shores on Lake Austin, Bri na, W. Greenshores & Pea	arpatch, Smokey Ri arce Road Area, Wo	dge Anno	ex & three tracts eenshores Subc	so. thereof, Pearce Alivision, Greenshores	nx., Skisho on Lake A	ustin
·	4	(s) or System(s) A					
Hill Country Galleria	a, Sulte B175	Bee Cave	// /Ai	X&E&2.70	8738 LEGA LA		and the sil
Сотрапу		City		state Zi	p.i		
(512) 442-0377			1.VE			HON	Maria V
	hone Number						<u> </u>
146,999.00		IN THE PARTY	and the	10/10/2016	22. M. 228 BL. F.	Z.B.	144
	venue Increase		Date	Notice Deliver	red		
HER MERCEL SE	9/21/2012	Month	ly on the	25th // 14 14 15	To Million Carl		
	of Last Rate Change			Typically Read			
	notice, the utility shall	file a request for t	he accia	enmant of a do	aket number for the	annlicati	ion

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.

First Name:	Last Name:	1
	Fax Number:	
Address, City, State:		
Location where service is recei-	ved:	Ħ
(if different from the mailing address)		
Please fill out the following:		
I wish to PROTEST the follow	wing proposed rate action/s:	
☐ Water Rate Change ☐ Sewer	r Rate Change 🔲 Both Water and Sewer Rate C	hange
Other (please specify below)		
		ì
		v
		•
Signature of Protestant:		· ·

Si desca 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

MODICE OF PROPOSED BATE ON ANOTHER							
NOTICE OF PROPOSED RATE CHANGE –WATER							
CURRENT RATES		PROPOSED RATES P	hase Maria Caraca Annie				
Monthly base rate inclu		4	ng gallons				
Meter Size:	- I was a series of the series	Meter Size:	8				
RESIDENTIAL		RESIDENTIAL					
5/8" or 3/4"	\$ 3.40.00		\$ 137,45 \$ 51,82				
1 ⁿ	\$ 14.2.5	1 n	\$100/45/00 31(129:55				
1 1/2"	\$ 200,00	1 1/2"	\$ 259.10				
2"	\$ 20.00	2"	\$ 14.56				
3"	\$ 500.00	3"	\$ 22 2 2777.30				
Other: 3/4"	\$	Other: 3/47/16 Ze 7.					
		4"	\$ 1,295.50				
A LIGALION	VAGE CHARGE:	GALLONA	GE CHARGE:				
TIER VOLUME	CHARGE per 1000 gals.	TIER VOLUME	CHARGE per 1000				
Tier I Secotto 100	000, gals: \$ 15.500 //1000 gals:	Tier 1 2 0 to 3 10,000	gals. \$ ONe 97/1000 gals.				
	00 gals: \$5778.00 //1000 gals: }		gals. \$ 3 18.97 /1000 gals.				
	000 gals \$ 12.00 /1000 gals 3	\$ 	gals \$ \$ 1000 gals \$ 1				
	gals: 1\$1,14.00 //1000 gals 1		gals: \$[8.97.7/1000 gals]				
	Bgals \$1.22 /1000 gals	I	gals. \$50. 3/1000 gals.				
MISCEL	LANEOUS FEES MANAGEMENT	MISCELLA	NEOUS FEES				
Tap Fee	\$1750.00	Tap Fee	\$ 750.00				
Reconnect fee:	**	Reconnect fee:					
Non-payment		Non-payment					
	\$15.00	(Maximum - \$25.00)	\$ 25.00				
Customer's Request	\$ 45,00	Customer's Request	S 345.00				
Transfer Fee	\$\$\$\$\tag{45.00}	Transfer Fee	\$ 45.00				
Late Charge		% Late charge: (Indicate	CAMBON NAME A				
		either \$5.00 or 10%)	\$ 32 34 62 2 2 3 10.00				
	30.00	Returned Check Charge	\$ 30.00				
Deposit	\$ 50.00	Deposit	THE STATE OF THE S				
\(\lambda = \lambda = \lambda = \lambda \)		(Maximum \$50.00)	D (11				
Meter test fee	\$25.00	Meter test fee	\$ 125.00				
		(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.

NOTICE OF PROPOSED RATE CHANGE –SEWER						
CURRENT RATES		PROPOSED RATES Phase	se In The Average West			
Monthly base rate include	ling gallons	Monthly base rate including	0 gallons			
Meter Size:		Meter Size:				
RESIDENTIAL		RESIDENTIAL	ъ			
5/8" or 3/4"	\$ 70.00	5/8" or 3/4"	\$ 12 24 271.			
1"	\$ 175.00	1"	\$ 176.0			
1 1/2"	\$ \$350.00	1 1/2"	\$ 357.6			
2"	\$ 560.00	2"	\$			
3"	\$	3"	\$ 1,072.8			
Other: 3/4"	\$ 22.205.00		18 \$ NEEDWAY			
		4"	\$ 1,788.0			
GALLONAGE	OR'FIXED CHARGE:	GALLONAGE OR	FIXED CHARGE:			
\$ 12.00		\$23.32_				
per month; OR		per month; OR				
☑ for each additional 1,	000 gallons over the minimum.	☑ for each additional 1,000 gallons over the minimum.				
Gallonage charges are de	etermined based on average	Gallonage charges are determined based on average				
	period which includes the	consumption for winter period which includes the				
following months: Decem		following months: December, January, February				
MISCELL	ANEOUS FEES	MISCELLANEOUS FEES				
Tap Fee	\$ 500.00		500.0			
Reconnect fee:	-	Reconnect fee:				
Non-payment		Non-payment				
	\$ 25.00	(Maximum - \$25.00)	25.00			
Customer's Request	\$ 45.00	Customer's Request	45.00			
Transfer Fee	\$ 1.500 45.00	Transfer Fee	745.00			
Late Charge	\$ / 10.00°	% Late charge: (Indicate	10.00			
	THE REAL PROPERTY.	either \$5.00 or 10%)	The state of the s			
	\$ 30.00	Returned Check Charge	30.00			
Deposit	经报价和2000个编码	Deposit	TANK MILITARIA			
	\$3. 50.00	(Maximum \$50.00) 5	50.00			
Meter test fee	\$ 70.00	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.

P.U.C. DOCKET NO. 46333 *

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

PK-RE DEVELOPMENT C	OMPANY, INC. (DBA Greenshor	es Utility Services) 7 24	107, (Water), 209	48 (Sewer) 水 水	A STATE OF THE STA
				P	
	Company Name		CCN N	ımber(s)	
application may be application at your of TX 78701). The proor suspended by the combined protest learness the Commission	reviewed online at intuitility's office at the ad posed rates will apply e Commission. If the tter, from at least_n has original jurisolet natter will be set for h	the Public Utility Conerchange.puc.texas.gov. dress below or at the Coto service received after Commission receives a [number of] ratepayers ion) or from any affected earing. See Protest Fo 22 Sewer	You may also mmission's offic the effective date sufficient numl (10 percent of t municipality bef	inspect a copy of the ce (1701 N. Congress A provided below, unlesser of protests, separate the utility's customers core the 91st day after the	rate change ve, Austin, ss modified tely or in a over whose te proposed
6.	10 1101017	_	Phase II		
(must be at least 35 d (Proposed rates reque	sted by the utility are not	ED INCREASE: ided to customers and 35 final. The Commission many of the rate proceeding	ay modify the rate	ition is filed) is and order a refund or c	redit against
Reason(s) for pro	posed Rate Change	e:			
Increased cost of doin					
BILLING COMI	PARISON			4	Phase II
<u>Water</u>	5.000 11		.	5000 11	
Existing	5,000 gallons:	\$ 110.5.65,00 /mo	Proposed	5,000 gallons: 10,000 gallons:	\$ pan 100.92 /mo \$ 23147:37, /mo
Existing Existing	10,000 gallons: 30,000 gallons:	\$	Proposed Proposed	30,000 gallons:	\$ \(\frac{147:37}{2} \) /mo \(\frac{1}{2} \) \(\frac^2 \) \(\frac{1}{2} \) \(\frac{1}{2} \) \(\frac{1}{2} \) \(\f
Sewer Existing	50,000 ganons.	p (K)Spacero.co, /IIIO	i tohosea	50,000 ganons.	φ
Existing	5,000 gallons:	\$ 25 130.00. /mo	Proposed	5,000 gallons:	₩.3194:48 /mo
Existing	10,000 gallons:	\$	Proposed	10,000 gallons:	\$ [25] 311.08 /mo
Oak Shores, Oak Restaurant & Mari	Shores on Lake Austin, B	riarpatch, Smokey Ridge A	mex & three tracts Greenshores Subo	so thereof, Pearce Anx. livision, Greenshores on I	Skishores :
	Subdivisio	n(s) or System(s) Affect	ed by Rate Chan	ge	·
Hill Country Galler	la, Suite B175	Bee Cave	.tx€7.±x. €/7	738	
Company	y Address	City	State Zi	p	
			THE CHARLE	BREGREVEN	COLOR SOL
Company F	Phone Number				
					<u> </u>
Annual Re	evenue Increase	Da	te Notice Deliver	rea ·	
		Monthly on t			The state of the s
Date	of Last Rate Change	Date Meter	s 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 Ph		
Monthly base rate include		I	g gallons	
Meter Size:	ang jaran ganons	Meter Size:	ig water allegate ganons	
RESIDENTIAL		RESIDENTIAL		
5/8" or 3/4"	\$ 25.00	5/8" or 3/4"	\$ 2.54.4	
1"	\$ 100.00	1"	\$ 136.1	
1 1/2"	\$ 200.00	1 1/2"	\$ 5775777777777777777777777777777777777	
2"	\$ 320.00	2"	\$ 575-1435.7	
3"	\$ 600.00	3"	\$	
Other: 3/4"	\$	Other: 3/4/10/3/3/3/3		
		4"	\$ 1,361.75	
GALLON	AGE CHARGE	GALLONA	GE CHARGE:	
TIER VOLUME	CHARGE per 1000	TIER VOLUME	CHARGE per 1000	
Page 2	gals.		gals.	
	o gals. \$555.00 /1000 gals.		gals. \$ 9.29 /1000 gals.	
	o gals: \$ 8.00 /1000 gals.	Tier 2 3,10,001 to 25,000		
	o gals. \$ \$1200 /1000 gals.	Tier 3 25,001 to 50,000		
	gals. \$77,14.00 /1000 gals.	Tier 4 50.001+ to		
Tier 5	gals. \$ /1000 gals:	Tier 5 to	gals. \$ 1000 gals.	
			b /	
Carried Williams	'ANEONIO EDEC	***************************************		
MISCELL Top Foo			NEOUS FEES	
Tap Fee Reconnect fee:	\$ 50.00		\$ 750.00	
}		Reconnect fee:		
Non-payment	See 25 25.00	Non-payment (Maximum \$25.00)	\$ 25.00	
Customer's Request	\$ 25.00	(Maximum - \$25.00) Customer's Request	\$ 45.00	
Transfer Fee	\$ 45.00	Transfer Fee	\$ 345.00	
Late Charge				
Late Charge	\$10.00	either \$5.00 or 10%)	\$ 10.00	
Returned Check Charge	\$1.200.00	Returned Check Charge	\$ 30.00	
Deposit		Deposit Deposit		
F	\$ 50.00	(Maximum \$50.00)	\$ 250.00	
Meter test fee	\$, 25.00	Meter test fee	\$ 6-7 72 25.00	
	\$ 125.00	(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.

. N	NOTICE OF PROPOSED RATE CHANGE –SEWER					
CURRENT RATES		PROPOSED RATES Ph	ase IIDINI I I INNE			
Monthly base rate includ	ing gallons	Monthly base rate includir	ng gallons			
Meter Size:	,	Meter Size:				
RESIDENTIAL		RESIDENTIAL	•			
· 5/8" or 3/4"	\$ 70.00	5/8" or 3/4".	\$			
1"	\$ 175.00	1"	\$ 32.4.1.1.194.70			
1 1/2"	\$ 350.00	1 1/2"	\$ 389.40			
2"	\$ 225, 560.00	2"	\$ 623.04			
3"	\$1,050.00	3"	\$ 1,168.20			
Other: 3/4"	\$ 105.00		\$ 2 2 2 2 116.82			
		4"	\$ 1,947.00			
GALLONAGE (OR FIXED CHARGE:		R FIXED CHARGE:			
\$12.00_	•	\$23.32_				
per month; OR	•	per month; OR				
☑ for each additional 1,6	000 gallons over the minimum.	☑ for each additional 1,000 gallons over the minimum.				
Gallonage charges are de	termined based on average	Gallonage charges are dete				
consumption for winter p		consumption for winter pe				
following months: Decem		following months: December, January, February				
MISCELL	ANEOUS FEES	MISCELLA				
Tap Fee	\$	Tap Fee	\$ 500.00			
Reconnect fee:		Reconnect fee:				
Non-payment	ha turnista en management de la particular de la manda de la manda de la companya de la companya de la companya	Non-payment	I describe the second s			
	\$1	(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	\$ 10.00			
Returned Check Charge	\$1	Returned Check Charge	\$ 30.00			
Deposit	50.00	Deposit (Maximum \$50.00)	\$ 50.00			
Meter test fee	\$	Meter test fee (Maximum - \$25.00)	\$ 10.00			
	The state of the s	(UV.CSQ = HIBHHABIVI)	Soft Charles - a May be a substitute of the last			

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

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:
Universe at most of define buildings and the first of the
Initialization of the formation of the first

RILI	INC	COMP	A	RISON	ŧ
DILL	III G	COMM		MISOL	ŧ

Water	' COM	AKISON					Phase IÌI
	Existing	5,000 gallons:	\$ 65.00 /mo	Proposed	5,000 gallons:	_	100.92, /mo
	Existing ,	10,000 gallons:	\$	Proposed	10,000 gallons:	\$	5.1.147.37 /mo
	Existing	30,000 gallons:	\$ 2270.00 /mo	Proposed	30,000 gallons:	\$	管型333.17 /mo
Sewer							
	Existing	5,000 gallons:	\$ 200 x130.00 /mo	Proposed	5,000 gallons:		194.48 /mo
	Existing	10,000 gallons:	\$ 255,5190.00 /mo	Proposed	10,000 gallons:	\$	添加311.08 /mo

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

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

Company Address	City	State	Zip
512) 442-0377	The Market Secure		
Company Phone Number			
194 265 00 7007		10/10/2	0161.
COLDINATION OF THE SAME WINDS AND THE COLD AND AND AND AND AND AND AND AND AND AN			
Annual Revenue Increase		Date Notice I	
Annual Revenue Increase	9-2-3-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1	Date Notice I	

^{*} 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 Pha	se III 🚉 🕆	
Monthly base rate including	gallons	Monthly base	rate including	ELVEY.	gallons
Meter Size:		Meter Size:	_		
RESIDENTIAL	` `	RESIDENTI			
5/8" or 3/4" \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$		5/8"	or 3/4"	\$ 1000000	61.
I" San yar.			<u>l"</u> .	\$ स्टिप्ट	153.
1 1/2" \$ 3.50		1	1/2"		307.0
2" \$	320.00		2"	SER	491.2
3" \$ 3			3"		921.0
Other: 3/4" \$	60.00		iar diagram and	S S	92.1
			4"	\$	1,535.0
GALLONAGE CHARGE				E'CHARGI	C: Water Berger 1
TIER VOLUME CHARGE po	er 1000	TIER VO	LUME '		RGE per 1000
gals. Tier	001221213	T: 1 2779	T n SA E tA so non Till	gals.	457410001-51-55
Tier 1 0 to 10,000 gals. \$55.500 /100 Tier 2 10,001 to 25,000 gals. \$578.00 /100					15 /1000 gals.
Tier 3 \$25.001 to \$25.000 gals. \$448.007100	OO SELECT		001 to 125,000 g		
Tier 4 550,001 to 22 gals. \$224,00/100	00,2912.3				15 /1000 gals.
Tier 5 2 2 2 to 2 gals. \$ 2 2/100	OO GOLGE		01+_t0:vg		≈ /1000 gais. =
Liet 2 Transferover san Barara a remove 100	no Salzu	1161 3	CERCITO KING PARTY BE	из: у фильши	m-/ toou gais.
•					
MISCELLANEOUS FEES OF	7 - 1 - 3 - 1 - 1 - 1 - 1 - 1 - 1 - 1 - 1	i Designation of the second	MICCEL ICAN	FAHC.FFF	O FRANCES OF THE PARTY OF THE P
Tap Fee \$ \$		Tap F			750.00
Reconnect fee:	.00.00	Reconne		10年1日1日本中	10.00 mg 1 100.00
Non-payment		Non-pay			
Siza	25.00	(Maximum			25.00
Customer's Request \$		Customer's			45.00
Transfer Fee S	45.00	Transfe			45.00
				100 Sept. 100	11666
		% Late charge: either \$5.00	or 10%)		211.00 E10.00
Returned Check Charge \$	30.00	Returned Che		1 10 25 75 55	30.00
	77.3.74	Depo		15-42-3	50.00
Deposit \$ 2	50.00	(Maximum			50.00
		Meter te		S PARTY NAME OF	25.00
	25.00	(Maximum			25.00
73 I . A					

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.

N	NOTICE OF PROPOSED RATE CHANGE –SEWER				
CURRENT RATES	es en en estate	PROPOSED RATES Ph	ase III		
Monthly base rate include	ling gallons	Monthly base rate includir			
Meter Size:		Meter Size:			
RESIDENTIAL	•	RESIDENTIAL	ı		
5/8" or 3/4"	\$ 70.00	5/8" or 3/4"	\$ 131.98		
1"	\$ 275.00	1"	\$ [2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2		
1 1/2"	\$ 350,00	1 1/2"	\$ 659.90		
2"	\$ 560,00	2"	\$ 1,055.84		
3"	\$ 1,050,00	3"	\$ 779.70		
Other: 3/4"	\$ 105.00	Other: 3/4"	26. \$ J. J. 197.97		
·		4"	\$ 3,299.50		
GALLONAGE (OR FIXED CHARGE:	GALLONAGE OF	R FIXED CHARGE:		
\$ 12 00		\$ 23 32			
per month; OR	•	per month; OR	ii		
☑ for each additional 1,	000 gallons over the minimum.	🗵 for each additional 1,00	0 gallons over the minimum.		
, , ,	etermined based on average	Gallonage charges are dete			
	period which includes the	consumption for winter per			
following months: Decer		following months: December			
MISCELL	ANEOUS FEES	MISCELLA	NEOUS FEES		
Tap Fee	\$ 500.00	Tap Fee	\$ 500.00		
Reconnect fee:		Reconnect fee:			
Non-payment		Non-payment			
	\$ 25.00	(Maximum - \$25.00)	\$ 325.00		
Customer's Request	45.00	Customer's Request	\$ 45.00		
Transfer Fee	\$ 2 45.00	Transfer Fee	\$ 8 45.00		
Late Charge	\$ 20,240,240.00	Late charge: (Indicate	(10.00		
	E Saller Service Control of the Cont	either \$5.00 or 10%)	S		
	30.00	Returned Check Charge	\$ 20,00		
Deposit	\$ 50.00	Deposit (Maximum \$50.00)	\$ 50.00		
Meter test fee	\$ 10.00	Meter test fee (Maximum - \$25.00)	\$ 1.6 % 7 % 7 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.



RECEIVED

2016 OCT 12 PH 2: 57

PUBLIC UTILITY COMMISSION
FILING CLERK

CLASS "C" WATER COMPANY PUC ANNUAL REPORT OF

	CCN Number
	12407
Official Company Name:	20948
	,
PK-RE DEVELOPMENT COMPANY, INC.	
	,
D/B/A Name(s)	
GREENSHORES UTILITY SERVICES	

TO THE PUBLIC UTILITY COMMISSION OF TEXAS

For the Year Ended December 31, 2015

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 DEVE	LOPMENT COMPANY, I	NC "	
	List all assumed name(s) or d/b/a name(s)	ames:	GREENSHORES UTIL	ITY SERVICES	
2	Certificate of Convenience and Nec	cessity No.	12407 & 20948	Calendar Year End	ling 2015
3	Street Address: <u>5</u>	00 N. Capital of	Texas Highway, Bldg. 1, S	uite 125	
4	City or Town:	ustin, TX		CCN	No.: 12407 & 20948
5	Email Address <u>r</u>	ussell@epprighth	nomes.com		-
6	County: <u>T</u>	ravis		Zip (Code: 78746
7	TCEQ PWS Number(s)		-	2270060	
8	Water Quality Dicharge Permit Nur	nber(s) <u>WQ001</u> 4	1286001`	· *	
	<u>н. т</u>	YPE OF ORGA	NIZATION AND PRINC	CIPAL OFFICERS	
9 .	Type of Ownership:				
		X Partnership:		Individual:	Other:
	the percentage of ownership for eac Russell Eppright - President Russell Parker - Vice President and	Treasurer .			
11	If the controlling ownership of this state the date of ownership change a		• , ,	•	
12	Date the utility was formed or incor	porated:			3/1/2000
13	Is the utility under common owners	•	another corporation? Y	N If yes, by who	
	III. PERSON TO CON	TACT REGARI	DING THE INFORMAT	ON SUPPLIED ON	THESE FORMS
14	Name and Title:	Russell Eppri			
15	Address:	500 N. Capita	al 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 fir	rm employed by:	·	
					a contract of the contract of

1. Balance Sheet

	Name of Utility: PK-RE DEVELOPMENT COMPAN	Y, IN	(C	_	*
Line #	<u>ASSETS</u>		End of Year	En	nd of Prior Year
	UTILITY PLANT		12/31/2015		12/31/2014
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	\$	0,110,575	•	0,1 (0,120
4	110 Less: Accumulated Depreciation	\$	(2,348,269)	\$	(2,105,716)
5	NET UTILITY PLANT	\$	5,800,106	\$	6,040,710
6	CURRENT ASSETS	<u> </u>	XXXX		XXXX
7	131-135 Cash	\$.	59,485	\$	48,527
8	141-143 Accounts Receivable	\$	53,508	\$	53,508
9	151 Plant Materials and Supplies (not previously expensed)	\$	-	\$	-
10	171-174 Other Current Assets	\$	208,622	\$	208,240
11	TOTAL CURRENT ASSETS	\$	321,615	\$	310,275
12	TOTAL ASSETS*	\$	6,121,722	\$	6,350,985
· 14	211 Other paid in capital	\$	4,346,674	\$	4,273,719
13	201 Common Stock		1246 674	•	4 272 710
15	215 Retained Earnings	\$	(299,669)	\$	(45,927)
16	218 Proprietary Capital	,			
17	TOTAL STOCKHOLDERS' EQUITY	\$	4,047,005	\$	4,227,792
Ī	LONG-TERM DEBT		XXXX		xxxx
18	224 Long-term debt (more than 1 year)	\$	1,852,529	\$	1,914,523
	•		XXXX		XXXX
	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
,	THE LIADITITIES. I DEPENDED ADDRESS	<u> </u>	XXXX		XXXX
22	OTHER LIABILITIES and DEFERRED CREDITS 253 Other Deferred Credits				
23	271-272 Net Contributions in Aid of Construction	<u> </u>			
-	TOTAL OTHER LIABILITIES and DEFERRED CREDITS	-			
25	TOTAL LIABILITIES & EQUITY*	•	6 121 722	\$	6 350 005
23	TOTAL PROPERTIES & EAGILIA.	\$	6,121,722	3	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

				Water		Sewer		Total
Line#			R	eport Year	R	eport Year	R	Report Year
	Report Calendar Yea	r 2015		•				
				A		В,		C=A+B
1	Total Revenue:		\$	402,114	\$	332,884	\$	734,998
	•		I		-			
	Operating Expenses	<u>s:</u>				,		
2	601 O & M Salarie	i Labor				i	\$	-
3	604 Employee Bene	efits					\$	-
4	631, 635, 636 O &	M Contract labor	\$	57,913	\$	34,678	\$	92,591
5	620 Operating/Mai	nt Supplies	\$	127,315	\$	97,941	\$	225,256
6	610 Purchased War	ter	\$	29,967			\$	29,967
7	615 Purchased Pov	ver .	\$	43,526	\$	26,064	\$	69,590
8	635 Testing Expen	se				,	\$.	-
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			\$	3,950	\$	2,366	\$	6,316
13				3,390	\$	2,030	\$	5,420
14						· · ·	\$	-
15							\$	
16		Rate Case Expense				1	\$	-
17			\$	110,010	\$	132,621	\$	242,631
18			\$	16,051	\$	9,611	\$	25,662
	Taxes:			xxxx		xxxx		XXXX
19	409 Federal Incom	e Taxes	\$	-	\$	-	\$	- ,
		ise Taxes/Reg Assess.	\$		\$		\$	
	408 All Other Taxe		\$	5,435	\$	3,254	\$	8,689
<u> </u>	Total Expenses		· \$	409,077	\$	491,693	\$	900,770
			1			1)		
23	Net Operating Inco	me	\$	(6,963)	\$	(158,809)	\$	(165,772)
. 24	421, 433 Non-Oper	ating Income	T			1		
	Non-Operating Ded							
25	426 Other							
26	427 Interest		\$	66,948	\$	66,949	\$	133,897
27	Net Income		\$	(73,911)	\$	(225,758)	\$	(299,669)

Amounts Plant Retirements List Major Items by Class Amounts Plant Additions List Major Items by Class

8 8 8 8

20 20 20

8888

Total Change

the Last Annual Report

Plant Adjustments 20 20

20 20

20 20

20 20

\$0

80

80

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

PK-RE DEVELOPMENT COMPANY, INC

Name of Utility:

Date Plant Installed/Retired

mm/yyyy

PUC Annual Report

20

TOTALS

PUC Annual Report

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

Name of Utility: PK-RE DEVELOPMENT COMPANY, INC

Changes Since the Last	Annual Report	\$1,949	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		\$0	\$0	\$0	\$0	\$0	\$0	\$0	80	0\$	\$0	\$0	\$0	\$1,949
Plant	Adjustments					•										ı		,		•			·				80
ıts	Amounts			r	•																		1				80
Plant Retirements	List Major Items by Class	,	,										Ł						,				4 , s				
SI	Amounts	\$ 1,949	,						*		•	,		1							1.5	-	,				\$1,949
Plant Additions	List Major Items by Class	371 - Grinder Pump					•	,									,				-		, i				TOTALS
Date Plant Installed/Retired	mm/yyyy	Nov-15						÷.	,		₹												ළ ව ව ම		,		

4. Other Operating Information

Connection information		End of Prior	Connection information	,	End of Prior					
	End of Year	Year		End of Year	Year					
WATER:	<u>12/31/2015</u>	12/31/2014		12/31/2015	12/31/2014					
1 Number of active water connections			Number of active sewer connections							
5/8" or 3/4"	79		Residential	143	135					
3/4"	110	90	Non-residential							
1"	29	33			l					
1 1/2"		• -								
2"	•	-]							
List all additional meter sizes:			List all additional meter sizes:							
Unmetered water connections			Unmetered water connections							
		· · · · · · · · · · · · · · · · · · ·			<u> </u>					
2 Number of inactive water connections			Number of inactive water connections		 					
5/8" or 3/4"		-		Ł						
3/4" .	-	•								
1"										
1 1/2"	-									
2"		-			ļ ,					
-	-		T to 11 1100 1 1 1		 					
List all additional meter sizes:	- ·		List all additional meter sizes:		<u> </u>					
·										
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	<u> </u>	-	Number of inactive sewer connections							
				i	•					
5 Total gallons purchased	-									
6 Total gallons pumped	45,069									
Total Water Produced	45,069									
7 Total galions sold	30,750			8,815						
8 Gallons unaccounted for	14,275									
			Total amount of sewer treated (gallons)							
Management and Operations			Yes or No							
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 appro	oved .	·							
drought contingency plan for customer revie	w?									
3. Do you have written operating procedures for	r routine operati	ions?								
4. Do you have a written emergency action plan										
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.

5. Affiliated Transactions

Charges by an Affiliate to the Reporting Utility

Name of Affiliated company:____

NAR	UC 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)
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Charges by an Reporting Utility to Affiliates

Name of Affiliated company:

NAI	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)
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			ļ.	·

PK-RE Development Company, Inc. d/b/a Greenshores Utility Services	•
(Company Name)	
	¥
VEDIEICATION	
VERIFICATION	
OATH	A N
(To be made by the officer having control of the accounting of the resp	sondent)
(10 on man of an orthog maring course or an accompanie or me real	<i>Middle,</i>
State of Texas	
85; ,	
County of Travis	
Russell Eppright makes oath and says that he/she is	President
(Name of affiant)	(Official title of affiant)
(11221-0. 411-41)	(Ontotal disc or arrivally)
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	
a material fact necessary in order to make the statements made, in light of the circumstances under which such	n .
statements were made, not misleading.	
Based on such officer's knowledge, the financial statements, and other financial information included in the re	enort fairly
present in all material respects the financial condition and results of operations of the issuer as of, and for, the	
presented in the report.	, , , , , , , , , , , , , , , , , , , ,
,	7
He/she swears that all other statements contained in the said report are true, and that the said report is a correc	et and complete statement of the business and affairs of
bove-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	
n and for the State and County above-named, this 12th day of October, 2016	1/1/11 1/2/1/7/2
Gudy a. mc Mahon -	10001 1100
// /	(Signature of aftiant)
My commission expires March 19, 2017	JUDY A. McMAHON
(Signature of officer authorized to administer eaths)	MOTARY PURLIC. STATE OF TEXAS
	IDF 979953
SUPPLEMENTAL OATH	COMM. EXP. 03-19-2017
(By the president or other chief officer of the respondent)	
State of Texas	
County of Travis	
South) of	
Russell Eppright maj 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)	
hat he/she has carefully examined the foregoing report; that he/she swears that all statements of fact contained	
tatement of the business and affairs of the above named respondent during the period of time from and include	ling January 1, 2015
to and including December 31, 2015	
O. L. M. L. L. L. Mahani Plublic	
Subscribed and sworn to before me, a Notary Public	-A.H.A.A.A
n and for the State and County above-named, this 12th day of October, 2016	111111 12-141
Cudu a. McMahan	1 mm - 1 you
Judy a. McMahon -	(Signature of afflapt)
My commission Expires March 19, 2017 (Signature of officer authorized to administer ceths)	-
(Nignature of officer authorized to administer oaths)	

