

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.

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	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		To Line 4	-

UTILITY NAME: <u>PK-RE DEVELOPMENT, INC</u> VI RATE DESIGN INSTRUCTIONS SCHEDULES - CLASS B RATE/TARIFF CHANGE
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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		
<b>DETERMINATION OF FIXED COSTS</b>				
1.	Gross revenues to be recovered:	Sch I-1, Line 36	392,694	
<b>Less variable costs:</b>				
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.	<b>FIXED COSTS</b> (Line 1 minus Lines 2-9)		187,155	
11.	<b>% OF FIXED COSTS RECOVERED IN VOLUMETRIC CHARGE</b>			0%
12.	<b>TO BE RECOVERED THROUGH BASE SERVICE CHARGE</b>			187,155
<b>RECAP:</b>				
13.	RECOVERED THROUGH BASE SERVICE CHARGE	Line 10	187,155	
14.	RECOVERED THROUGH VOLUMETRIC RATE	Line 1 - Line 10	205,539	
	<b>TOTAL</b>	<b>Equals Line 1</b>	<b>392,694</b>	
<b>TO BE RECOVERED THROUGH BASE SERVICE CHARGE</b>				
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	
<b>TO BE RECOVERED THROUGH VOLUMETRIC RATE</b>				
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	
<b>PROPOSED RATES:</b>				
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	Base Rate/size
20.	5/8 X 3/4"	71.52 X 1.0 =	1	71.52
21.	3/4"	71.52 X 1.5 =	1.5	107.28
22.	1"	71.52 X 2.5 =	2.5	178.8
23.	1 1/2"	71.52 X 5.0 =	5	357.6
24.	2"	71.52 X 8.0 =	8	572.16
25.	3"	71.52 X 15.0 =	15	1072.8
26.	4"	71.52 X 25.0 =	25	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 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 No.	A	B	C	
		Reference		
<b>DETERMINATION OF FIXED COSTS</b>				
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.	<b>FIXED COSTS</b> (Line 1 minus Lines 2-9)		203,799	
11.	<b>% OF FIXED COSTS RECOVERED IN VOLUMETRIC CHARGE</b>		0%	
12.	<b>TO BE RECOVERED THROUGH BASE SERVICE CHARGE</b>		203,799	
<b>RECAP:</b>				
13.	RECOVERED THROUGH BASE SERVICE CHARGE	Line 10	203,799	
14.	RECOVERED THROUGH VOLUMETRIC RATE	Line 1 - Line 10	205,539	
	<b>TOTAL</b>	<b>Equals Line 1</b>	<b>409,338</b>	
<b>TO BE RECOVERED THROUGH BASE SERVICE CHARGE</b>				
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	
<b>TO BE RECOVERED THROUGH VOLUMETRIC RATE</b>				
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	
<b>PROPOSED RATES:</b>				
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	Base Rate/size
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	
	<b>DETERMINATION OF FIXED COSTS</b>		
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.	<b>FIXED COSTS</b> (Line 1 minus Lines 2-9)		345,386
11.	<b>% OF FIXED COSTS RECOVERED IN VOLUMETRIC CHARGE</b>		0%
12.	<b>TO BE RECOVERED THROUGH BASE SERVICE CHARGE</b>		345,386
	<b>RECAP:</b>		
13.	RECOVERED THROUGH BASE SERVICE CHARGE	Line 10	345,386
14.	RECOVERED THROUGH VOLUMETRIC RATE	Line 1 - Line 10	205,539
	<b>TOTAL</b>	<b>Equals Line 1</b>	<b>550,925</b>
	<b>TO BE RECOVERED THROUGH BASE SERVICE CHARGE</b>		
15.	<b>TOTAL METER EQUIVALENTS</b>	Sch I-3, Col H, line 9	218,075
16.	<b>CHARGE PER 5/8" X 3/4" METER</b>	Line 13 / Line 15	131.98
	<b>TO BE RECOVERED THROUGH VOLUMETRIC RATE</b>		
17.	<b>TOTAL WATER SALES IN 1,000 GALS</b>	Sch II-1(a), Col C, line 4	8,815
18.	<b>VOLUMETRIC RATE (CHARGE PER 1,000 GALS)</b>	Line 14 / Line 17	23.32
	<b>PROPOSED RATES:</b>		
19.	<b>FOR ALL WATER DELIVERED PER 1,000 gallons</b>	Line 18 or attach calc	23.32
	<b>BASE SERVICE CHARGE (PER 5/8" X 3/4")</b>		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:**

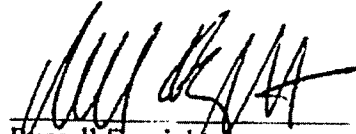
**I, Russell Eppright, am the President of PK-RE Development Company, Inc. (d/b/a Greenshores Utility Services). I have the authority and have been directed to execute all documents deemed necessary or appropriate in connection with regulatory matters with the Public Utility Commission of Texas on behalf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

Subscribed and sworn to before me on this the 7<sup>th</sup> 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, 2016

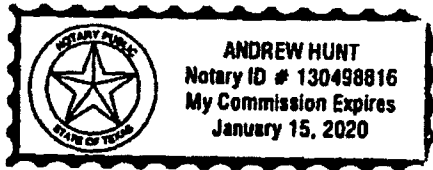
[Signature]  
AFFIANT  
(Utility's Authorized Representative)

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, 2016, 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

**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](http://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 1 [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 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:	\$ <u>85.00</u>	/mo	Proposed	5,000 gallons: \$ <u>98.87</u> /mo
Existing	10,000 gallons:	\$ <u>90.00</u>	/mo	Proposed	10,000 gallons: \$ <u>141.52</u> /mo
Existing	30,000 gallons:	\$ <u>270.00</u>	/mo	Proposed	30,000 gallons: \$ <u>320.92</u> /mo

**Sewer**

Existing	5,000 gallons:	\$ <u>130.00</u>	/mo	Proposed	5,000 gallons: \$ <u>189.12</u> /mo
Existing	10,000 gallons:	\$ <u>180.00</u>	/mo	Proposed	10,000 gallons: \$ <u>304.72</u> /mo

Oak Shores; Oak Shores on Lake Austin; Briarpatch; Smokey Ridge Annex & three tracts so: thereof; Pearce Anx.; 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

146,899.00 10/10/2016

Annual Revenue Increase

Date Notice Delivered

8/21/2012 Monthly on the 25th

Date of Last Rate Change

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 <u>10</u> gallons Meter Size: <b>RESIDENTIAL</b>			Monthly base rate including <u>10</u> gallons Meter Size: <b>RESIDENTIAL</b>		
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"	\$	414.56
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 100,000 gals.	\$ 14.00 / 1000 gals.	Tier 4	50,001 to 100,000 gals.	\$ 8.97 / 1000 gals.
Tier 5	100,001 to 1,000,000 gals.	\$ 14.00 / 1000 gals.	Tier 5	100,001 to 1,000,000 gals.	\$ 8.97 / 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 <u>0</u> gallons Meter Size: <b>RESIDENTIAL</b>	Monthly base rate including <u>0</u> gallons Meter Size: <b>RESIDENTIAL</b>
5/8" or 3/4"      \$ <u>170.00</u>	5/8" or 3/4"      \$ <u>171.00</u>
1"                      \$ <u>175.00</u>	1"                      \$ <u>178.00</u>
1 1/2"                  \$ <u>350.00</u>	1 1/2"                  \$ <u>357.00</u>
2"                        \$ <u>560.00</u>	2"                        \$ <u>572.00</u>
3"                        \$ <u>1,050.00</u>	3"                        \$ <u>1,072.00</u>
Other: 3/4"              \$ <u>105.00</u>	Other: 3/4"              \$ <u>107.00</u>
	4"                        \$ <u>1,788.00</u>
<b>GALLONAGE OR FIXED CHARGE:</b>	<b>GALLONAGE OR FIXED CHARGE:</b>
\$ <u>12.00</u>	\$ <u>23.32</u>
<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. Gallonge charges are determined based on average consumption for winter period which includes the following months: December, January, February	<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
<b>MISCELLANEOUS FEES</b>	<b>MISCELLANEOUS FEES</b>
Tap Fee                      \$ <u>500.00</u>	Tap Fee                      \$ <u>500.00</u>
Reconnect fee: Non-payment              \$ <u>25.00</u>	Reconnect fee: Non-payment              \$ <u>25.00</u> (Maximum - \$25.00)
Customer's Request      \$ <u>45.00</u>	Customer's Request      \$ <u>45.00</u>
Transfer Fee                \$ <u>45.00</u>	Transfer Fee                \$ <u>45.00</u>
Late Charge                \$ <u>10.00</u>	Late charge: (Indicate either \$5.00 or 10%)      \$ <u>10.00</u>
Returned Check Charge   \$ <u>30.00</u>	Returned Check Charge   \$ <u>30.00</u>
Deposit                      \$ <u>50.00</u>	Deposit                      \$ <u>50.00</u> (Maximum \$50.00)
Meter test fee              \$ <u>10.00</u>	Meter test fee              \$ <u>10.00</u> (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.

**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](http://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.

15 Water, 22 Sewer

**Phase II**

**EFFECTIVE DATE OF PROPOSED INCREASE:**

11/25/2017

(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>185.00</u> /mo	Proposed	5,000 gallons:	\$ <u>100.92</u> /mo
Existing	10,000 gallons:	\$ <u>190.00</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

**Phase II**

**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 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

36,751.00 10/10/2016

Annual Revenue Increase Date Notice Delivered

9/21/2012 Monthly on the 25th

Date of Last Rate Change 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 _____ gallons			Monthly base rate including _____ gallons		
Meter Size:			Meter Size:		
<b>RESIDENTIAL</b>			<b>RESIDENTIAL</b>		
5/8" or 3/4"	\$	40.00	5/8" or 3/4"	\$	54.4
1"	\$	100.00	1"	\$	136.1
1 1/2"	\$	200.00	1 1/2"	\$	272.3
2"	\$	320.00	2"	\$	435.7
3"	\$	600.00	3"	\$	817.0
Other: 3/4"	\$	60.00	Other: 3/4"	\$	81.7
			4"	\$	1,361.7
<b>GALLONAGE CHARGE:</b>			<b>GALLONAGE CHARGE:</b>		
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.
<b>MISCELLANEOUS FEES</b>			<b>MISCELLANEOUS FEES</b>		
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

<b>CURRENT RATES</b>	<b>PROPOSED RATES Phase II</b>
Monthly base rate including _____ gallons Meter Size: <b>RESIDENTIAL</b>	Monthly base rate including _____ gallons Meter Size: <b>RESIDENTIAL</b>
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
<b>GALLONAGE OR FIXED CHARGE:</b>	<b>GALLONAGE OR FIXED CHARGE:</b>
\$ _____ 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. Gallorage charges are determined based on average consumption for winter period which includes the following months: December, January, February	<input checked="" type="checkbox"/> for each additional 1,000 gallons over the minimum. Gallorage charges are determined based on average consumption for winter period which includes the following months: December, January, February
<b>MISCELLANEOUS FEES</b>	<b>MISCELLANEOUS FEES</b>
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 \$ _____ 10.00	Meter test fee (Maximum - \$25.00) \$ _____ 10.00

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:**

**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](http://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 1 [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

**EFFECTIVE DATE OF PROPOSED INCREASE:**

11/25/2018

(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:	\$ <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>190.00</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 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

184,265.00 10/10/2018

Annual Revenue Increase

Date Notice Delivered

9/21/2012

Monthly on the 25th

Date of Last Rate Change

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 _____ gallons			Monthly base rate including _____ gallons		
Meter Size: <b>RESIDENTIAL</b>			Meter Size: <b>RESIDENTIAL</b>		
5/8" or 3/4"	\$	40.00	5/8" or 3/4"	\$	61.00
1"	\$	100.00	1"	\$	153.00
1 1/2"	\$	200.00	1 1/2"	\$	307.00
2"	\$	320.00	2"	\$	491.00
3"	\$	600.00	3"	\$	921.00
Other: 3/4"	\$	60.00	Other: 3/4"	\$	82.00
			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.	\$ 6.00 /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.**

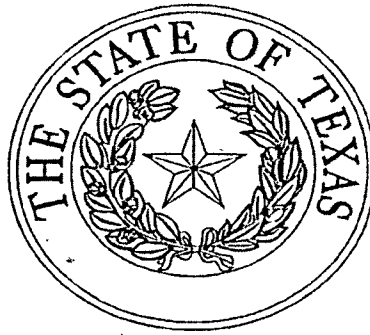
## NOTICE OF PROPOSED RATE CHANGE -SEWER

CURRENT RATES	PROPOSED RATES Phase III
Monthly base rate including _____ gallons Meter Size: <b>RESIDENTIAL</b>	Monthly base rate including _____ gallons Meter Size: <b>RESIDENTIAL</b>
5/8" or 3/4"      \$ _____ 70.00	5/8" or 3/4"      \$ _____ 131.96
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
<b>GALLONAGE OR FIXED CHARGE:</b>	<b>GALLONAGE OR FIXED CHARGE:</b>
\$ _____ 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. Gallonge charges are determined based on average consumption for winter period which includes the following months: December, January, February	<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
<b>MISCELLANEOUS FEES</b>	<b>MISCELLANEOUS FEES</b>
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         \$ _____ 10.00	Meter test fee         \$ _____ 10.00 (Maximum - \$25.00)

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.**



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

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



## 2. Statements of Income

Name of Utility: PK-RE DEVELOPMENT COMPANY, INC

Line #		Water Report Year	Sewer Report Year	Total Report Year
	Report Calendar Year <u>2015</u>			
		A	B	C=A+B
1	<b>Total Revenue:</b>	\$ 402,114	\$ 332,884	\$ 734,998
	<b>Operating Expenses:</b>			
2	601 O & M Salaried Labor			\$ -
3	604 Employee Benefits			\$ -
4	631, 635, 636 O & M Contract labor	\$ 57,913	\$ 34,678	\$ 92,591
5	620 Operating/Maint Supplies	\$ 127,315	\$ 97,941	\$ 225,256
6	610 Purchased Water	\$ 29,967		\$ 29,967
7	615 Purchased Power	\$ 43,526	\$ 26,064	\$ 69,590
8	635 Testing Expense			\$ -
9	618 Chemicals	\$ 5,419	\$ 179,475	\$ 184,894
10	656-659 Insurance	\$ 6,101	\$ 3,653	\$ 9,754
11	601 General Office Salaries			\$ -
12	675 General Office Expenses	\$ 3,950	\$ 2,366	\$ 6,316
13	632 Contract Accounting	\$ 3,390	\$ 2,030	\$ 5,420
14	633 Legal			\$ -
15	634 Management			\$ -
16	666 Amortization- Rate Case Expense			\$ -
17	403 Depreciation Expense	\$ 110,010	\$ 132,621	\$ 242,631
18	667-675 Other Misc. Expenses	\$ 16,051	\$ 9,611	\$ 25,662
	<b>Taxes:</b>	xxxx	xxxx	xxxx
19	409 Federal Income Taxes	\$ -	\$ -	\$ -
20	409.0 State Franchise Taxes/Reg Assess.	\$ -	\$ -	\$ -
21	408 All Other Taxes	\$ 5,435	\$ 3,254	\$ 8,689
22	<b>Total Expenses</b>	\$ 409,077	\$ 491,693	\$ 900,770
23	<b>Net Operating Income</b>	\$ (6,963)	\$ (158,809)	\$ (165,772)
24	421, 433 Non-Operating Income			
	<b>Non-Operating Deductions:</b>			
25	426 Other			
26	427 Interest	\$ 66,948	\$ 66,949	\$ 133,897
27	<b>Net Income</b>	\$ (73,911)	\$ (225,758)	\$ (299,669)





4. Other Operating Information

	<u>Connection information</u>			<u>Connection information</u>	
	End of Year 12/31/2015	End of Prior Year 12/31/2014		End of Year 12/31/2015	End of Prior Year 12/31/2014
<b>WATER:</b>			<b>SEWER:</b>		
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: Unmetered water connections			List all additional meter sizes: 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: Unmetered, inactive connections			List all additional meter sizes: 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

	Yes or No
1. Do you have an Application form or formal process for new customers?	<input type="checkbox"/>
2. Do you have a copy of your approved tariff and TCEQ approved drought contingency plan for customer review?	<input type="checkbox"/>
3. Do you have written operating procedures for routine operations?	<input type="checkbox"/>
4. Do you have a written emergency action plans?	<input type="checkbox"/>
5. Do you have written personnel policies and procedures?	<input type="checkbox"/>
6. Do you have risk management and safety procedures?	<input type="checkbox"/>
7. Do you have customer service policies (including billing and collection)?	<input type="checkbox"/>
8. Do you prepare an annual written budget for financial planning purposes?	<input type="checkbox"/>
9. Provide a list of all affiliates and entities under Common Control (if any).	<input type="checkbox"/>
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.	<input type="checkbox"/>
11. If you have a current capital improvement/replacement plan, please attach a copy.	<input type="checkbox"/>

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

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 (Signature of officer authorized to administer oaths)

My commission expires March 19, 2017

(Signature of affiant)



SUPPLEMENTAL OATH

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

State of Texas

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)

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 (Signature of officer authorized to administer oaths)

My commission expires March 19, 2017

(Signature of affiant)

