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Addendum StartPage: 0

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

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BEFORE THE

PUBLIC UTILITY COMMISSION
FILING CLERK

PUBLIC UTILITY COMMISSION

OF TEXAS

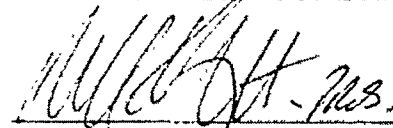
**PK-RE DEVELOPMENT COMPANY, INC.'S FIRST
ERRATA TO APPLICATION**

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

Respectfully submitted,

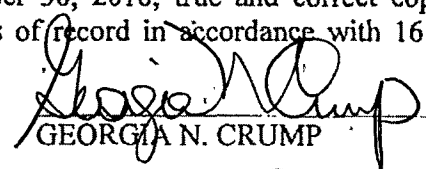
PK-RE DEVELOPMENT COMPANY, INC.

By:


Russell Eppright, President

CERTIFICATE OF SERVICE

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


GEORGIA N. CRUMP

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

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

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

Consumption in Gallons				
0-10,000	10,001 - 25,000	25,001 - 50,000	50,001 and Above	Total

6,922	8,680	9,398	5,790	30,790
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Existing Rates

\$ 5.00	\$ 8.00	\$ 12.00	\$ 14.00
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Calc Revenue at Existing Rates

\$ 34,610	\$ 69,440	\$ 112,776	\$ 81,060	\$ 297,886
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Calc Revenue at Proposed Rates

\$ 32,035	\$ 64,274	\$ 104,386	\$ 75,029	\$ 275,724
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Proposed Volumetric Rates

\$ 4.63	\$ 7.40	\$ 11.11	\$ 12.96
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Proof of Revenue

\$ 32,049	\$ 64,232	\$ 104,412	\$ 75,031	\$ 275,724
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UTILITY NAME: PK-RE DEVELOPMENT, INC				
SCHEDULES - CLASS B RATE/TARIFF CHANGE				
Schedule VI-1 RATE DESIGN -- PHASE II				
FOR THE TEST YEAR ENDED: 12/31/2015				
Line No.	A	B	C	
		Reference		
	DETERMINATION OF FIXED COSTS			
1.	Gross revenues to be recovered:	Sch I-1, Line 36	492,642	
	Less variable costs:			
2.	Purchased water - Account 610	Sch I-1, Col. F, line 1	29,967	
3.	Purchased power - Account 615	Sch I-1, Col. F, line 2	43,526	
4.	Other volume related - Account 618	Sch I-1, Col. F, line 3	5,419	
5.	Other volume related or allocated (attach schedule)			
6.				
7.				
8.				
9.				
10.	FIXED COSTS (Line 1 minus Lines 2-9)		413,730	
11.	% OF FIXED COSTS RECOVERED IN VOLUMETRIC CHARGE		50%	
12.	TO BE RECOVERED THROUGH BASE SERVICE CHARGE		206,865	
	RECAP:			
13.	RECOVERED THROUGH BASE SERVICE CHARGE	Line 10	206,865	
14.	RECOVERED THROUGH VOLUMETRIC RATE	Line 1 - Line 10	285,777	
	TOTAL	Equals Line 1	492,642	
	TO BE RECOVERED THROUGH BASE SERVICE CHARGE			
15.	TOTAL METER EQUIVALENTS	Sch I-3, Col H, line 9	316.5	
16.	CHARGE PER 5/8" X 3/4" METER	Line 13 / Line 15	54.47	
	TO BE RECOVERED THROUGH VOLUMETRIC RATE			
17.	TOTAL WATER SALES IN 1,000 GALS	Sch II-1(a), Col C, line 4	30,750	
18.	VOLUMETRIC RATE (CHARGE PER 1,000 GALS)	Line 14 / Line 17	See Attached	
	PROPOSED RATES:			
19.	FOR ALL WATER DELIVERED PER 1,000 gallons	Line 18 or attach calc	See Attached	
	BASE SERVICE CHARGE (PER 5/8" X 3/4")		54.47	
	Meter size	Line 16	Equivalency	Base Rate/size
20.	5/8 X 3/4"	54.47 X 1.0 =	1	54.47
21.	3/4"	54.47 X 1.5 =	1.5	81.71
22.	1"	54.47 X 2.5 =	2.5	136.18
23.	1 1/2"	54.47 X 5.0 =	5	272.35
24.	2"	54.47 X 8.0 =	8	435.76
25.	3"	54.47 X 15.0 =	15	817.05
26.	4"	54.47 X 25.0 =	25	1361.75

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

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

Consumption in Gallons				
0-10,000	10,001 - 25,000	25,001 - 50,000	50,001 and Above	Total
6,922	8,680	9,398	5,790	30,790

Existing Rates

\$ 5.00 \$ 8.00 \$ 12.00 \$ 14.00

Calc Revenue at Existing Rates

\$ 34,610 \$ 69,440 \$ 112,776 \$ 81,060 \$ 297,886

Calc Revenue at Proposed Rates

\$ 33,203 \$ 66,617 \$ 108,192 \$ 77,765 \$ 285,777

Proposed Volumetric Rates

\$ 4.80 \$ 7.67 \$ 11.51 \$ 13.44

Proof of Revenue

\$ 33,226 \$ 66,576 \$ 108,171 \$ 77,805 \$ 285,777

UTILITY NAME: PK-RE DEVELOPMENT, INC.
SCHEDULES: CLASS B RATE/TARIFF CHANGE
Schedule VI-1 RATE DESIGN - PHASE III
FOR THE TEST YEAR ENDED: 12/31/15

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

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

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

Consumption in Gallons				
0-10,000	10,001 - 25,000	25,001 - 50,000	50,001 and Above	Total

6,922	8,680	9,398	5,790	30,790
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Existing Rates

\$ 5.00	\$ 8.00	\$ 12.00	\$ 14.00
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Calc Revenue at Existing Rates

\$ 34,610	\$ 69,440	\$ 112,776	\$ 81,060	\$ 297,886
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Calc Revenue at Proposed Rates

\$ 36,263	\$ 72,757	\$ 118,163	\$ 84,932	\$ 312,116
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Proposed Volumetric Rates

\$ 5.24	\$ 8.38	\$ 12.57	\$ 14.68
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Proof of Revenue

\$ 36,271	\$ 72,738	\$ 118,133	\$ 84,974	\$ 312,116
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