



Control Number: 47197



Item Number: 1

Addendum StartPage: 0

NOTICE OF APPROVED  
UTILITY PRICE RATE ADJUSTMENT

47197  
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2017 MAY 22 AM 9:39  
PUBLIC UTILITY COMMISSION  
FILING CLERK

1701 N. Congress Avenue  
PO Box 13326  
Austin, TX 78711-3326



Date Filed: May, 17, 2017  
CCN Water No.(s): 11942  
CCN Sewer No.(s): 20638

**Public Utility Commission of Texas**  
**Class "C" Water or Sewer Utility Request**  
**for a Price Rate Adjustment**

*Pursuant to Texas Water Code §13.1872 and 16 Texas Administrative Code Chapter 24*

Utility Name: Conroe Resort Utilities, LLC

Applicant: Conroe Resort Utilities, LLC  
(If applicable, an Individual, Corporation, or Other Legal Entity other than Utility)

Address: P.O. Box 690269

E-Mail: mark@preferredmgt.com

City: Houston

Web Site: \_\_\_\_\_

State/Zip: Texas, 77269

Telephone: 281-897-8808

Fax: 281-897-8838

*Person to whom correspondence concerning this request should be addressed:*

Name: Mark Moody  
(First/Last Name)

Address: P.O. Box 690269

E-Mail: mark@preferredmgt.com

City: Houston

Web Site: \_\_\_\_\_

State/Zip: Texas, 77269

Telephone: 281-897-8808

Fax: 281-897-8838

Affiliates n/a

(list by name \_\_\_\_\_  
and CCN No.) \_\_\_\_\_

Number of Current Active Water Connections: 358  
Number of Current Active Sewer Connections: 345  
(Total for all of the utility's CCNs and subdivisions.)

# NOTICE OF APPROVED UTILITY PRICE RATE ADJUSTMENT

**Conroe Resort Utilities, LLC**  
(Utility Name)

**May 17, 2017**  
(Date of Application)

Enter all applicable data in unlocked cells. For example, the "Other: \_\_\_\_\_" cell or the "Previous Tariff Rates" column should be completed using the utility's previously approved tariff. The remainder of the worksheet will automatically calculate new tariff values.

WATER		Previous Tariff Rates	Current Change in PUC Price Index	Proposed Monthly Base Rates
Gallons Included:	<b>1,000</b>			
<b>Meter Sizes</b>				
	<b>5/8" or 3/4"</b>	\$ 17.44	<b>1.57%<sup>1</sup></b>	\$ 17.71
	<b>3/4"</b>	\$ 26.16		\$ 26.57
	<b>1"</b>	\$ 43.60		\$ 44.28
	<b>1 1/2"</b>	\$ 87.20		\$ 88.57
	<b>2"</b>	\$ 139.52		\$ 141.71
	<b>3"</b>	\$ 261.59		\$ 265.70
	<b>8"</b>	\$ 1,046.37		\$ 1,062.80

SEWER		Previous Tariff Rates	Current Change in PUC Price Index	Proposed Monthly Base Rates
Gallons Included:	<b>0</b>			
<b>Meter Sizes</b>				
	<b>5/8" or 3/4"</b>	\$ 23.48	<b>1.57%<sup>1</sup></b>	\$ 23.85
	<b>3/4"</b>	\$ 35.22		\$ 35.77
	<b>1"</b>	\$ 58.71		\$ 59.63
	<b>1 1/2"</b>	\$ 117.41		\$ 119.25
	<b>2"</b>	\$ 187.86		\$ 190.81
	<b>3"</b>	\$ 370.53		\$ 376.35
	<b>8"</b>	\$ 1,408.98		\$ 1,431.10

<sup>1</sup>The Texas Water Code limits the increase to the lesser of either 5% or the change in annual price index. The current annual price index change is published at:

<http://www.puc.texas.gov/industry/water/reports/Default.aspx>

Please note that rates for separate surcharges and pass-through clauses in your tariff may not be included in the calculation. Only your base rate and gallonage charge may be included. No fees such as tap fees, late fees, or any other tariffed rate may be increased.

## NOTICE OF APPROVED UTILITY PRICE RATE ADJUSTMENT

Utility Name: Conroe Resort Utilities, LLC  
 CCN Number(s):   Water 11942                      Sewer 20638

### WATER

<b>(Do not complete if you have BLOCK gallonage rates.)</b>		
<b>GALLONAGE CHARGE:</b>		
for each additional 1,000 gallons over the minimum (use this table for a single gallonage rate)		
Previous Tariff Rates	Current Change in PUC Price Index	Proposed Tariff Rates
\$ 2.18	1.57% <sup>1</sup>	\$ 2.21

<b>(Do not complete if you have a single gallonage charge.)</b>						
<b>BLOCK GALLONAGE CHARGES</b>						
Gallonage Blocks				Previous Tariff Rates (per 1,000 gallons)	Current Change in PUC Price Index	Proposed Tariff Rates (per 1,000 gallons)
From		to	gallons	\$ -	1.57% <sup>1</sup>	\$ -
From		to	gallons	\$ -		\$ -
From		to	gallons	\$ -		\$ -
From		to	gallons	\$ -		\$ -
For usage over			gallons	\$ -		\$ -

### SEWER

<b>(Do not complete if you have BLOCK gallonage rates.)</b>		
<b>GALLONAGE CHARGE:</b>		
for each additional 1,000 gallons over the minimum (use this table for a single gallonage rate)		
Previous Tariff Rates	Current Change in PUC Price Index	Proposed Tariff Rates
\$ 3.51	1.57% <sup>1</sup>	\$ 3.57

<b>(Do not complete if you have a single gallonage charge.)</b>						
<b>BLOCK GALLONAGE CHARGES</b>						
Gallonage Blocks				Previous Tariff Rates (per 1,000 gallons)	Current Change in PUC Price Index	Proposed Tariff Rates (per 1,000 gallons)
From		to	gallons	\$ -	1.57% <sup>1</sup>	\$ -
From		to	gallons	\$ -		\$ -
From		to	gallons	\$ -		\$ -
From		to	gallons	\$ -		\$ -
For usage over			gallons	\$ -		\$ -

<sup>1</sup>The Texas Water Code limits the increase to the lesser of either 5% or the change in annual price index. The current annual price index change is published at:  
<http://www.puc.texas.gov/industry/water/reports/Default.aspx>

# NOTICE OF APPROVED UTILITY PRICE RATE ADJUSTMENT

Utility Name: Conroe Resort Utilities, LLC  
 CCN Number(s):           Water 11942           Sewer 20638

The rates listed on the next page will apply to service received after the effective date listed on the notice below. This rate was requested by the utility and approved by the Public Utility Commission of Texas based on a percentage change in the price index, which is set by the Commission annually. Texas Water Code § 13.1872 allows the utility to receive an annual rate adjustment, without a hearing, based on the changes in the price index.

The following public water system(s), sewer system(s), and/or subdivision(s) will be affected by this rate adjustment:

Conroe Resort (PWS 1700416); Del Lago Subdivision, La Torretta Resort, West Palm Villas and Lakeview Marina.

**Effective Date of Approved Increase:** July 31, 2017

(must be at least 30 days from the date the customers receive notice)

The rate adjustment will apply to all service rendered after the effective date and will be reflected on the bill you receive approximately 30 to 45 days after the effective date.

Address: P.O. Box 690269  
 City: Houston  
 State/Zip: Texas, 77269  
 Telephone: 281-897-8808

Percent of Rate Adjustment: 1.57%<sup>1</sup>  
 Date Notice Delivered: TBD  
 Date Meters are Read: 30th of month

## Billing Comparison<sup>2</sup>

Charges based on Gallons (G) per Month (mo)

### Water:

Previous		New	
5,000 G	<u>\$26.16</u> /mo	5,000 G	<u>\$26.55</u> /mo
10,000 G	<u>\$37.06</u> /mo	10,000 G	<u>\$37.60</u> /mo
30,000 G	<u>\$80.66</u> /mo	30,000 G	<u>\$81.80</u> /mo

### Sewer:

Previous		New	
5,000 G	<u>\$41.03</u> /mo	5,000 G	<u>\$41.40</u> /mo
10,000 G	<u>\$58.58</u> /mo	10,000 G	<u>\$59.55</u> /mo

<sup>1</sup>The Texas Water Code limits the increase to the lesser of either 5% or the change in annual price index. The current annual price index change is published at:

<http://www.puc.texas.gov/industry/water/reports/Default.aspx>

<sup>2</sup>The billing comparison only includes base rate, block gallonage rate and gallonage rate charges.

Gallonage charges for sewer are determined based on the average water consumption for the winter period which includes the following 3 months : December, January and February for meter under 1 1/2-inch. Gallonage charges for

# NOTICE OF APPROVED UTILITY PRICE RATE ADJUSTMENT

Utility Name: Conroe Resort Utilities, LLC

CCN Number(s): Water 11942 Sewer 20638

## WATER

<b>BASE RATES</b>		
Meter Size	Previous Monthly Base Rate	New Monthly Base Rate
5/8" or 3/4"	\$ 17.44	\$ 17.71
3/4"	\$ 26.16	\$ 26.57
1"	\$ 43.60	\$ 44.28
1 1/2"	\$ 87.20	\$ 88.57
2"	\$ 139.52	\$ 141.71
3"	\$ 261.59	\$ 265.70
8"	\$ 1,046.37	\$ 1,062.80

<b>GALLONAGE CHARGES</b>		
for each additional 1,000 gallons over the minimum		
Previous Tariff Rates	Current Change in PUC Price Index	New Tariff Rates
\$ 2.18	<b>1.57%<sup>1</sup></b>	\$ 2.21

<b>BLOCK GALLONAGE CHARGES</b>						
Gallage Blocks (inclining or declining)				Previous Tariff Rates (per 1,000 gallons)	Current Change in PUC Price Index	New Tariff Rates (per 1,000 gallons)
From		to		\$ -	<b>1.57%<sup>1</sup></b>	\$ -
From		to		\$ -		\$ -
From		to		\$ -		\$ -
From		to		\$ -		\$ -
For usage over				\$ -		\$ -

<sup>1</sup>The Texas Water Code limits the increase to the lesser of either 5% or the change in annual price index. The current annual price index change is published at:

<http://www.puc.texas.gov/industry/water/reports/Default.aspx>

# NOTICE OF APPROVED UTILITY PRICE RATE ADJUSTMENT

Utility Name: Conroe Resort Utilities, LLC

CCN Number(s):                      Water                      11942                      Sewer                      20638

## SEWER

BASE RATES		
Meter Size	Previous Monthly Base Rate	New Monthly Base Rate
5/8" or 3/4"	\$ 23.48	\$ 23.85
3/4"	\$ 35.22	\$ 35.77
1"	\$ 58.71	\$ 59.63
1 1/2"	\$ 117.41	\$ 119.25
2"	\$ 187.86	\$ 190.81
3"	\$ 370.53	\$ 376.35
8"	\$ 1,408.98	\$ 1,431.10

GALLONAGE CHARGES <sup>1</sup>		
for each additional 1,000 gallons over the minimum		
Previous Tariff Rates	Current Change in PUC Price Index	New Tariff Rates
\$ 3.51	1.57% <sup>1</sup>	\$ 3.57

BLOCK GALLONAGE CHARGES						
Gallage Blocks (inclining or declining)				Previous Tariff Rates (per 1,000 gallons)	Current Change in PUC Price Index	New Tariff Rates (per 1,000 gallons)
From		to		\$ -	1.57% <sup>1</sup>	\$ -
From		to		\$ -		\$ -
From		to		\$ -		\$ -
From		to		\$ -		\$ -
For usage over				\$ -		\$ -

<sup>1</sup>The Texas Water Code limits the increase to the lesser of either 5% or the change in annual price index. The current annual price index change is published at:

<http://www.puc.texas.gov/industry/water/reports/Default.aspx>

Gallage charges for sewer are determined based on the average water consumption for the winter period, which includes the following 3 months : December, January, and February for meters over 1 1/2 inch. Gallage charge for meters over 1 1/2 inch are



**WATER UTILITY TARIFF**  
**Docket No: 45477**

Conroe Resort Utilities, LLC.  
(Utility Name)

P.O. Box 690269  
(Business Address)

Houston, TX 77269  
(City, State, Zip Code)

(281)897-8800  
(Area Code/Telephone)

This tariff is effective for utility operations under the following Certificate of Convenience and Necessity:

11942

This tariff is effective in the following county:

Montgomery

This tariff is effective in the following cities or unincorporated towns (if any):

NA

This tariff is effective in the following subdivisions and public water systems:

Conroe Resort (PWS 1700416); Del Lago Subdivision, LaTorretta Resort, West Palm Villas and Lakeview Marina

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The above utility lists the following sections of its tariff (if additional pages are needed for a section, all pages should be numbered consecutively):

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SECTION 2.0 -- SERVICE RULES AND POLICIES .....	.....4
SECTION 3.0 -- EXTENSION POLICY.....	..... 11
SECTION 4.0 -- DROUGHT CONTINGENCY PLAN.....	..... 15
APPENDIX A -- SAMPLE SERVICE AGREEMENT	
APPENDIX B -- APPLICATION FOR SERVICE	

**PUBLIC UTILITY COMMISSION OF TEXAS**  
**APPROVED**

FEB 24 '16

45477

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SECTION 1.0 -- RATE SCHEDULE

Section 1.01 - Rates

<u>Meter Size</u>	<u>Monthly Minimum Charge</u>	<u>Gallonage Charge</u>
5/8" x 3/4"	<u>\$17.44</u> (Includes 1,000 gallons)	<u>\$2.18</u> per 1000 gallons
3/4"	<u>\$26.16</u>	over the minimum
1"	<u>\$43.60</u>	
1½"	<u>\$87.20</u>	
2"	<u>\$139.52</u>	
3"	<u>\$261.59</u>	
8"	<u>\$1,046.37</u>	

San Jacinto River Authority Fees..... \$2.48/1000 gallons  
*Approved charge for each 1,000 gallons (2.25) divided by 1 minus 9.17% line loss {AG = 2.25/(1-.0917)}*

FORM OF PAYMENT: The utility will accept the following forms of payment:

Cash X, Check X, Money Order X, Credit Card    , Other (specify)    

THE UTILITY MAY REQUIRE EXACT CHANGE FOR PAYMENTS AND MAY REFUSE TO ACCEPT PAYMENTS MADE USING MORE THAN \$1.00 IN SMALL COINS. A WRITTEN RECEIPT WILL BE GIVEN FOR CASH PAYMENTS.

REGULATORY ASSESSMENT .....1.0%  
PUC RULES REQUIRE THE UTILITY TO COLLECT A FEE OF ONE PERCENT OF THE RETAIL MONTHLY BILL AND TO REMIT THE FEE TO THE TCEQ.

Section 1.02 - Miscellaneous Fees

TAP FEE ..... \$450.00  
THE TAP FEE IS BASED ON THE AVERAGE OF THE UTILITY'S ACTUAL COST FOR MATERIALS AND LABOR FOR STANDARD RESIDENTIAL CONNECTION OF 5/8" OR 3/4" METER.

TAP FEE (Large meter) ..... Actual Cost  
TAP FEE IS THE UTILITY'S ACTUAL COST FOR MATERIALS AND LABOR FOR METER SIZE INSTALLED.

METER RELOCATION FEE..... Actual Relocation Cost, Not to Exceed Tap Fee

METER TEST FEE..... \$25.00  
THIS FEE WHICH SHOULD REFLECT THE UTILITY'S COST MAY BE CHARGED IF A CUSTOMER REQUESTS A SECOND METER TEST WITHIN A TWO-YEAR PERIOD AND THE TEST INDICATES THAT THE METER IS RECORDING ACCURATELY. THE FEE MAY NOT EXCEED \$25.

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SECTION 1.0 - RATE SCHEDULE (CONT.)

RECONNECTION FEE

THE RECONNECT FEE WILL BE CHARGED BEFORE SERVICE CAN BE RESTORED TO A CUSTOMER WHO HAS BEEN DISCONNECTED FOR THE FOLLOWING REASONS:

- a) Nonpayment of bill (Maximum \$25.00) .....\$25.00
- b) Customer's request that service be disconnected.....\$30.00

TRANSFER FEE .....\$50.00

THE TRANSFER FEE WILL BE CHARGED FOR CHANGING AN ACCOUNT NAME AT THE SAME SERVICE LOCATION WHEN THE SERVICE IS NOT DISCONNECTED

LATE CHARGE .....10%

PUC RULES ALLOW A ONE-TIME PENALTY TO BE CHARGED ON DELINQUENT BILLS. A LATE CHARGE MAY NOT BE APPLIED TO ANY BALANCE TO WHICH THE PENALTY WAS APPLIED IN A PREVIOUS BILLING.

RETURNED CHECK CHARGE.....\$30.00

RETURNED CHECK CHARGES MUST BE BASED ON THE UTILITY'S DOCUMENTABLE COST.

CUSTOMER DEPOSIT RESIDENTIAL (Maximum \$50).....\$50.00

COMMERCIAL & NON-RESIDENTIAL DEPOSIT ..... 1/6TH OF ESTIMATED ANNUAL BILL

GOVERNMENTAL TESTING, INSPECTION AND COSTS SURCHARGE

WHEN AUTHORIZED IN WRITING BY PUC AND AFTER NOTICE TO CUSTOMERS, THE UTILITY MAY INCREASE RATES TO RECOVER INCREASED COSTS FOR INSPECTION FEES AND WATER TESTING [16 TAC 24.21(K)(2)].

LINE EXTENSION AND CONSTRUCTION CHARGES:

REFER TO SECTION 3.0 EXTENSION POLICY FOR TERMS, CONDITIONS, AND CHARGES WHEN NEW CONSTRUCTION IS NECESSARY TO PROVIDE SERVICE.

PUBLIC UTILITY COMMISSION OF TEXAS  
APPROVED

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**SEWER UTILITY TARIFF**  
**Docket No.: 45477**

Conroe Resort Utilities, LLC  
(Utility Name)

P.O. Box 690269  
(Business Address)

Houston, TX 77269  
(City, State, Zip Code)

(281)897-8800  
(Area Code/Telephone)

This tariff is effective for utility operations under the following Certificate of Convenience and Necessity:

20638

This tariff is effective in the following counties:

Montgomery

This tariff is effective in the following cities or unincorporated towns (if any):

N/A

This tariff is effective in the following subdivisions and public sewer systems:

Conroe Resort (WO0012493001); Del Lago Subdivision, LaTorretta Resort, West Palm Villas and Lakeview Marina

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The above utility lists the following sections of its tariff (if additional pages are needed for a section, all pages should be numbered consecutively):

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**APPROVED**

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SECTION 1.0 - RATE SCHEDULE

Section 1.01--Rates

<u>Meter Size:</u>	<u>Monthly Minimum Charge</u>	<u>Gallage Charge</u>
5/8" x 3/4"	\$23.48 (Includes 0 gallons)	\$3.51 per 1,000 gallons over the minimum
3/4"	\$35.22	
1"	\$58.71	
1½"	\$117.41	
2"	\$187.86	
3"	\$370.53	
8"	\$1,408.98	

Volume charges are determined based on average consumption for winter period which includes the following months: December, January and February for meters under 1½-inch. Gallage Charge for meters over 1½-inch are determined based on actual month water consumption.

FORM OF PAYMENT: The utility will accept the following forms of payment:

Cash , Check , Money Order , Credit Card , Other (specify) \_\_\_\_\_

THE UTILITY MAY REQUIRE EXACT CHANGE FOR PAYMENTS AND MAY REFUSE TO ACCEPT PAYMENTS MADE USING MORE THAN \$1.00 IN SMALL COINS. A WRITTEN RECEIPT WILL BE GIVEN FOR CASH PAYMENTS.

REGULATORY ASSESSMENT .....1.0%  
PUC RULES REQUIRE THE UTILITY TO COLLECT A FEE OF ONE PERCENT OF THE RETAIL MONTHLY BILL AND TO REMIT THE FEE TO THE TCEQ.

Section 1.02 - Miscellaneous Fees

TAP FEE .....\$450.00  
TAP FEE COVERS THE UTILITY'S COSTS FOR MATERIALS AND LABOR TO INSTALL A STANDARD RESIDENTIAL CONNECTION. AN ADDITIONAL FEE TO COVER UNIQUE COSTS IS PERMITTED IF LISTED ON THIS TARIFF.

TAP FEE (Large Connection Tap).....Actual Cost  
TAP FEE IS THE UTILITY'S ACTUAL COST FOR MATERIALS AND LABOR FOR METER SIZE INSTALLED.

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SECTION 1.0 - RATE SCHEDULE (CONT.)

RECONNECTION FEE

THE RECONNECT FEE WILL BE CHARGED BEFORE SERVICE CAN BE RESTORED TO A CUSTOMER WHO HAS BEEN DISCONNECTED FOR THE FOLLOWING REASONS:

- a) Non payment of bill (Maximum \$25.00) .....\$25.00
- b) Customer's request that service be disconnected .....\$30.00

TRANSFER FEE .....\$50.00

THE TRANSFER FEE WILL BE CHARGED FOR CHANGING AN ACCOUNT NAME AT THE SAME SERVICE LOCATION WHEN THE SERVICE IS NOT DISCONNECTED.

LATE CHARGE (EITHER \$5.00 OR 10% OF THE BILL).....10%

PUC RULES ALLOW A ONE-TIME PENALTY TO BE CHARGED ON DELINQUENT BILLS. A LATE CHARGE MAY NOT BE APPLIED TO ANY BALANCE TO WHICH THE PENALTY WAS APPLIED IN A PREVIOUS BILLING.

RETURNED CHECK CHARGE.....\$30.00

RETURNED CHECK CHARGES MUST BE BASED ON THE UTILITY'S DOCUMENTABLE COST.

CUSTOMER DEPOSIT RESIDENTIAL (Maximum \$50).....\$50.00

COMMERCIAL & NON-RESIDENTIAL DEPOSIT ..... 1/6TH OF ESTIMATED ANNUAL BILL

GOVERNMENTAL TESTING, INSPECTION AND COSTS SURCHARGE

WHEN AUTHORIZED IN WRITING BY THE COMMISSION AND AFTER NOTICE TO CUSTOMERS, THE UTILITY MAY INCREASE RATES TO RECOVER INCREASED COSTS FOR INSPECTION FEES AND WATER TESTING. [16 TAC 24.21(k)(2)]

LINE EXTENSION AND CONSTRUCTION CHARGES:

REFER TO SECTION 3.0 EXTENSION POLICY FOR TERMS, CONDITIONS, AND CHARGES WHEN NEW CONSTRUCTION IS NECESSARY TO PROVIDE SERVICE.

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