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APPLICATION OF THE COMMONS § BEFORE THE STATE OFFICE
WATER SUPPLY, INC. FOR § OF
AUTHORITY TO CHANGE RATES § ADMINISTRATIVE HEARINGS

PUBLIC UTILITY COMMISSION
P. E. FENNER

AMENDED PREFILED TESTIMONY OF
BRET WAYNE FENNER, P. E. ON BEHALF OF
THE COMMONS WATER SUPPLY, INC.

December 13, 2017

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**PREFILED TESTIMONY OF
BRET WAYNE FENNER, P. E. ON BEHALF OF
THE COMMONS WATER SUPPLY, INC.**

WITNESS BACKGROUND

Q: Please state your name for the record.

A: Bret Wayne Fenner.

Q: How are you employed?

A: I am the President of B & D Environmental, Inc. I was one of the founding shareholders of the company in 1997 and have been employed by B & D Environmental, Inc. since that time.

Q. Do you hold any professional licenses?

A. Yes. I am a licensed civil engineer in the State of Texas. My Professional Engineer License Number is 81939. I am also a Licensed Real Estate Broker in the State of Texas. My Broker's License Number is 0605704.

Q: Please describe your educational background.

A: I hold a Bachelor of Science Degree in Architectural Engineering from the University of Texas in 1982 and a Masters of Business Administration from Southwest Texas State University in 1991.

Q: Please describe your work experience and experience as a TCEQ and Court Appointed Receiver.

A: From November 1990 until May 1997 I was employed by the Texas Water Commission/Texas Natural Resources Conservation Commission ("TNRCC"), which was the predecessor agency to the Texas Commission on Environmental Quality ("TCEQ) as an Engineering Specialist. From January 1998 until May 2000, I was employed by AquaSource, Inc. My job responsibilities for AquaSource, Inc. included the performance of field due diligence relating to the company's acquisitions of water and wastewater systems. In addition, from July 1998 until October 2005, I operated the Twin

Creek Park Water Company in Travis County, Texas, as a court appointed Receiver and then as an owner/manager. I was also a court appointed Receiver for the both the High Sierra Water System and the Bertram Woods Water Supply Corporation. I have been appointed by both the TCEQ and the Public Utility Commission (PUC) to conduct a third-party engineering appraisal to determine the compensation value for a service area being decertified. Currently, I am a consultant with B & D Environmental, Inc. in the area of water and wastewater utility operations and rate change applications. I have over 25 years' experience in public water and wastewater management and regulatory work. I have qualified and testified as an expert witness in more than 25 water rate cases during my career. A true and correct copy of my resumé is attached hereto as (**Exhibit A**).

PURPOSE OF TESTIMONY

- Q. Please state the nature of this document and its purpose.
- A. This is my direct testimony. I prepared it to meet the burden of proof placed on The Commons Water Supply, Inc. (The Commons) to present its cost of service, or revenue requirement, as reflected in its Rate/Tariff Change Application (Application). My testimony will also provide evidence that this cost of service is reasonable and necessary to provide water service to the utility's ratepayers. In addition, this testimony is to support The Commons in addressing of the issues identified in the Preliminary Order issued in this Docket.
- Q. Did you prepare the Rate/Tariff Change Application (Application) in question in Docket No. 47275?
- A. Yes, I prepared the Application which was filed with the PUC on June 17, 2017.
- Q. Are you aware of any changes in the requested required revenues that have occurred since filing the Application?
- A. Yes, while preparing this testimony, a number of adjustments in the revenue requirement were discovered. These changes are noted throughout this testimony and any effect on the rates requested in the Application are explained.

ISSUES TO BE ADDRESSED

1. What is the appropriate methodology to determine just and reasonable rates in this proceeding?
 - A. This utility method for rate making purposes as defined by the American Water Works was used in this Application for determining the revenue requirement for water service.¹

2. What are the just and reasonable rates for the utility that are sufficient, equitable, and consistent in application to each customer class and that are not unreasonably preferential, prejudicial, or discriminatory? TWC §13.182, 13.1871 (o); TAC §24.28 (d).
 - A. The rate design that generates the required revenues in this testimony shows that The Commons rates are reasonable and necessary to provide water service to each customer class. By allocating cost to all customers by meter equivalents, the rates are not preferential, prejudicial, or discriminatory to any class of customer. The allocation of the revenue requirement by meter equivalents can be found in the water rate design section of this testimony.

3. What revenue requirement will give the utility a reasonable opportunity to earn a reasonable return on its invested capital used and useful in providing service to the public in excess of its reasonable and necessary operating expenses while preserving the financial integrity of the utility? TWC § 13.183(a) (1)-(2); 16 TAC § 24.32(a).
 - A. The revenue requirement recommended in this testimony allows The Commons a reasonable opportunity to earn a reasonable return on its invested capital in excess of reasonable and necessary operating expenses and will allow the utility to preserve its financial integrity.

4. Are the utility's proposed revisions to its tariffs and rate schedules appropriate?
 - A. As previously stated, the proposed rate structure is just and reasonable and will give the utility a reasonable opportunity to earn a reasonable return on its invested capital.

¹ American Water Works Association, Manual 1, Fifth Edition, (Published 2000), Page 6-7.

5. What is the reasonable and necessary cost of providing service? 16 TAC § 24.31.
 - A. In this testimony is the cost of service to provided water service which calculates the reasonable and necessary cost of service for The Commons.

6. What adjustments, if any, should be made to the utility's proposed test-year data? TWC § 13.185(d)(1);16 TAC § 24.3 1 (b), (c)(5).
 - A. Given the length of time since the test year and now, a number of changes that are known and measurable have occurred. Any allowable expense which have been adjusted for known and measurable adjustments in this testimony are noted throughout this testimony and any effect on the rates requested in the application is explained.

7. What is the appropriate debt-to-equity capital structure the utility?
 - A. The appropriate debt to equity ratio for the utility is the actual debt to equity ratio of the utility for the actual cost of service in the test year and not an unsupported hypothetical debt-to-equity ratio.

8. What is the appropriate weighted cost of capital (also called the overall rate of return), including return on equity and cost of debt for the utility? 16 TAC § 24.31(c)(1).
 - A. The appropriate weighted cost of capital should be a weighted average of the return on equity and the cost of debt for the utility's rate base on the actual debt and equity portions of the rate base in the test year and not any hypothetical weighted average.

9. What are the reasonable and necessary components of the utility's invested capital? 16 TAC § 24.31(c) (2).
 - A. The calculation of the reasonable and necessary components of The Commons invested capital can be found in the water plant and equipment in service section of this testimony.

10. What is the amount for an allowance for funds used during construction, if any, that is being transferred to invested capital in-this proceeding? If such amounts are being transferred, for what facilities and at what rate did the allowance for funds used during construction accrue?

- A. The utility has not requested an allowance for funds used during construction in this Application.
11. What is the original cost of the property used and useful in providing water service to the public at the time the property was dedicated to public use? TWC § 13.185(b) and 16 TAC § 24.3 1(c)(2)(A)-(B). What is the amount if any, of accumulated depreciation on such property?
- A. The original cost of The Commons invested capital used by and useful in providing water and sewer service to its customer can be found in the water plant and equipment in service section of this testimony. In addition, the amount of accumulated depreciation can be found in the –Water Plant and Equipment section of this testimony.
12. Is the utility seeking the inclusion of construction work in progress? If so, what is the amount sought and for what facilities? Additionally, has the utility proven that the inclusion is necessary to its financial integrity and that major projects under construction have been efficiently and prudently planned and managed? TWC § 13.1 85 (b); 16 TAC §24.3 1 (c)(4).
- A. The utility is seeking the inclusion of the amount of \$48,837 for water well repairs from damage caused by Hurricane Harvey, which accrued during the period of known and measurable changes, as construction work in progress this testimony.
13. Does the utility have any debt? If so, what is the cost of that debt?
- A. The utility has long term debt in the form of a bank loans with an outstanding balance of \$167,417 at the end of the test year as indicated in Schedule III-6 of the Application
14. What is the reasonable and necessary working capital allowance for the utility?
16 TAC § 24.31(c)(2)(C).
- A. The reasonable and necessary working capital allowance is calculated in Schedule II-5 of the Application per the method allowed for a Class B utility.

15. Does the utility have any water or sewer property that was acquired from an affiliate or a developer before September 1, 1976? If so, has such property been included by the utility in all ratemaking formulas at the actual cost of the property rather than the price set between the entities? TWC § 13.185(i).
- A. The Commons does not have any developer contributed property or any property acquired from any affiliate.
16. Has the utility acquired any water property from an affiliate? If so, do the payments for that property meet the requirements of TWC § 13.185(e)?
- A. The Commons has not acquired any property from any affiliate.
17. Has the utility financed any of its plant with developer contributions? TWC § 13.185(j), 16 TAC § 24.31(b)(1)(B). What is the amount, if any, of accumulated depreciation on that property?
- A. The Commons has not financed any of its invested capital with developer contributions.
18. Has the utility included any customer contributions or donations in invested capital? TWC § 13.185(j), 16 TAC § 24.31(c)(2)(B)(v).
- A. The Commons has not included any customer contributions or donations in its invested capital.
19. What are the utility's reasonable and necessary operations and maintenance expenses? 16 TAC § 24.31(b)(1)(A)?
- A. In this testimony is the cost of service to provide water service which calculates The Commons reasonable and necessary operations and maintenance expenses.
20. What are the utility's reasonable and necessary administrative and general expenses?
- A. In this testimony is the cost of service to provide water service which calculates the reasonable and necessary cost of service for The Commons.

21. What is the reasonable and necessary amount for the utility's advertising expense, contributions, and donations? 16 TAC § 24.31(b)(1)(F).
- A. The utility is not requesting the recovery of any advertising expense, contributions, and donations expenses in the revenue requirement in the Application.
23. If the utility has a self-insurance plan approved by the Commission or other regulatory authority, what is the approved target amount for the reserve account, and is it appropriate to charge that amount? What is the amount of any shortage or surplus for the reserve account, and what actions, if any, should be taken to return the reserve account to the approved target amount?
- A. The Commons does not have a self-insurance plan and is not claiming any such plan in its cost of service in this Application.
24. What are the utility's reasonable and necessary expenses, if any, for pension and other post-employment benefits?
- A. The utility is not requesting the recovery of any expenses for any pension or other post-employment benefits in the revenue requirement in the Application.
25. Has the utility made any payments to affiliates?
- a. For affiliate transactions that affect the cost of service, are these transactions reasonable and necessary? TWC §13.185(e).
- b. For all affiliated transactions affecting the cost of service, what are the costs to the affiliate of each item or class of items in question, and is the price for each transaction no higher than prices charged by the supplying affiliate to its other affiliates or divisions for the same item or items, or to unaffiliated persons or corporations? TWC § 13.185(e).
- A. The Commons receives management oversight and accounting services from The Signorelli Company which has common ownership with the utility. The amount charged by The Signorelli Company to the utility for these services is in line with the rates charged by other affiliated companies to investor owned utilities.

26. What is the reasonable and necessary depreciation expense? For each class of property, what are the proper and adequate depreciation rates (including service lives and salvage values) and methods for depreciation? TWC §13.1850(j); 16 TAC § 24.31(b)(1)(B).
- A. The depreciation expense for all components of capital invested property (Rate Base) were computed on a straight-line basis over the useful life of each asset using the Commission's approved service lives. For all components, salvage values were assumed to be zero. The calculation of reasonable and necessary depreciation expense can be found in the water plant and equipment in service section of this testimony.
27. Are any tax-savings derived from liberalized depreciation and amortization, investment tax credits, or similar Methods? If so, are such tax savings apportioned equitably between customers and the utility, and are the interests of present and future customers equitably balanced?
- A. The utility is not requesting any liberalized depreciation and amortization, investment tax credits, or similar methods in the Application. Therefore, no tax-savings could be derived from these methods.
28. What is the reasonable and necessary amount, if any, for assessment and taxes other than federal income taxes? 16 TAC § 24.31(b)(1)(C).
- A. The revenue requirement to provide water service section of this testimony calculates the utility's reasonable and necessary expenses for assessment and taxes other than federal income taxes.
29. What is the reasonable and necessary amount for the utility's federal income tax expense? 16 TAC § 24.31(b)(1)(D); TWC § 13.185(f).
- a. Is the utility a member of an affiliated group that is eligible to file a consolidated income tax return? TWC § 13.185(f).
- b. If so, have income taxes been computed as though a consolidated return had been filed and the utility realized its fair share of the savings resulting from the consolidated return? TWC § 13.185(f).
- c. If not, has the utility demonstrated that it was reasonable not to consolidate returns? TWC § 13.185(f).

- A. The Commons under its current corporate structure does not file a consolidated income tax return with any affiliated group. The federal income tax expense was determined using the calculations in Schedule V of the Application.
30. What is the reasonable and necessary amount of the utility's accumulated reserve for deferred federal income taxes, unamortized investment tax credits, contingency reserves, property insurance reserves, contributions in aid of construction, customer deposits, and other sources of cost-free capital? What other items should be deducted from the utility's rate base?
- A. The utility is not requesting the recovery of any accumulated reserve funds in the revenue requirement in the Application.
31. What is the reasonable and necessary amount for municipal franchise fees, if any, to be included in rates?
- A. The utility does not pay any municipal franchise fees nor is requesting recovery of any expenses for any franchise fees in the revenue requirement in the Application.
32. What regulatory assets are appropriately included in the utility's rate base? If such assets are included in rate base, what is the appropriate treatment of such assets?
- A. The utility has not included any regulatory assets in the utility's water rate base in the Application.
33. Is the utility seeking rates for both water and sewer service? If so, is each component of cost of service (each allowable expense and all return on invested capital) properly allocated between water and sewer services?
- A. No cost for sewer service was included in the cost of service in this Application as the utility does not provide sewer service to its customer base.
34. What is the appropriate allocation of cost and revenue among rate classes?
- A. The allocation of the revenue requirement among classes by meter equivalents can be found in the water rate design sections of this testimony.

35. What is the appropriate rate design for each rate class? 16 TAC § 24.32
- A. The appropriate rate design among classes by meter equivalents can be found in the water rate design sections of this testimony.
36. Should the utility use the current number of connections as of the date of the application as opposed to using the number of test-year-end connections in designing rates?
- A. The rates designed in the Application are based on the number of active connections at the end of the test year. The use of the test year ending connections in the design of rates based on the revenue requirement reflects an accurate use of historical data in the test year.

REVENUE REQUIREMENT TO PROVIDE WATER SERVICE

- Q. How did you determine the cost of service for The Commons?
- A. I used a representative 12-month accounting period (Test Year) of January 1, 2016 to December 31, 2016. I reviewed the utility's financial statements and available cost information for the test year and since the test year for those item for which a known and measurable change have occurred. In addition, I reviewed available invoices reflecting the test year's expenses that were provided by the utility. I made some adjustments for known and measurable changes available at this time. I also removed any non-operational expenses that are not recoverable through the revenues generated from customers. This cost of service is based on the utility's expenses in the historic test year and the period of known and measurable change as per TWC § 13.185 (d) (1).
- Q. Please indicate where the revenue requirement for the cost of service you recommend is located in the Application?
- A. The revenue requirement that will generate enough income to cover the utility's cost of service for water service to customers is located in Revised Revenue Requirement Section of this Testimony.

Q. Do you have any changes to the requested revenue requirements that was presented in the Application?

A. As stated earlier, the Application was prepared based on the test year financial statements available from the utility at the time of filing. During the preparation of this testimony, it was discovered that the test year financial statements were incomplete and required a number of necessary corrections. The utility uses a hybrid method of accounting in which the recognition of certain test year costs was not shown as accruable until after the test year. Adjustments were made to cost items included in the revenue requirements to reflect these corrections. Not all the cost associated with the operation of this utility in the test year were included in Application. In addition, a few of the cost expenses should not have been included in the revenue requirements and were removed. Adjustments were made to the capital investments and to the currently used and useful invested capital of the utility. Finally, adjustments were made for known and measurable changes that have occurred in the cost of service for the utility in the period since the test year.

Q. What is meant by the term “known and measurable change?”

A. The term “known and measurable change” refers to changes in the revenue requirement that have occurred either during the test year and/or after the test year that are both a known change and a measurable change. Examples of this would be: an increase in utility cost during the year after the test year, an extra ordinary event such as a hurricane or installation of new invested plant and equipment.

Q. What supporting documentation did you base the cost in each account category in the revised revenue requirement in this testimony?

A. Since finding a number of issues with the test year financial statements of the utility, this revised revenue requirement is based on the actual invoices for each category in the cost of service of the utility for the test year. The invoices to support each cost account are provided in exhibits associated with each category of the revised revenue requirement as explained in this testimony.

Q. Could you please explain the amount of cost for the utility to provide service included for each account in the revenue requirement and any changes and/or adjustments you would recommend?

A. Yes, the following is a breakdown of each cost account of the requested revenue requirement. Also included are any changes and/or adjustments recommended for the utility's cost of service.

Account No. 615: Power Expense - production only

Q. Please explain your recommended total of \$52,238 for the cost item identified as power expense in the requested revenue requirement in the Application.

A. Attached in **(Exhibit B)** are copies of the invoices for the electricity cost for the utility's water systems during the test years. Based on the total from these invoices the recommended cost for the power expense category in the revenue requirement should be \$52,238.

Account No. 618: Other volume related expense

Q. Please explain your recommended total of \$120,880 for the cost item identified as Other volume related expenses.

A. Attached in **(Exhibit C)** are the invoices for the City of Houston Groundwater Reduction Plan Fee. The revenues to recover expense is recuperated in an authorized customer pass through gallonage rate in the utility's approved Tariff. This pass-through rate is currently \$0.89 per 1,000 gallons which was approved in Docket No. 46842. The pass thru fee revenues are removed from the revenue requirement total in the Other Revenues total cost as calculated in Schedule II-3(b) of the Application.

Account No. 620: Materials

Q. The total cost for the items identified as the materials account in the requested revenue requirement in the Application was \$53,785. Do you wish to revise this expense account?

A. Yes, the invoiced total for this cost account for the test year can be found in **(Exhibit D)**. The total invoiced to the utility for the test year was \$107,102. However, the adjusted monthly operating fee calculated in cost account 636: Contract Work of \$33,599 should

be removed from the Materials total cost. The revised total cost for the materials account should be in the amount of \$73,503.

Account No. 636: Contract Work

Q. Do you have any changes to the recommended total of \$56,383 for the cost account identified as Contract Work in the revenue requirement in the Application?

A. Yes, The Commons changed its contracted operations company during the test year. The monthly operating cost charged by the new operating company, Gulf Utility Services was not reflected throughout the full test year. Thus, the total for Contract Work account should be adjusted to reflect a current operating cost for a full year.

Q. Please explain how you calculated the revised recommend cost for Contract Work?

A. Gulf Utility Services charges a monthly operating fee of \$700 plus \$2.25 per connection for general operations. Based on this fee, I multiplied the end of the year number of connection (937) by \$2.25 per connection then multiplied this subtotal total by 12 months to arrive at a total of \$ 25,299. Then \$700 per month was multiplied by 12 months which equals \$8400. Adding these two costs to together ($\$25,299 + \$8,400 = \$33,599$) for a total of \$33,599. Therefore, the revised recommended cost for Contract Work should be \$33,599.

Account No. 601-2: Office salaries

Q. Please explain your proposed total of \$60,000 for the office salaries category of the revenue requirement?

A. Attached in (**Exhibit E**) is a copy of the invoice from the Signorelli Company for accounting and office services provided during the test years. Based on the total from this invoice, the recommend cost for Office salaries in the recommended revenue requirement should be \$60,000.

Q. Are these transactions considered affiliate transactions ?

A. Yes, Signorelli Company is an affiliate of The Commons.

- Q. Are these affiliate transactions reasonable and necessary?
- A. Yes, based on my experience in the water industry, it is necessary to have personnel in place to manage the utility. Commons only included that portion of the salaries that were reasonably related to the services performed for Commons by those office personnel. The salaries were allocated to Commons based on the actual time spent by the employees at issue working on Commons matters.
- Q. Are the costs of each item or class of items reasonable and is the price for each transaction no higher than prices charged by the supplying affiliate to its other affiliates or divisions for the same item or items, or to unaffiliated persons or corporations?
- A. Yes. The amount charged by The Signorelli Company to the utility for these services is in line with the rates charged by other affiliated companies to investor owned utilities.

Account No. 601-3: Management salaries

- Q. Please explain your proposed total of \$90,000 for the management salaries category of the revenue requirement?
- A. Attached in **(Exhibit F)** is a copy of the invoice from the Signorelli Company for management services provided during the test years. Based on the total from this invoice, the recommend cost for management salaries in the recommended revenue requirement should be \$90,000.
- Q. Are these transactions considered affiliate transactions reasonable and necessary?
- A. Yes, Signorelli Company is an affiliate of The Commons.
- Q. Are these affiliate transactions reasonable and necessary?
- A. Yes, based on my experience in the water industry, it is necessary to have personnel in place to manage the utility. Commons only included that portion of the salaries that were reasonably related to the services performed for Commons by those management personnel. The salaries were allocated to Commons based on the actual time spent by the employees at issue working on Commons matters. Moreover, Signorelli did not include any overhead costs in the management salaries or fees, meaning that The Commons is not

allocated costs for rent, phone, etc. This demonstrates that the management fees or salaries are actually less than the cost of service for The Commons.

Q. Are the costs of each item or class of items reasonable and is the price for each transaction no higher than prices charged by the supplying affiliate to its other affiliates or divisions for the same item or items, or to unaffiliated persons or corporations?

A. Yes. The amount charged by The Signorelli Company to the utility for these services is in line with the rates charged by other affiliated companies to investor owned utilities.

Q. Does Commons make any payments to affiliates other than the management fees and office salaries?

A. No.

Account No. 677: Office supplies & expenses

Q. Please explain your recommended total of \$5,798 for the cost item identified as office supplies & expenses in the requested revenue requirement in this testimony.

A. This cost was mostly for bank fees charged to process customer payments and charges for the processing of insufficient checks for customer payments. The total cost for this cost account in the revenue requirement should remain at \$5,798.

Account No. 678: Professional services

Q. The total cost for the account identified as Professional services in revenue requirement in the Application was \$13,357. Do you have any revisions to this cost account?

A. No, the invoices paid in the test year to support the expense for professional services can be found in **(Exhibit G)**. Thus, the total cost for this cost account in the revenue requirement should remain at \$13,357.

Account No. 684: Insurance

Q. Please explain your recommended total of \$1,547 for this cost account.

A. Yes, in **(Exhibit H)** is a copy of the invoice for insurance of the utility's equipment for the test year. This cost account in the revenue requirement should be \$1,547.

Account No. 666: Regulatory (rate case) expense

Q. Please explain your recommended total of \$ 8,000 for the cost item identified as rate case expense in the requested revenue requirement in the Application.

A. **(Exhibit I)** is a copy of an invoice from B & D Environmental, Inc. for the cost of preparing the Application. This expense reflects only the cost for preparing the Application as submitted to the PUC and does not include any of the utility's rate case expenses for the hearing process of this application. Therefore, the rate case expense for the utility's rate case expense in the revenue requirement should be \$ 8,000.**Account No. 677: Regulatory expense (other)**

Q. Is \$17,774 the total for the cost account identified as Regulatory expense in the requested revenue requirement of the Application? Do you wish to revise this expense account?

A. No, **(Exhibit J)** includes copies of the invoices for the expenses in this account. Based on the supporting invoices, this account of the revenue requirement should remain at a total of \$17,744

WATER PLANT AND EQUIPMENT IN SERVICE

Q. What is net invested capital?

A. Net invested capital, or rate base, includes the following components: (a) original cost of plant, property and equipment, less accumulated depreciation, used by and useful in rendering service to the public; (b) a working capital allowance which includes 1/12 of total annual operations and maintenance, and in some circumstances reasonable inventories, reasonable prepayments for operating expenses; and (c) construction work in process (CWIP).

Q. Did you prepare Schedule III-3 Utility Plant in Service (Water) found in Attachment B of the Application?

A. Yes, this schedule is the water utility plant and equipment depreciation schedule for The Commons as submitted with the Application. This schedule was based upon original cost

data gathered from a review of historical records at both the utility and the TCEQ available at the time of filing and from trending analysis.

Q. Do you have any changes to Schedule III-3 Utility Plant in Service (Water)?

A. Yes, in preparation for this testimony, a review was conducted of available utility records and previous Rate/Tariff Change Applications for the utility. Based on this additional review recommended changes have been made to Schedule III-3 for the water utility plant in service. Located in **(Exhibit K)** is revised Schedule III-3 based on this testimony.

Q. How did you determine the original costs for utility assets?

A. The original costs and dates of installation of each item was determined from available paid invoices and previous Rate/Tariff Change Applications of the utility. For those items for which no cost data was available or incomplete invoicing was available, trend analysis was used to determine a cost for an item. A field visit was conducted of the plant facilities as a part of preparing the Application. In addition, the utility personnel were consulted regarding installation dates and equipment sizes. From this inspection and consultation, the original installation dates and quantities for each item were determined. Exhibit K contains original cost invoices and cost data from previous Rate/Tariff Change Applications used to determine cost and date of original installation. The cost for the generator was determined by trending analysis.

Q. What is Trending Analysis?

A. Trending Analysis is the method of taking the known cost of an item, for example, a storage tank, at a known date and determining the cost of that item at a different point in time based on construction cost changes or trends over the years. The Handy-Whitman Index factors were used in this testimony for trending analysis. The Handy-Whitman Index of Public Utility Construction Costs is the standard used by regulatory entities to perform the trending. This publication provides the ratios of construction costs for utility equipment for every year since the early 1900's.²

² Handy-Whitman Index Bulletin No. 182, W-4 Cost Trending of Water Utility Construction, South Central Region (Published July, 2015)

Q. Why did you perform trend analysis to determine the cost of the generator in the revised Schedule III-3 in this testimony?

A. I used trending analysis to determine an original cost for the generator as original cost information could not be found from historical records or invoicing.

Q. Please explain the trend analysis you have included in this testimony?

A. Included in Exhibit K is the trending analysis used to determine original cost the generator in the revised Schedule III-3 in this testimony. The quoted cost amount was then trended using the Handy-Whitman ratios and city cost index³ to derive a cost of each item at the time on installation.

Q. What is depreciation?

A. Depreciation is recognized as a line item in the cost of service that allows the utility to recover the cost of an asset over the useful life of that asset.

Q. What useful life did you use for each plant items?

A. I used the useful lives recommended by the PUC.⁴

Q. What is the Net Book Value?

A. The Net Book Value is the value of the useful life and net present value of the utility's plant. It is calculated from the original installed cost of all the plant items minus the total accumulated depreciation. It is used to establish the Rate Base which provides an investor owned utility, such as this one, an opportunity to earn a return on investment.

Q. What are your revised recommendations as to original cost, annual depreciation, accumulated depreciation and net book value?

A. Table 1 summarizes my recommended revisions,

³ Building Construction Cost with RS Means Data, 75th annual edition 2017, (Published 2016) City Cost Index.

⁴ Publication of the Public Utility Commission of Texas "System of Accounts for Water and Wastewater Utilities - with 200 or More Connections"

Table 1: Recommended Annual Depreciation, Accumulated Depreciation and Net Book Value

Original Cost	\$	2,236,267
Annual Depreciation	\$	53,2163
Accumulated Depreciation	\$	757,548
Net Book Value	\$	1,478,719

Q. Is the utility seeking the inclusion of construction work in progress?

A. Yes, The Commons is seeking the inclusion of the amount of \$48,837 for water well repairs from damage caused by Hurricane Harvey. Included in Exhibit L are invoicing for emergency repairs and replacement of a water well pump from damage caused by Hurricane Harvey in September of 2017. These necessary repairs which occurred in the period of known and measurable change should be included in the revised rate base total in this testimony.

Q. Do you have a revised recommendation regarding a total for Rate Base for water service?

A. Yes, also included in Exhibit K is a revised Schedule III-2 of the Application for the utility's water service provided. Based on this revised schedule, the recommended Rate Base for the utility should be \$1,567,281.

Account No. 403: Depreciation

Q. Based on your revised recommended original cost and net book value for the utility's assets, do you recommend an adjustment to the depreciation account for water and sewer in the utility's revenue requirement?

A. Yes, based on the recommended adjustments to utility's assets original cost, the annual depreciation expense for water should be \$53,216.

Account No. 408: Taxes Other than Income

Q. Please explain if you have any recommended changes for the cost account identified as Taxes other than income in the requested revenue requirement in the Application.

- A. Yes, a known and measurable change was made to reflect the property taxes due for 2016. Copies of the 2016 property tax invoices can be found in (**Exhibit L**). In addition, franchise taxes were removed from the cost of service for the utility. Thus, based on the invoices included in the exhibit, the amount of \$1,276 should be included for this account in the recommended revenue requirement.

Account No. 409: Income Tax Expense

Q. Please explain how you determined the income tax expense for the requested revenue requirement?

A. Yes, I determine the income tax expense for the revenue requirement using the calculation in Schedule V of the Application.

Q. Do you have a revised recommendation of your total for the cost item identified as income tax expense in this testimony?

A. Yes, a revised Schedule V of the Application for the income tax component in revenue requirement is provided in (**Exhibit M**). Based on this calculation in Schedules V in Exhibit M, the revised total for the income tax expense account for water should be \$49,757.

Less: Other Revenues

Q. In the Application, the total for Other Revenues in the requested revenue requirement was \$124,793. Do you wish to revise this revenue item?

A. No, the totals as indicated in Schedule II-3(b) of the Application are correct. As previously stated in this testimony, the cost for the City of Houston GDP fee in line 6 of this schedule was removed from the cost of service as other revenues and recovered in a customer pass through fee. The other revenues in line 7 of the schedule are for water sold to the City of Houston for use by the neighboring subdivision. This water purchase stopped at the end of 2016. Therefore, the Other Revenues account of the revenue requirement should remain at \$124,793.

Requested Return

Q. Do you have any changes to the long-term debt / notes payable in Schedule III-6 of the Application?

A. No.

Q. Would you recommend an adjustment to the requested return as calculated in Schedule III-1 of the Application?

A. Yes, also included in **(Exhibit N)** is a revised Schedule III-1 of the Application. The revised Rate Base and other adjustments determined in this testimony will cause a revision to requested return in Schedule III-1.

Q. Please explain why you recommend a 11 percent for return on the equity portion of the invested capital for this application?

A. Yes, the PUC in its instruction for preparing a Class B Rate/Tariff Change Application allows a 12 percent return on equity⁵. The State of California Public Utility Commission recommends a 9.60 percent to 10.60 percent rate of return for utilities of the size of The Commons.⁶ Copy of this document is included in Exhibit N. The average of this range for rate of return per the State of California Public Utility Commission is 10.1 percent. The average of these two rates of return would be 11 percent ($12\% + 10.1\% = 22.1\% \div 2 = 11.05$ or 11%). Moreover, in this case, I am recommending use of the actual capital structure of 90% equity. Thus, this represents slightly less risk than a more leveraged capital structure. Thus, the 11 percent rate of return on equity requested in this Application is reasonable for an investor owned utility of this size and complexity.

Q. Do you have a revised return expense based on the revisions you have recommended to the utility's revenue requirement?

A. Yes, based on my revised calculations of the utility's return expense for the water revenue requirement in Schedules III-1. The recommended revised return expense in the utility's return of rate base for the water revenue requirement should be \$143,563.

⁵ Class B Investor-Owned Utilities Water and/or Sewer, Instructions for Rate/Tariff Change Application 2015, (Published September 17, 2015), Pages 9-10

Excluded Expenses

- Q. Have you included in the revenue requirement any expenses not allowed pursuant to 25 TAC § 24.31(b)(2)?
- A. No, I have not included any costs identified in 25 TAC § 24.31(b)(2).

Revised Revenue Requirement

- Q. Have the revisions you recommended for each account in the revenue requirement changed the total revenues the utility needs to generate in order to cover its cost of service to provided water and sewer service to its customers?
- A. Yes. After a review of supporting documentation and based on the changes in the revenue requirement in this testimony, Table 2 is the revised total for each account of the revenue requirement and a total revised revenue requirement of \$599,715. Note that this represents a decrease over the original revenue requirement request of \$697,078.

Table 2: Revised Total Revenue Requirement

Account No.	Account Name	Revised Totals
615	Power Expense-production only	\$52,238
618	Other volume related expenses	120,880
620	Materials	\$73,503
631-636	Contract work	\$33,599
601-2	Office salaries	\$60,000
601-3	Management salaries	\$90,000
677	Office supplies & expenses	\$ 5,798
678	Professional services	\$13,357
684	Insurance	\$ 1,547
666	Regulatory (rate case) expense	\$ 8,000
667	Regulatory expenses (other)	<u>\$17,774</u>
	Total operating Expense:	\$476,696
403	Depreciation	\$53,216
408	Taxes Other than Income	\$ 1,276
409/10	Income Tax Expense	\$49,757
	Return	\$143,563
	Other Revenues	<u>\$(124,793)</u>
	Total Revised Revenue Requirement:	\$599,715

WATER RATE DESIGN

- Q. Do you have any revisions to the rate design based on the adjustments made to the revenue requirement in your testimony?
- A. Yes, in reviewing documents for this testimony, it was determined that the gallons billed to customers used in the Application did not contain an accurate accounting of the total gallons billed to customers in the test year. An accurate accounting of billed gallonage is included in **(Exhibit O)**.
- Q. Would you recommend adjustments in the rate designs for water service based on the revised revenue requirement in your testimony?

A. Yes, a revised rate design for water service to customers is located in **(Exhibit P)**. This rate design reflects the revised revenue requirements supported by this testimony and the adjusted total for gallons consumed by customers in the test year. The revenue requirement was allocated between the fixed and variable portions based on the allocation in Schedule VI-1 of the Application. In addition, after consulting with customer groups in the service area, the utility agreed that rates would be the same for both 5/8" diameter or 3/4 " diameter meters and 1" diameter meters. This rate design was provided in the revised customer notice mailed to customers and in the revised rate design in Exhibit P. The remaining base rates for larger meter sizes were determined by the meter equivalents provided in Schedule VI-1 of the Application. The inclining gallonage rate structure remains as the utility believes this will encourage conservation of water usage by its customer base.

Q. Is there a change in the rate structure in the Application and the rate design in your testimony?

A. Based on the revised revenue requirement in this testimony, the revised rate structure would reduce the monthly base rate requested by The Commons by \$3.92 per connection from the monthly base rate of \$ 44.48 per connection per month for a standard meter in the revised notice to customers.

PASS THROUGH ADJUSTMENT CLAUSE

Q. Do you have any recommended change to the current Pass through Adjustment Clauses in The Commons tariff?

1. A. The utility is required to participate in the City of Houston Groundwater Reduction Program (GRP). Since the test year, this fee has been increased. In (Exhibit C) are the City of Houston invoices for the test year, along with a copy of the notice of increase from the City of Houston. Finally included is a copy of a recent bill from the City of Houston showing the current GRP fee. Based on this noticed increase and calculating the pass through using the equation in §24.21 (D) of the PUC Rule, the pass thru gallonage fee should be \$1.02 per 1000 gallons to cover the cost of the City of Houston GRP fee.

Current Tariff Approved Pass thru City of Houston GRP fee: (Docket No. 46842)
\$0.89 per 1,000 gallons
Revised City of Houston (COH) GRP Fee (April 2017): \$2.980 per 1000 gallons
Calculation: \$ 2.980 per 1,000 gallons x 30 % = \$ 0.894 per 1000 gallons

System average line loss = 12.33% or .1233 per Schedule II-1(a) of the Application

Calculation of Gallonage Rate Adjustment:

Adjusted Gallonage Rate (AG) = $\{G / (1 - L)\}$, Where:

AG = adjusted gallonage charge, rounded to nearest one cent;

G = proposed gallonage charge, per 1,000 gallons;

L = water line loss for preceding 12 months, not to exceed 0.15 (15%)

$$AG = \{(\$ 0.894 / (1 - 0.1233))\}$$

$$AG = \{ \$ 0.894 / 0.8767 \}$$

$$AG = \$ 1.02$$

RATE CASE EXPENSES

- Q. Has the The Commons incurred additional rate case expenses subsequent to preparation of the initial application?
- A. Yes, The Commons has incurred additional consulting and legal expenses related to the processing of this application at the Commission and the State Office of Administrative Hearings. The costs include preparation of pleadings, responses to Commission orders, responses to Staff pleadings, responses to discovery, and preparation of testimony. Additionally, Commons has incurred costs to prepare testimony and will incur costs associated with responding to further discovery, review and analysis of Staff testimony, preparation of rebuttal testimony, preparation for and participation in the hearing on the merits, and post hearing briefing.
- Q. What is the amount of consulting fees that The Commons has incurred through October 31, 2017?
- A. The Commons has incurred \$5,075 in consulting fees associated with this docket after preparation of the initial application and through October 31, 2017. A copy of the invoice for these consulting fees can be found in Exhibit Q.

Q. Is the hourly rate you are charging for this case reasonable and comparable to the fees charged by other consulting firms?

A. Yes. My hourly rate is \$175 per hour for services related to this docket. This rate is reasonable when compared to the hourly rates charged by other regulatory consultants with similar experience. I have not charged for any luxury items such as limousine service, sporting events, alcoholic drinks, movies or entertainment, nor have I included any unreasonable charges for travel, lodging or meals.

Q. What is the estimated cost of consulting work after October 31, 2017?

A. I estimate that The Commons will incur cost of \$35,000 after October 31, 2017 to prepare testimony, responding to further discovery, review and analysis of Staff testimony, preparation of rebuttal testimony, preparation for and participation in the hearing on the merits, and post hearing briefing. In addition, I will update this testimony with actual expenses incurred prior to the hearing on the merits.

Q. What is the amount of legal fees that The Commons has incurred through October 31, 2017?

A. The Commons has incurred \$5,393.20 in legal fees associated with this Docket through October 31, 2017. These fees are supported by the Affidavit of Tammy Wavle Shea (See Exhibit Q).

Q. What is the estimated cost of work after October 31, 2017?

A. Based on the affidavit of Ms. Shea, it is estimated that The Commons will incur cost of \$35,000 after October 31, 2017 to prepare testimony, responding to further discovery, review and analysis of Staff testimony, preparation of rebuttal testimony, preparation for and participation in the hearing on the merits, and post hearing briefing. These fees are supported by the Affidavit of Tammy Wavle Shea (See Exhibit Q). In addition, I will update this testimony with actual legal expenses incurred prior to the hearing on the merits.

CONCLUSION

- Q. Is the revenue requirement for water service as presented in your testimony reasonable and necessary for The Commons to provide water service to the customers of utility?
- A. The revised revenue requirements supported in this testimony showed a decrease in the revenue requirements from that requested in the Application. However, the revised water revenue requirement as supported by this testimony is reasonable and necessary for the utility to provide water service to its customers. Therefore, the rates as calculated in the rate design in this testimony should be approved for The Commons.
- Q. Do you have any conclusions from your testimony?
- A. Yes, this testimony was prepared to help The Commons meet its burden of proof to present its cost of service, or revenue requirement. This testimony presents a revenue requirement that is reasonable and necessary for The Commons to provide water service to the utility's ratepayers. The Commons rate base as determined in this testimony is used and useful in providing water service to the public. The water rate structure as provided in this testimony should be approved.
- Q. Does this conclude your testimony?
- A. Yes, it does. However, I reserve the right to supplement my testimony if additional information is made available to me.

Exhibit A

BRET W. FENNER, P.E.

200 Harbor Circle, Georgetown, Texas 78633 • (512) 264-9124 • Fax (512) 692-1967 • bretfenner@yahoo.com

PROFESSIONAL EXPERIENCE

B & D ENVIRONMENTAL, INC.

200 Harbor Circle, Georgetown, Texas 78633

President, May 1997 to Present

Utility management and consulting - rates and regulations

AQUASOURCE, INC.

1106 Clayton Lane, Suite 400w, Austin, Texas 78723

Manager, January 1998 to May 2000

Regulatory compliance and utility due diligence for acquisitions

TEXAS NATURAL RESOURCE CONSERVATION COMMISSION

Water Utilities Division / Plans Review and Rate Design Section

P. O. Box 13087, Austin, Texas 78711-3087

Engineering Specialist II, November 1990 to May 1997

Water and wastewater utility rates and regulations

TEXAS DEPARTMENT OF PUBLIC SAFETY

Division of Emergency Management

5805 N. Lamar Blvd., Austin, Texas 78752

Engineering Assistant III, February 1989 to January 1990

Emergency facilities inspector

AECO INTERIOR CONTRACTORS

P.O. Box 92190, Houston, Texas 77029

Branch Manager / Project Manager, March 1983 to August 1988

Commercial interior construction

EDUCATION

SOUTHWEST TEXAS STATE UNIVERSITY, SAN MARCOS, TEXAS

Masters of Business Administration, December 1991

Specialization: Management and Finance

UNIVERSITY OF TEXAS, AUSTIN, TEXAS

Bachelors of Science in Architectural Engineering, December 1982

Specialization: Construction Management

PROFESSIONAL REGISTRATION

REGISTERED PROFESSIONAL ENGINEER, STATE OF TEXAS

License No. 81938

REGISTERED REAL ESTATE BROKER, STATE OF TEXAS

License No. 605704

Exhibit B

Months	Verizon Southwest/Frontier		Reliant Energy		Republic Waste Services		Totals
	Ck #	Amount	Ck #	Amount	Ck #	Amount	
Jan-16	1019	\$ 66.68	1020	\$ 4,273.50	1246	\$ 324.38	\$ 4,664.56
Feb-16	1025	\$ 66.80	1024	\$ 3,704.97	1273	\$ 321.86	\$ 4,093.63
Mar-16	1032	\$ 66.80	1031	\$ 4,493.31	1314	\$ 318.79	\$ 4,878.90
Apr-16	1041	\$ 66.80	1343	\$ 4,765.00	1339	\$ 375.15	\$ 5,206.95
May-16	1050	\$ 67.42	1052	\$ 4,691.17	1371	\$ 377.21	\$ 5,135.80
Jun-16	1061	\$ 67.42	1062	\$ 4,545.50	1410	\$ 378.83	\$ 4,991.75
Jul-16	1076	\$ 67.42	1080	\$ 5,046.08	1454	\$ 387.05	\$ 5,500.55
Aug-16	1090	\$ 68.00	1091	\$ 3,286.70	1482	\$ 387.05	\$ 3,741.75
Sep-16	1095	\$ 68.00	1110	\$ 2,284.87	1111	\$ 386.33	\$ 2,739.20
Oct-16	1120	\$ 68.00	1121	\$ 1,915.86	1568	\$ 392.39	\$ 2,376.25
Nov-16	1136	\$ 67.96	1139	\$ 1,961.37	1595	\$ 387.52	\$ 2,416.85
Dec-16	1147	\$ 67.96	1149	\$ 2,048.15	1634	\$ 388.22	\$ 2,504.33
Totals		\$ 809.26		\$ 43,016.48		\$ 4,424.78	\$ 48,250.52
							\$ 3,987.52 Other accruals
							\$ 52,238.04 Grand Total

The Commons Water Supply, Inc.

1019

Verizon Southwest

1/7/2016

Date *Type* *Reference*
1/4/2016 *Bill* 105439280869146709

Original Amt.
66.68

Balance Due
66.68

Discount

Check Amount

Payment
66.68
66.68

CWS-WF-0615

10 5439 2808691467 09

66.68



JAN - 4 2015

Account Number
10 5439 2808691467 09

Amount Due
\$66.68

Visit verizon.com/mybusiness

- View & Pay Your Bill
- Check Verizon Email
- Get Rewards & Discounts
- Use Online Support
- And More

Account Information

Statement Date: 12/25/15
COMMONS WATER SUPPLY
Phone: 281-324-6859

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JAN - 4 2015

Account Summary

Previous Balance	\$138.36
Payment Received Dec 16	-\$138.36
Balance Forward	\$0.00

New Charges

Current Activity	\$49.10
Taxes, Governmental Surcharges and Fees	\$6.92
Verizon Surcharges and Other Charges & Credits	\$10.66
Total New Charges Due by January 19, 2016	\$66.68

Total Amount Due \$66.68

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A/P Processing

Approved By: Jeremy A Date: 01/07
 Company #: CWS CC #: 6306-07
 Job #: UTILITIES Amount: 66.68
 Entered By: AO Date: 01/07

Please return remit slip with payment.



Phone Number
281-324-6859

Account Number
10 5439 2808691467 09

Page
2 of 3

Current Activity

Monthly Charges

12/25 1/24 Business Line 49.10

Monthly Charges Subtotal \$49.10

Current Activity Total \$49.10

Taxes, Governmental Surcharges and Fees

Federal Excise Tax 1.75

TX State and Local Sales Tax 4.31

9-1-1 Equalization Fee .06

9-1-1 Fee .80

Total Taxes, Governmental Surcharges and Fees \$6.92

Verizon Surcharges and Other Charges & Credits

Cost of Service Surcharge .09

Texas Universal Service 1.62

Federal Universal Service Fee 1.28

Federal Subscriber Line and Access Recovery Charge 7.67

Total Verizon Surcharges and Other Charges & Credits \$10.66

Total New Charges \$66.68

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If you think you have been slammed, (your long distance service switched without your permission) or crammed (charged for services that you did not authorize), please contact us. If we do not resolve your problem, you may write the Public Utility Commission of Texas, c/o Office of Consumer Protection, PO Box 13326, Austin, TX

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For residential, small and medium business customers, you may choose not to have your CPNI used for marketing purposes described above by calling us anytime at 1-866-483-9700. When you call, please have your bill and account number available. Your decision about use of your CPNI doesn't affect our provision of services to you nor eliminate all Verizon marketing contacts.

Unless you call us at the number above, Verizon may use your CPNI to market different types of services beginning 30 days after the first time we notify you of the CPNI policy described above. You may elect at any time to add or remove a restriction on the use of your CPNI. Your choice remains valid until you change your election by calling the number above.

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- Select paperless billing and pay online
- Create, view and review the status of a repair ticket without making a phone call
- Gain access from a mobile device or tablet, which means you are connected to your business at all times

Alexandra Bonilla

From: ~~Jeremy Atkinson~~
Sent: Thursday, January 07, 2016 9:53 AM
To: Alexandra Bonilla
Subject: Re: Approvals

~~APPROVALS~~

Jeremy Atkinson
281-324-4427 office
281-794-1717 mobile
jatkinson@signorellicompany.com
www.thecommonsoflakehouston.com

On Jan 7, 2016, at 9:49 AM, Alexandra Bonilla <abonilla@signorellicompany.com> wrote:

Jeremy,

Below invoices for week ending 01/09/16

Exxon Mobil					
	Bill	12/21/2015	7187358298861891512	01/15/2016	<u>1,613.40</u>
Total Exxon Mobil					1,613.40
Jesus Medina			Huffmann Cleaning Svcs		
	Bill	12/01/2015	161019	01/09/2016	80.00
	Bill	12/01/2015	161078	01/09/2016	<u>80.00</u>
Total Jesus Medina					160.00
Republic Services #852			Huffmann		
	Bill	12/20/2015	0853-004178950	01/09/2016	<u>58.49</u>
Total Republic Services #852					58.49
Verizon			XXXXXXXXXXXXXXXXXXXX		
	Bill	01/04/2015	10 5439 2808691467 09	01/19/2016	<u>66.68</u>
Total Verizon					66.68

Alexandra Bonilla.

AP Coordinator
The Signorelli Company
1400 Woodloch Forest Drive, Suite 200
The Woodlands, TX 77380

The Commons Water Supply, Inc.

Verizon Southwest

Date Type Reference
2/1/2016 Bill 105439280869146709

Original Amt.
66.80

Balance Due
66.80

2/11/2016
Discount

Check Amount

Payment
66.80
66.80

1025

CWS-WF-0615

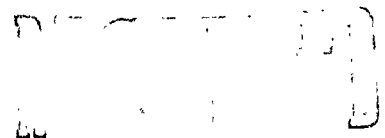
10 5439 2808691467 09

66.80



Account Number
10 5439 2808691467 09

Amount Due
\$66.80



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Get Rewards & Discounts

Use Online Support

And More

Account Information

Statement Date: 1/25/16
COMMONS WATER SUPPLY
Phone: 281-324-6859

BY: _____

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Account Summary

Previous Balance	\$66.68
Payment Received Jan 12	-\$66.68
Balance Forward	\$0.00

New Charges

Current Activity	\$49.10
Taxes, Governmental Surcharges and Fees	\$6.92
Verizon Surcharges and Other Charges & Credits	\$10.78
Total New Charges Due by February 19, 2016	\$66.80

Total Amount Due \$66.80

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A/P Processing

Approved By: [Signature] Date: 02/09/16
 Company #: [Signature] CC #: 6230627
 Web #: [Signature] Amount: \$66.80
 Entered By: [Signature] Date: 02/10/16

Please return remit slip with payment

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We may use and share your CPNI among our affiliates and agents to offer you services that are different from the services you currently purchase from us. Verizon offers a full range of services such as video, wireless, internet, and long distance. Visit verizon.com for a complete listing of our services and companies.

For residential, small and medium business customers, you may choose not to have your CPNI used for marketing purposes described above by calling us anytime at 1-866-483-9700. When you call, please have your bill and account number available. Your decision about use of your CPNI doesn't affect our provision of services to you nor eliminate all Verizon marketing contacts.

Unless you call us at the number above, Verizon may use your CPNI to market different types of services beginning 30 days after the first time we notify you of the CPNI policy described above. You may elect at any time to add or remove a restriction on the use of your CPNI. Your choice remains valid until you change your election by calling the number above.

Surcharges

Surcharges include:

- a Federal Subscriber Line and Access Recovery Charge applicable to state-to-state and international services that helps pay for the costs of providing and maintaining the local phone network;
- a Federal Universal Service Charge applicable to state-to-state and international services to recover fees imposed on us by the government to support universal service;
- a Long Distance Access Charge to help defray the cost of access charges and fees that local exchange companies assess on us or our agents for state-to-state and international calling;
- a Carrier Cost Recovery Charge applicable to long distance customers that helps defray the costs we pay to support state-to-state Telecommunication Relay Service, government number administration, local number portability, and other fees assessed by the FCC;
- a Long Distance Administrative Charge to help defray account servicing costs for state-to-state and international calling; and,
- a Federal Regulatory Fee applicable to recover the annual per video subscriber fee payment made to the FCC.

Please note that these surcharges are charges, not taxes or governmental fees. These charges, and what is included in these charges, are subject to change from time to time. For additional information regarding the charges on your Verizon bill, please visit verizon.com or call the number listed on your bill.

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- Select paperless billing and pay online
- Create, view and review the status of a repair ticket without making a phone call
- Gain access from a mobile device or tablet, which means you are connected to your business at all times

FUSF Fee Changes January 1, 2016

Your Federal Universal Service Fund (FUSF) fee may change on January 1, 2016. Authorized and reviewed quarterly by the FCC, the FUSF funds programs to keep local telephone rates affordable for all customers and provides discounts to schools, libraries, rural health care providers, and low-income families.

Alexandra Bonilla

From: Jeremy Atkinson
Sent: Thursday, February 11, 2016 1:46 PM
To: Alexandra Bonilla
Subject: Re: Approvals

Approved

Jeremy Atkinson
281-324-4427 office
281-794-1717 mobile
jatkinson@signorellicompany.com
www.thecommonsoflakehouston.com

On Feb 11, 2016, at 1:44 PM, Alexandra Bonilla <abonilla@signorellicompany.com> wrote:

Pss...Jeremy, can you please approve the invoices below?

Thanks!

From: Alexandra Bonilla
Sent: Wednesday, February 10, 2016 4:42 PM
To: Jeremy Atkinson <jatkinson@signorellicompany.com>
Subject: Approvals

Hi Jeremy,

Below invoices for week ending 02/12/16

CLH

	<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Due Date</u>	<u>Open Ba</u>
De Lage Landen					
	Bill	02/06/2016	48900326	02/12/2016	_____
Total De Lage Landen					
Reliant			Huffman		
	Bill	02/03/2016	1 765 659-6	02/19/2016	_____ \$
Total Reliant					_____ \$
Skelton Business Equipment					
	Bill	01/29/2016	312614	02/12/2016	_____
Total Skelton Business Equipment					

CWS

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Due Date</u>	<u>Open Balance</u>
-------------	-------------	------------	-----------------	---------------------

Reliant			503 Remington		
	Bill	02/03/2016	2 075 915 - 5	02/19/2016	<u>3.704 97</u>
Total Reliant					3.704 97
Verizon Southwest					
	Bill	02/01/2016	105439280869146709	02/19/2016	<u>66 80</u>
Total Verizon Southwest					66 80

Thanks !

Alexandra Bonilla.

AP Coordinator

The Signorelli Company
 1400 Woodloch Forest Drive, Suite 200
 The Woodlands, TX 77380
 Main: 713-452-1700
 Fax: 713-452-1701
 Direct: 713-452-1717

Page 1 of 1

The Commons Water Supply, Inc.

1032

Verizon Southwest

<i>Date</i>	<i>Type</i>	<i>Reference</i>	<i>Original Amt.</i>	<i>Balance Due</i>	<i>3/10/2016 Discount</i>	<i>Payment</i>
3/3/2016	Bill	105439280869146709	66.80	66.80		66.80
					<i>Check Amount</i>	66.80

CWS-WF-0615

10 5439 2808691467 09

66.80

verizon RECEIVED
MAR -- 7 2016

Account Number
105439 | 2808691467 | 09

Amount Due
\$66.80

BY: _____

Visit verizon.com/mybusiness1
View & Pay Your Bill
Check Verizon Email
Get Rewards & Discounts
Use Online Support
And More

Account Information

Statement Date: 2/25/16
COMMONS WATER SUPPLY
Phone: 281-324-6859

Questions About Your Bill?

For the help & support you need, contact us at 1-800-VERIZON.

Verizon News

Thinking of Adding Services?

You can rely on Verizon products and services to grow your business, whether you are switching to Fios, upgrading your current plan, adding broadband services or another phone line. Call 1-888-755-7299 and get a written Firm Price Quote of your monthly charges before you commit.

Opportunity Calling

Make sure your customers can reach you or they may call someone else. Add another crystal clear voice phone line. Your customers are counting on you. You can count on us with 99.9% network reliability. Keep in touch with your customers & grow your business. Call 1-877-854-8071 today.

We're here to help

Verizon Business Services offer a powerful combination of reliability, innovation and value. We can help your small business today and well into the future. Call 1-877-854-2489 today to review your business account with a Verizon Business Specialist. Don't hesitate-call Verizon today.

Account Summary

Previous Balance	\$66.80
Payment Received Feb 15	-\$66.80
Balance Forward	\$0.00

New Charges

Current Activity	\$49.10
Taxes, Governmental Surcharges and Fees	\$6.92
Verizon Surcharges and Other Charges & Credits	\$10.78
Total New Charges Due by March 21, 2016	\$66.80

Total Amount Due **\$66.80**

A/P Processing
Approved By: _____ Date: 03/07/16
Company #: CWS CC #: 630607
Job #: utilities Amount: \$66.80
Entered By: AS Date: 03/07/16

Want Automatic Payment?

Enroll below or at Verizon.com to authorize your financial institution to deduct the amount of your monthly bill from the account associated with your enclosed check and send payment directly to Verizon. To discontinue Automatic Payment, call Verizon. Please keep a copy of this authorization.

Please return remit slip with payment.

Need-to-Know Information

Customer Proprietary Network Information (CPNI) Notice for Residential, Small and Medium Business Customers

CPNI is information that relates to the type, quantity, destination, technical configuration, location, amount of use, and billing information of your telecommunications or interconnected VoIP services. This information is made available to us solely by virtue of our relationship with you. The protection of your information is important to us. Under federal law, you have a right, and we have a duty, to protect the confidentiality of your CPNI.

We may use and share your CPNI among our affiliates and agents to offer you services that are different from the services you currently purchase from us. Verizon offers a full range of services such as video, wireless, Internet, and long distance. Visit verizon.com for a complete listing of our services and companies.

For residential, small and medium business customers, you may choose not to have your CPNI used for marketing purposes described above by calling us anytime at 1-866-483-9700. When you call, please have your bill and account number available. Your decision about use of your CPNI doesn't affect our provision of services to you nor eliminate all Verizon marketing contacts.

Unless you call us at the number above, Verizon may use your CPNI to market different types of services beginning 30 days after the first time we notify you of the CPNI policy described above. You may elect at any time to add or remove a restriction on the use of your CPNI. Your choice remains valid until you change your election by calling the number above.

Easy Account Management Available Online

We offer online account management at verizon.com/mybizlearn for our small business customers (less than 20 employees). Register or sign in today to My Business Account. With one user ID and password, you can:

- Access your Verizon phone, Internet, online applications, TV and Small Biz Rewards accounts and services
- View, print and pay bills
- Get technical support
- Sign-up for special discounts, and much more

And to our medium business customers, explore the tools that cater to your business needs. Register today in the Business Sign-In area at verizonenterprise.com.

- Get an order status around the clock
- Receive an email notification when your invoice is ready, so you can download or print it
- Select paperless billing and pay online
- Create, view and review the status of a repair ticket without making a phone call
- Gain access from a mobile device or tablet, which means you are connected to your business at all times

Alexandra Bonilla

From: Alexandra Bonilla
Sent: Thursday, March 10, 2016 9:14 AM
To: Jeremy Atkinson
Subject: RE: Approvals

The Reliant bill for \$4k was recorded on Commons Water Supply as well as the Verizon Bill. ☺

From: ~~Jeremy Atkinson~~
Sent: Thursday, March 10, 2016 9:08 AM
To: Alexandra Bonilla <abonilla@signorellicompany.com>
Subject: Re: Approvals

All ~~approval~~ but the reliant bill goes to The Commons Water Supply

Jeremy Atkinson
281-324-4427 office
281-794-1717 mobile
jatkinson@signorellicompany.com
www.thecommonsoflakehouston.com

On Mar 10, 2016, at 8:46 AM, Alexandra Bonilla <abonilla@signorellicompany.com> wrote:

Good Morning Jeremy,

Below nvoices for this week.

CLH

	<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Due Date</u>	<u>Open Balance</u>
ADT Security Services, Inc					
	Bill	03/07/2016	82423052	03/11/2016	144.4
Total ADT Security Services, Inc					144.4
Jesus Medina					
	Bill	03/08/2016	261094 (Jan-Feb)	03/11/2016	80 C
	Bill	03/08/2016	674875 (Jan-Feb)	03/11/2016	80 C
	Bill	03/08/2016	261069 (Jan-Feb)	03/11/2016	80 C
	Bill	03/08/2016	878785 March	03/18/2016	80 C
Total Jesus Medina					320 C
Lowe's					
	Bill	03/04/2016	99001135344	03/11/2016	1,992.7
Total Lowe's					1,992.7
Reliant					
			Huffman		

	Bill	03/03/2016	1 765 659-6	03/21/2016	<u>615.4</u>
Total Reliant					615.4
Republic Services #852			Huffman		
	Bill	03/01/2016	0853-004269451	03/11/2016	<u>318.7</u>
Total Republic Services #852					318.7
SuddenLink					
	Bill	03/11/2016	100001-8644-71100240	03/11/2016	<u>265.4</u>
Total SuddenLink					265.4

CWS

Reliant			503 Remington		
	Bill	03/03/2016	2 075 915 - 5	03/21/2016	<u>4,493.31</u>
Total Reliant					4,493.31
Verizon Southwest	Bill	03/03/2016	105439280869146709	03/11/2016	<u>66.80</u>
Total Verizon Southwest					66.80

Alexandra Bonilla.

AP Coordinator

The Signorelli Company
 1400 Woodloch Forest Drive, Suite 200
 The Woodlands, TX 77380
 Main: 713-452-1700
 Fax: 713-452-1701
 Direct: 713-452-1717

image001.jpg

The Commons Water Supply, Inc.

1041

Verizon Southwest

<i>Date</i>	<i>Type</i>	<i>Reference</i>	<i>Original Amt.</i>	<i>Balance Due</i>	<i>4/6/2016 Discount</i>	<i>Payment</i>
4/1/2016	Bill	105439280869146709	66.80	66.80		66.80
					<i>Check Amount</i>	66.80

CWS-WF-0615

10 5439 2808691467 09

66.80



Account Number
105439 | 2808691467 | 09

Amount Due
\$66.80

Visit verizon.com/mybusiness1
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And More

Account Information

Statement Date: 3/25/16
COMMONS WATER SUPPLY
Phone: 281-324-6859

Questions About Your Bill?

For the help & support you need, contact us at 1-800-VERIZON.

Account Summary

Previous Balance	\$66.80
Payment Received Mar 14	-\$66.80
Balance Forward	\$.00

New Charges

Current Activity	\$49.10
Taxes, Governmental Surcharges and Fees	\$6.92
Verizon Surcharges and Other Charges & Credits	\$10.78
Total New Charges Due by April 19, 2016	\$66.80

Total Amount Due \$66.80

RECEIVED
APR - 4 2016

BY: _____

AP Processing
 Approved By: [Signature] Date: 04.04.16
 Company #: CWS CC #: 4306-07
 Job #: utilities Amount: \$66.80
 Entered By: AD Date: 04/06/16

Want Automatic Payment?

Enroll below or at Verizon.com to authorize your financial institution to deduct the amount of your monthly bill from the account associated with your enclosed check and send payment directly to Verizon. To discontinue Automatic Payment, call Verizon. Please keep a copy of this authorization.

Please return remit slip with payment.



Need-to-Know Information

Customer Proprietary Network Information (CPNI) Notice for Residential, Small and Medium Business Customers

CPNI is information that relates to the type, quantity, destination, technical configuration, location, amount of use, and billing information of your telecommunications or interconnected VoIP services. This information is made available to us solely by virtue of our relationship with you. The protection of your information is important to us. Under federal law, you have a right, and we have a duty, to protect the confidentiality of your CPNI.

We may use and share your CPNI among our affiliates and agents to offer you services that are different from the services you currently purchase from us. Verizon offers a full range of services such as video, wireless, Internet, and long distance. Visit verizon.com for a complete listing of our services and companies.

For residential, small and medium business customers, you may choose not to have your CPNI used for marketing purposes described above by calling us anytime at 1-866-483-9700. When you call, please have your bill and account number available. Your decision about use of your CPNI doesn't affect our provision of services to you nor eliminate all Verizon marketing contacts.

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- Access your Verizon phone, Internet, online applications, TV and Small Biz Rewards accounts and services
- View, print and pay bills
- Get technical support
- Sign-up for special discounts, and much more

And to our medium business customers, explore the tools that cater to your business needs. Register today in the Business Sign-In area at verizonenterprise.com.

- Get an order status around the clock
- Receive an email notification when your invoice is ready, so you can download or print it
- Select paperless billing and pay online
- Create, view and review the status of a repair ticket without making a phone call
- Gain access from a mobile device or tablet, which means you are connected to your business at all times

Alexandra Bonilla

From: Jeremy Atkinson
Sent: Wednesday, April 06, 2016 4:09 PM
To: Alexandra Bonilla
Subject: RE: Approvals

approved

Jeremy Atkinson
Community Sales Director
281-324-4427 office
281-794-1717 mobile
jatkinson@signorellicompany.com
www.thecommonsoflakehouston.com
www.signorellihomes.com



From: Alexandra Bonilla
Sent: Wednesday, April 06, 2016 4:09 PM
To: Jeremy Atkinson <jatkinson@signorellicompany.com>
Cc: Cathy Scott <cscott@signorellicompany.com>
Subject: Approvals

Jeremy,

Below invoices for this week:

CLH

Bill Terrell

Bill	03/31/2016	04/08/2016	<u>500 00</u>
------	------------	------------	---------------

Total Bill Terrell

500 00

Jesus Medina

Bill	03/31/2016	428430	04/08/2016	<u>80 00</u>
------	------------	--------	------------	--------------

Total Jesus Medina

80 00

Lowe's

Bill	03/25/2016	99001135344	04/08/2016	<u>277.93</u>
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Total Lowe's

277.93

Republic Services #852

Bill	03/26/2016	0853-004307846	04/15/2016	<u>375.15</u>
------	------------	----------------	------------	---------------

Total Republic Services #852

375.15

CWS Bills

Verizon Southwest

Bill	04/01/2016	105439280869146709	04/19/2016	<u>66.80</u>
------	------------	--------------------	------------	--------------

Total Verizon Southwest

66.80

Alexandra Bonilla.

AP Coordinator

The Signorelli Company
1400 Woodloch Forest Drive, Suite 200
The Woodlands, TX 77380
Main: 713-452-1700
Fax: 713-452-1701
Direct: 713-452-1717



The Commons Water Supply, Inc.

1050

Frontier Communications

Date Type Reference
5/10/2016 Bill 281-324-6859-122704

Original Amt.
67.42

Balance Due
67.42

5/11/2016
Discount

Check Amount

Payment
67.42
67.42

CWS-WF-0615

10 5439 2808691467 09

67.42

Thank you for choosing Frontier. Visit business.frontier.com to get the latest information on products, special offers and resources available to your business.

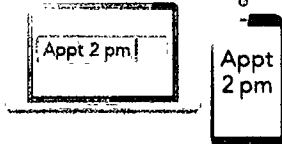
Account Summary

New Charges Due Date	5/19/16
Billing Date	4/25/16
Account Number	281-324-6859-122704-5
PIN	6789
Previous Balance	66.80
Payments Received Thru 4/19/16	-66.80
Thank you for your payment!	
Balance Forward	.00
New Charges	67.42
Total Amount Due	\$67.42

Approved By: *[Signature]* Date: 05-03-16
 Company #: CWS CC #: 4306-07
 Job #: Utilities Amount: 67.42
 Entered By: _____ Date: _____

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- No new equipment required



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A one-time \$20 activation fee applies. Taxes, governmental and Frontier-imposed surcharges and other terms and conditions apply. Frontier reserves the right to withdraw this offer at any time.

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Manage Your Account

To Pay Your Bill

Online: Frontier.com 1.800.801.6652

Pay by Mail

To Contact Us

Chat: Frontier.com Online: Frontier.com/helpcenter

1.800.921.8102 Email: ContactBusiness@ftr.com



PAYMENT STUB

Total Amount Due **\$67.42**

New Charges Due Date 5/19/16

Account Number 281-324-6859-122704-5

Please do not send correspondence with your payment. Make checks payable to Frontier.

Amount Enclosed \$

Check here for billing address change (see reverse)



CURRENT BILLING SUMMARY

Local Service from 04/25/16 to 05/24/16

Qty Description	281/324-6859.0	Charge
Basic Charges		
Business Line		49.10
Access Recovery Chrg-Bus		1.17
Federal Subscriber Line Charge - Bus		6.50
Federal Excise Tax		1.76
Federal USF Recovery Charge		1.37
TX State Universal Service Fund Surcharge		1.62
Cost of Service Surcharge		.09
TX State 911 Equalization Surcharge		.06
Harris Co Tel Local Sales Tax		1.20
Harris County 911 Surcharge		.80
TX State Tel Sales Tax		3.75
Total Basic Charges		67.42

TOTAL 67.42

CUSTOMER TALK

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$67.42 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Effective April 1st, the quarterly contribution rate of the Federal Universal Service Fund and the way that the Federal USF Recovery Charge is assessed on your account will change. As permitted by the FCC, Frontier will assess a percentage-based Federal USF Recovery Charge of 17.9% on your voice services.

If you were a Verizon Small Biz Rewards member, you will continue to be able to redeem your points with Frontier. However, you will not be able to accrue any additional points at this time. Sign up for your Frontier ID to access your account

Frontier Communications and its affiliates (collectively "Frontier") would like to offer you products and services that best meet your needs by using information about services you have already purchased from Frontier. To do this, Frontier may use your customer proprietary network information (CPNI), which includes your current services, how you use them, and the related billing of those services to determine which new products or services might best meet your needs. Protecting the confidentiality of your CPNI is your right and our duty under federal law

You may choose not to allow us to use your CPNI to offer you additional products or services, such as, long distance, High-Speed Internet, or bundled packages. If Frontier's use of your customer information for this purpose is acceptable to you, you do not need to take any action. Your consent to Frontier's use of your CPNI will be inferred after thirty (30) days. If you wish to restrict Frontier's use of your CPNI, you may call 1-877-213-1556 or visit www.frontier.com/cpni.

Even if you consent to Frontier's use of your CPNI, as described above, you can change your mind at any time and contact customer service to make that change. Any restriction of Frontier's use of your CPNI will stay in effect until you notify us otherwise. If you choose to restrict access to your CPNI, your service will not be affected - you will continue to receive the same high quality services from Frontier. You should know that restricting Frontier's use of your CPNI will not eliminate all of our marketing contacts with you. You may still receive marketing contacts that are not based on your restricted CPNI. Frontier takes the privacy of customer information seriously and appreciates the opportunity to provide high quality communications services to you.

2157

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The Commons Water Supply, Inc.

Frontier Communications

Date Type Reference
6/2/2016 Bill 281-324-6859-122704-

Original Amt.
67.42

Balance Due
67.42

6/10/2016

Discount

Check Amount

Payment
67.42

67.42

1061

CWS-WF-0615

10 5439 2808691467 09

67.42

RECEIVED
JUN 1 2016

BY: _____
Thank you for choosing Frontier. Visit
business.frontier.com to get the latest information on
products, special offers and resources available to your
business.

Approved By: AK AK Processing Date: 06.01.16
Company #: CWS CC #: 4306-07
Job #: Utilities Amount: 67.42
Entered By: _____ Date: _____

Account Summary

New Charges Due Date	6/20/16
Billing Date	5/25/16
Account Number	281-324-6859-122704-5
PIN	6789
Previous Balance	67.42
Payments Received Thru 5/18/16	-67.42
Thank you for your payment!	
Balance Forward	.00
New Charges	67.42
Total Amount Due	\$67.42



**We want to advise you that
you may receive your May bill
before your April bill is due.**


If your May bill balance does not reflect your recent April payment please be assured your balance will be updated on your June bill and there will be no late fee charges. If you have made a payment for your April charges, please only pay the May portion of your bill.

We apologize for any confusion and we expect your June bill will reflect all payments.
Thank you for being a Frontier customer.

Manage Your Account

To Pay Your Bill

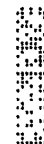
 **Online:** Frontier.com  1.800.801.6652

 Pay by Mail

To Contact Us

 **Chat:** Frontier.com  **Online:** Frontier.com/helpcenter

 1.800.921.8102  **Email:** ContactBusiness@ftr.com



CURRENT BILLING SUMMARY

Local Service from 05/25/16 to 06/24/16

Qty Description	281/324-6859.0	Charge
Basic Charges		
Business Line		49.10
Access Recovery Chrg-Bus		1.17
Federal Subscriber Line Charge - Bus		6.50
Federal Excise Tax		1.76
Federal USF Recovery Charge		1.37
TX State Universal Service Fund Surcharge		1.62
Cost of Service Surcharge		.09
TX State 911 Equalization Surcharge		.06
Harris Co Tel Local Sales Tax		1.20
Harris County 911 Surcharge		.80
TX State Tel Sales Tax		3.75
Total Basic Charges		67.42

TOTAL 67.42

CUSTOMER TALK

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$67.42 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Effective June 16, 2016, the late payment grace period will expire. Frontier will begin assessing a late payment charge based on the outstanding balance that is not paid by the New Charges Due Date. Please call Customer Service with any questions.

Frontier Communications and its affiliates (collectively "Frontier") would like to offer you products and services that best meet your needs by using information about services you have already purchased from Frontier. To do this, Frontier may use your customer proprietary network information (CPNI), which includes your current services, how you use them, and the related billing of those services to determine which new products or services might best meet your needs. Protecting the confidentiality of your CPNI is your right and our duty under federal law.

You may choose not to allow us to use your CPNI to offer you additional products or services, such as, long distance, High-Speed Internet, or bundled packages. If Frontier's use of your customer information for this purpose is acceptable to you, you do not need to take any action. Your consent to Frontier's use of your CPNI will be inferred after thirty (30) days. If you wish to restrict Frontier's use of your CPNI, you may call 1-877-213-1556 or visit www.frontier.com/cpni.

Even if you consent to Frontier's use of your CPNI, as described above, you can change your mind at any time and contact customer service to make that change. Any restriction of Frontier's use of your CPNI will stay in effect until you notify us otherwise. If you choose to restrict access to your CPNI, your service will not be affected - you will continue to receive the same high quality services from Frontier. You should know that restricting Frontier's use of your CPNI will not eliminate all of our marketing contacts with you. You may still receive marketing contacts that are not based on your restricted CPNI. Frontier takes the privacy of customer information seriously and appreciates the opportunity to provide high quality communications services to you

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The Commons Water Supply, Inc.

1076

Frontier Communications

<i>Date</i>	<i>Type</i>	<i>Reference</i>	<i>Original Amt.</i>	<i>Balance Due</i>	<i>7/8/2016 Discount</i>	<i>Payment</i>
7/5/2016	Bill	722704-5	67.42	67.42		67.42
					<i>Check Amount</i>	67.42

CWS-WF-0615

10 5439 2808691467 09

67.42

Thank you for choosing Frontier. Visit business.frontier.com to get the latest information on products, special offers and resources available to your business.

Account Summary

New Charges Due Date	7/19/16
Billing Date	6/25/16
Account Number	281-324-6859-122704-5
PIN	6789
Previous Balance	67.42
Payments Received Thru 6/15/16	-67.42
Thank you for your payment!	
Balance Forward	.00
New Charges	67.42
Total Amount Due	\$67.42

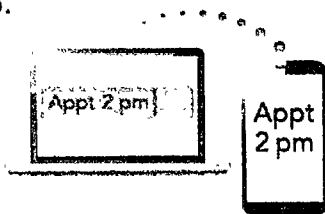
APPROVED
BY: _____

Approved By: AP Processing Date: 07.05.16
 Company #: CWS CC #: 6306-07
 Job #: Utilities Amount: 67.42
 Entered By: _____ Date: _____

31884

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- Use your existing business landline number
- No new equipment required



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To Contact Us

Chat: Frontier.com Online: Frontier.com/helpcenter

☎ 1.800.921.8102 Email: ContactBusiness@ftr.com





CURRENT BILLING SUMMARY

Local Service from 06/25/16 to 07/24/16

Qty Description	281/324-6859.0	Charge	
Basic Charges			
Business Line		49.10	
Access Recovery Chrg-Bus		1.17	
Federal Subscriber Line Charge - Bus		6.50	
Federal Excise Tax		1.76	
Federal USF Recovery Charge		1.37	
TX State Universal Service Fund Surcharge		1.62	
Cost of Service Surcharge		.09	
TX State 911 Equalization Surcharge		.06	
Harris Co Tel Local Sales Tax		1.20	
Harris County 911 Surcharge		.80	
TX State Tel Sales Tax		3.75	
Total Basic Charges		67.42	
	TOTAL		67.42

CUSTOMER TALK

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$67.42 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Effective June 30, 2016, the late payment grace period will expire. Frontier will begin assessing a late payment charge based on the outstanding balance that is not paid by the New Charges Due Date. Please call Customer Service with any questions.

Texas Division of Emergency Management. Preparing for Hurricane Season: June 1- Nov.30.

Evacuation Planning: When a hurricane threatens, listen for instructions from local officials. When they call for an evacuation in your area, get going without delay. Discuss evacuation plans with your family BEFORE hurricane season June 1 - Nov. 30. Make a checklist of what you need to do before you leave town and review it. Monitor NOAA weather radio and local TV and radio broadcasts during storm season. Prepare an emergency supply kit including: radio, flashlight, extra batteries, extra eye glasses, bottled water, non-perishable food, dry clothes, bedding, insurance information, important documents, medications, copies of prescriptions and special products for babies, the elderly and medically fragile family members.

Learn evacuation routes before storm season. When there's a hurricane in the Gulf, keep your gas tank as full as possible. Expect traffic delays in an evacuation.

Register in the State of Texas Emergency Assistance Registry (STEAR) online at https://STEAR.dps.texas.gov or Dial 2-1-1 to register if you have a disability or medical needs or if you simply do not have transportation: Gulf coast residents in evacuation zones with a disability or medical needs -- who do not have friends or family to help -- or do not have transportation should register in STEAR in advance.

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Frontier Communications and its affiliates (collectively "Frontier") would like to offer you products and services that best meet your needs by using information about services you have already purchased from Frontier. To do this, Frontier may use your customer proprietary network information (CPNI), which includes your current services, how you use them, and the related billing of those services to determine which new products or services might best meet your needs. Protecting the confidentiality of your CPNI is your right and our duty under federal law.

You may choose not to allow us to use your CPNI to offer you additional products or services, such as, long distance, High-Speed Internet, or bundled packages. If Frontier's use of your customer information for this purpose is acceptable to you, you do not need to take any action. Your consent to Frontier's use of your CPNI will be inferred after thirty (30) days. If you wish to restrict Frontier's use of your CPNI, you may call 1-877-213-1556 or visit www.frontier.com/cpni.

The Commons Water Supply, Inc.

Frontier Communications

<i>Date</i>	<i>Type</i>	<i>Reference</i>
8/3/2016	Bill	28132468591227045

Original Amt.
68.00

Balance Due
68.00

8/5/2016

Discount

Check Amount

Payment
68.00
68.00

1090

CWS-WF-0615

10 5439 2808691467 09

68.00

RECEIVED
AUG ' 1 2016

Thank you for choosing Frontier. Visit business.frontier.com to get the latest information on products, special offers and resources available to your business.

Account Summary

New Charges Due Date 8/18/16
Billing Date 7/25/16
Account Number 281-324-6859-122704-5
PIN 6789
Previous Balance 67.42
Payments Received Thru 7/12/16 -67.42
 Thank you for your payment!
Balance Forward .00
New Charges 68.00
Total Amount Due **\$68.00**

Approved By: [Signature] **A/P Processing** Date: 08.01.16
 Company #: CWS CC #: 6306-07
 Job #: Utilities Amount: 68.00
 Entered By: _____ Date: _____

Frontier Secure helps keep businesses supported, connected and protected with on-demand expert support from advisors and innovative digital office solutions.



Helps detect and eliminate malware for up to 5 work stations



Unlimited, 24x7 remote support from certified agents for up to 3 computers/users



Covers computers and accessories, tablets and notebooks, telephones, routers hubs, modems, faxes, scanners, printers and projectors

To find out how to protect your business with **Frontier Secure**, call 1.844.873.7636.

Manage Your Account

To Pay Your Bill

Online: Frontier.com 1.800.801.6652

Pay by Mail

To Contact Us

Chat: Frontier.com **Online:** Frontier.com/helpcenter

1.800.921.8102 **Email:** ContactBusiness@ftr.com

6

PAYMENT STUB

Total Amount Due **\$68.00**

New Charges Due Date 8/18/16

Account Number 281-324-6859-122704-5

Please do not send correspondence with your payment. Make checks payable to Frontier.

Amount Enclosed \$.

Check here for billing address change (see reverse)



CURRENT BILLING SUMMARY

Local Service from 07/25/16 to 08/24/16

Qty Description	281/324-6859.0	Charge
Basic Charges		
Business Line		49.10
Access Recovery Chrg-Bus		1.62
Federal Subscriber Line Charge - Bus		6.50
Federal Excise Tax		1.77
Federal USF Recovery Charge		1.45
TX State Universal Service Fund Surcharge		1.62
Cost of Service Surcharge		.09
TX State 911 Equalization Surcharge		.06
Harris Co Tel Local Sales Tax		1.21
Harris County 911 Surcharge		.80
TX State Tel Sales Tax		3.78
Total Basic Charges		68.00

TOTAL 68.00

CUSTOMER TALK

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$68.00 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Effective with this bill, the FCC-authorized Access Recovery Charge (ARC) increased \$0.45 per line, \$0.85 per Centrex and Multi-lines, and \$4.25 per ISDN PRI line. Please call Customer Service with any questions.

Texas Division of Emergency Management. Preparing for Hurricane Season: June 1- Nov.30.

Evacuation Planning: When a hurricane threatens, listen for instructions from local officials. When they call for an evacuation in your area, get going without delay. Discuss evacuation plans with your family BEFORE hurricane season June 1 - Nov. 30. Make a checklist of what you need to do before you leave town and review it. Monitor NOAA weather radio and local TV and radio broadcasts during storm season. Prepare an emergency supply kit including: radio, flashlight, extra batteries, extra eye glasses, bottled water, non-perishable food, dry clothes, bedding, insurance information, important documents, medications, copies of prescriptions and special products for babies, the elderly and medically fragile family members.

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You may choose not to allow us to use your CPNI to offer you additional products or services, such as, long distance, High-Speed Internet, or bundled packages. If Frontier's use of your customer information for this purpose is acceptable to you, you do not need to take any action. Your consent to Frontier's use of your CPNI will be inferred after thirty (30) days. If you wish to restrict Frontier's use of your CPNI, you may call 1-877-213-1556 or visit www.frontier.com/cpni.

The Commons Water Supply, Inc.

1095

Frontier Communications

8/31/2016

<i>Date</i>	<i>Type</i>	<i>Reference</i>	<i>Original Amt.</i>	<i>Balance Due</i>	<i>Discount</i>	<i>Payment</i>
8/31/2016	Bill	28132468591227045	68.00	68.00		68.00
					Check Amount	68.00

CWS-WF-0615

10 5439 2808691467 09

68.00

Thank you for choosing Frontier. Visit business.frontier.com to get the latest information on products, special offers and resources available to your business.

RECEIVED
AUG 19 2016

BY: _____

Account Summary

New Charges Due Date 9/19/16
Billing Date 8/25/16
Account Number 281-324-6859-122704-5
PIN 6789
Previous Balance 68.00
Payments Received Thru 8/09/16 -68.00
 Thank you for your payment!
Balance Forward .00
New Charges 68.00
Total Amount Due **\$68.00**

A/P Processing

Approved By: *JK* Date: 08-30-16
 Company #: CWS CC #: 6304-67
 Job #: Utilities Amount: 68.00
 Entered By: _____ Date: _____

Frontier Secure helps keep businesses supported, connected and protected with on-demand expert support from advisors and innovative digital office solutions.



Helps detect and eliminate malware for up to 5 work stations



Unlimited, 24x7 remote support from certified, agents for up to 3 computers/users



Covers: computers and accessories, tablets and netbooks; telephones, routers, hubs, modems, faxes, scanners, printers and projectors

To find out how to protect your business with **Frontier Secure**, call 1.844.873.7636.

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Pay by Mail

To Contact Us

Chat: Frontier.com **Online:** Frontier.com/helpcenter

1.800.921.8102

Email: ContactBusiness@ftr.com





CURRENT BILLING SUMMARY

Local Service from 08/25/16 to 09/24/16

Qty Description	281 / 324 - 6859 . 0	Charge
Basic Charges		
Business Line		49.10
Access Recovery Chrg-Bus		1.62
Federal Subscriber Line Charge - Bus		6.50
Federal Excise Tax		1.77
Federal USF Recovery Charge		1.45
TX State Universal Service Fund Surcharge		1.62
Cost of Service Surcharge		.09
TX State 911 Equalization Surcharge		.06
Harris Co Tel Local Sales Tax		1.21
Harris County 911 Surcharge		.80
TX State Tel Sales Tax		3.78
Total Basic Charges		68.00

TOTAL 68.00

CUSTOMER TALK

If your bill reflects that you owe a Balance Forward, you must make a payment immediately in order to avoid collection activities. You must pay a minimum of \$68.00 by your due date to avoid disconnection of your local service. All other charges should be paid by your due date to keep your account current.

Texas Division of Emergency Management Preparing for Hurricane Season. June 1- Nov.30.

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FILE COPY

Frontier Frontier Communications
 PO Box 740407
 Cincinnati, OH 45274-0407

The Commons Water Supply, Inc.
 1400 Woodloch Forest Drive
 30100-00001120
 Oct 7, 2016 \$68.00
 Wells Fargo Bank
 1210002484613060615

Date	Invoice	Reference	Payment Amt	Retention	Discount	Total Payment
3010 The Commons Water Supply, Inc.						
10/06/2016	122704-5-1016	CWS Oct Phone	68.00	0.00	0.00	68.00
Total Remittance			68.00	0.00	.00	68.00

Thank you for choosing Frontier. Visit business.frontier.com to get the latest information on products, special offers and resources available to your business.

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BY: _____

Account Summary

New Charges Due Date	10/19/16
Billing Date	9/25/16
Account Number	281-324-6859-122704-5
PIN	6789
Previous Balance	68.00
Payments Received Thru 9/07/16	-68.00
Thank you for your payment!	
Balance Forward	.00
New Charges	68.00
Total Amount Due	\$68.00

A/P Processing
 Approved By: [Signature] Date: 10.03.16
 Company #: 3010 CC #: 60600
 Job #: Utilities Amount: 68.00
 Entered By: _____ Date: _____

OK'd

Frontier Secure helps keep businesses supported, connected and protected with on-demand expert support from advisors and innovative digital office solutions.



Helps detect and eliminate malware for up to 5 work stations.



Unlimited, 24x7 remote support from certified agents for up to 3 computers/users



Covers computers and accessories; tablets and netbooks; telephones; routers, hubs, modems, faxes, scanners, printers and projectors

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1.800.921.8102

Email: ContactBusiness@ftr.com



CURRENT BILLING SUMMARY

Local Service from 09/25/16 to 10/24/16

281 / 324 - 6859.0

Qty Description	Charge
Basic Charges	
Business Line	49.10
Access Recovery Chrg-Bus	1.62
Federal Subscriber Line Charge - Bus	6.50
Federal Excise Tax	1.77
Federal USF Recovery Charge	1.45
TX State Universal Service Fund Surcharge	1.62
TX State Cost of Service Surcharge	.09
TX State 911 Equalization Surcharge	.06
Harris County Telecom Local Sales Tax	1.21
Harris County 911 Surcharge	.80
TX State Tel Sales Tax	3.78
Total Basic Charges	68.00

TOTAL 68.00

CUSTOMER TALK

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Information regarding Texas Customer Rights can be found online at Frontier.com under Policies & Notifications <https://frontier.com/policies>

Texas Division of Emergency Management. Preparing for Hurricane Season: June 1- Nov.30.

Evacuation Planning: When a hurricane threatens, listen for instructions from local officials. When they call for an evacuation in your area, get going without delay. Discuss evacuation plans with your family BEFORE hurricane season June 1 - Nov. 30. Make a checklist of what you need to do before you leave town and review it. Monitor NOAA weather radio and local TV and radio broadcasts during storm season. Prepare an emergency supply kit including: radio, flashlight, extra batteries, extra eye glasses, bottled water, non-perishable food, dry clothes, bedding, insurance information, important documents, medications, copies of prescriptions and special products for babies, the elderly and medically fragile family members.

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The Federal Communications Commission (FCC), in conjunction with the Federal Trade Commission (FTC), has established a National Do Not Call Registry for consumers who wish to avoid receiving many kinds of telemarketing calls. Customers previously registered with State Do Not Call registries should be registered with the National Registry. Telemarketers who continue to call consumers who have placed their telephone numbers on the registry or had previously registered for any State Do Not Call list are subject to substantial fines. In addition, the FCC amended its rules to require, among other things, that telemarketers transmit their Caller ID information and to unblock their numbers. To sign up a residential number for the National Do-Not-Call Registry or to verify a number is included on the Registry, visit www.donotcall.gov or call the FTC's toll-free number at 1-888-382-1222, (TTY users, 1-866-290-4236), from the number to be registered. Consumers must re-register if they change their telephone number. Numbers remain on the Do-Not-Call List until a customer actively deletes the number from the Registry by calling 1-888-382-1222 (TTY users, 1-866-290-4236).
Additional Notification for Customers Making Telephone Solicitations

FILE COPY

Frontier Frontier Communications
 PO Box 740407
 Cincinnati, OH 45274-0407

The Commons Water Supply, Inc.
 1400 Woodloch Forest Drive
 30100-00001136
 Nov 4, 2016 \$67.96
 Wells Fargo Bank
 1210002484613060615

Date	Invoice	Reference	Payment Amt	Retention	Discount	Total Payment
11/02/2016	122704-5-1116	PHONE PYMT	67.96	0.00	0.00	67.96
Total Remittance			67.96	0.00	.00	67.96

Thank you for choosing Frontier. Visit business.frontier.com to get the latest information on products, special offers and resources available to your business.

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OCT 31 2016

BY: _____

Account Summary

New Charges Due Date	11/18/16
Billing Date	10/25/16
Account Number	281-324-6859-122704-5
PIN	6789
Previous Balance	68.00
Payments Received Thru 10/12/16	-68.00
Thank you for your payment!	
Balance Forward	.00
New Charges	67.96
Total Amount Due	\$67.96

Approved By: AP Processing Date: 10.31.16 OKP
 Company #: 3010 CC #: 600400
 Job #: Utilities Amount: 67.96
 Entered By: _____ Date: _____

Find out how to get serious money for your old phones.



business.frontier.com/tradein or call 855.401.9913

See Online for details. Restrictions apply.
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Online: Frontier.com 1.800.801.6652

Pay by Mail

To Contact Us

Chat: Frontier.com Online: Frontier.com/helpcenter

1.800.921.8102 Email: ContactBusiness@ftr.com



CURRENT BILLING SUMMARY

Local Service from 10/25/16 to 11/24/16

Qty Description	281/324-6859.0	Charge
Basic Charges		
Business Line		49.10
Access Recovery Chrg-Bus		1.62
Federal Subscriber Line Charge - Bus		6.50
Federal Excise Tax		1.77
Federal USF Recovery Charge		1.41
TX State Universal Service Fund Surcharge		1.62
TX State Cost of Service Surcharge		.09
TX State 911 Equalization Surcharge		.06
Harris County Telecom Local Sales Tax		1.21
Harris County 911 Surcharge		.80
TX State Tel Sales Tax		3.78
Total Basic Charges		67.96

TOTAL 67.96

CUSTOMER TALK

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FILE COPY

Frontier Frontier Communications
 PO Box 740407
 Cincinnati, OH 45274-0407

The Commons Water Supply, Inc.
 1400 Woodloch Forest Drive
 30100-00001147
 Dec 9, 2016 \$67.96
 Wells Fargo Bank
 1210002484613060615

Date	Invoice	Reference	Payment Amt	Retention	Discount	Total Payment
12/09/2016	3010 The Commons Water Supply, Inc. 122704-5	281-324-6859-122704	67.96	0.00	0.00	67.96
Total Remittance			67.96	0.00	.00	67.96

DEC 02 2016

Thank you for choosing Frontier. Visit business.frontier.com to get the latest information on products, special offers and resources available to your business.

Account Summary

New Charges Due Date	12/19/16
Billing Date	11/25/16
Account Number	281-324-6859-122704-5
PIN	6789
Previous Balance	67.96
Payments Received Thru 11/08/16	-67.96
Thank you for your payment!	
Balance Forward	.00
New Charges	67.96
Total Amount Due	\$67.96

A/P Processing
 Approved By: [Signature] Date: 12.05.16
 Company #: 3010 CC #: 60600
 Job #: Utilities Amount: 67.96
 Entered By: _____ Date: _____

ENTERED
DEC 06 2016

Find out how to get serious money for your old phones.



business.frontier.com/tradein-sw or call 855.401.9913

See Online for details. Restrictions apply.
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BY: Manage Your Account

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Online: Frontier.com 1.800.801.6652

Pay by Mail

To Contact Us

Chat: Frontier.com Online: Frontier.com/helpcenter

1.800.921.8102

Email: ContactBusiness@ftr.com

CURRENT BILLING SUMMARY

Local Service from 11/25/16 to 12/24/16

Qty Description	281/324-6859.0	Charge
Basic Charges		
Business Line		49.10
Access Recovery Chrg-Bus		1.62
Federal Subscriber Line Charge - Bus		6.50
Federal Excise Tax		1.77
Federal USF Recovery Charge		1.41
TX State Universal Service Fund Surcharge		1.62
TX State Cost of Service Surcharge		.09
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Harris County 911 Surcharge		.80
TX State Tel Sales Tax		3.78
Total Basic Charges		67.96

TOTAL 67.96

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Effective with your next invoice, a Frontier Communications of America long distance Single-line Federal Pre-subscribed line charge of \$1.99 shall apply. Please contact Customer Service with any questions.

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The Commons Water Supply, Inc.

1020

Reliant

<i>Date</i>	<i>Type</i>	<i>Reference</i>
1/5/2016	Bill	2 075 915 - 5

Original Amt.
4,273.50

Balance Due
4,273.50

1/14/2016
Discount
Check Amount

Payment
4,273.50
4,273.50

CWS-WF-0615

2 075 915-5

4,273.50



Reliant Account: 2 075 915 - 5

Billing Date:
Jan 5, 2016

Account Information

Account #: 2 075 915 - 5
Invoice #: 194000998030
Customer Name: COMMONS OF LAKE HOUSTON

Service Address:
 503 REMINGTON TRL B
 HUFFMAN TX 77336-4657

ESI ID: 1008901023810303930100

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 JAN 11 2016

Questions or Comments

Customer Service
 reliant.com
 Email us at: business@reliant.com
713-207-5555 Mon-Fri 7am-7pm
1-866-660-4900 Mon-Fri 7am-7pm
 TDD Device for Hearing Impaired
 1-888-467-3542

Reliant Energy Retail Services, LLC
 PUCT Certificate 10007

Payment Address
 RELIANT
 PO BOX 650475
 DALLAS TX 75265-0475

Date Due	Amount Due	After Due Date
01/21/2016	\$ 4,273.50	\$ 4,487.18

Account Summary

Business Power Plus Monthly Flex Plan

Previous Amount Due	\$3,818.92
Payment 12/14/2015	-3,818.92
Balance Forward	0.00
Current Charges	4,273.50
Amount Due	\$4,273.50

Electricity Usage Summary For more usage and temperature information logon to reliant.com/invaccount

Billing Period	11/25/2015 12/30/2015	10/27/2015 11/25/2015	09/28/2015 10/27/2015
Billing Days	35	29	29
Electricity Used (kWh)	21576	18761	32465
Avg. High Temperature*	70 °F	75 °F	85 °F
Avg. Daily Usage (kWh)	616	647	1119

*Temperature Source: National Weather Service Region: Coastal Texas

[Signature]
 A.P. Processing
 Approved By: _____ Date: 01.13.16
 Company #: CWS CC #: 6306-07
 Job #: QSA: Utilities Amount: 4,273.50
 Entered By: AB Date: 01/12/16

Important Message: SCAM ALERT: Due to recent notices of scam attempts, please remember Reliant will NEVER contact you to request a wire transfer. If someone should contact you requesting a wired payment, please disregard and call 1-866-660-4900 for payment options.

TX05 Impreso en papel reciclado al 30% (30% RPPC) Recicla por favor 5253 / 121

The Commons Water Supply, Inc.

1024

Reliant

Date *Type* *Reference*
2/3/2016 *Bill* 2 075 915 - 5

Original Amt.
3,704.97

Balance Due
3,704.97

2/11/2016
Discount
Check Amount

Payment
3,704.97
3,704.97

CWS-WF-0615

2 075 915-5

3,704.97



an NRG company

Account Information

Account #: 2 075 915 - 5

Invoice #: 193001034398

Customer Name: COMMONS OF LAKE HOUSTON

Service Address: 503 REMINGTON TRL B HUFFMAN TX 77336-4657

ESI ID: 1008901023810303930100

Questions or Comments

Customer Service: reliant.com, Email us at: business@reliant.com

713-207-5555 Mon-Fri 7am-7pm, 1-866-660-4900 Mon-Fri 7am-7pm, TDD Device for Hearing Impaired 1-888-467-3542

Reliant Energy Retail Services, LLC PUCT Certificate 10007

Payment Address

RELIANT PO BOX 650475 DALLAS TX 75265-0475

Reliant Account: 2 075 915 - 5

Billing Date: Feb 3, 2016

Table with 3 columns: Date Due (02/19/2016), Amount Due (\$ 3,704.97), After Due Date (\$ 3,890.22)

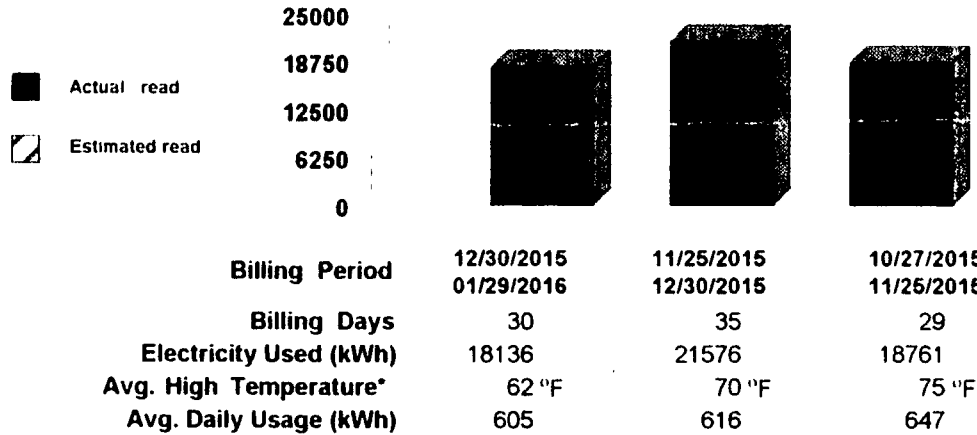
Account Summary

Business Power Plus Monthly Flex Plan

Summary table with rows: Previous Amount Due (\$4,273.50), Payment 01/19/2016 (-4,273.50), Balance Forward (0.00), Current Charges (3,704.97), Amount Due (\$3,704.97)

Electricity Usage Summary

For more usage and temperature information logon to reliant.com/myaccount



*Temperature Source: National Weather Service Region: Coastal Texas

A/P Processing

Approved By: [Signature] Date: 02/03/16, Company #: [Signature] CC #: 0300-07, Job #: C&A - utilities Amount: \$3,704.97, Entered By: [Signature] Date: 02/10/16

Important Message: SCAM ALERT: Due to recent notices of scam attempts, please remember Reliant will NEVER contact you to request a wire transfer. If someone should contact you requesting a wired payment please disregard and call 1-866-660-4900 for payment options

TX05 5964/11927

Alexandra Bonilla

From: Jeremy Atkinson
Sent: Thursday, February 11, 2016 1:46 PM
To: Alexandra Bonilla
Subject: Re: Approvals

Jeremy Atkinson
281-324-4427 office
281-794-1717 mobile
jatkinson@signorellicompany.com
www.thecommonsoflakehouston.com

On Feb 11, 2016, at 1:44 PM, Alexandra Bonilla <abonilla@signorellicompany.com> wrote:

Pss...Jeremy, can you please approve the invoices below?

Thanks!

From: Alexandra Bonilla
Sent: Wednesday, February 10, 2016 4:42 PM
To: Jeremy Atkinson <jatkinson@signorellicompany.com>
Subject: Approvals

Hi Jeremy,

Below invoices for week ending 02/12/16

CLH

	<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Due Date</u>	<u>Open Bal:</u>
De Lage Landen					
	Bill	02/06/2016	48900326	02/12/2016	1E
Total De Lage Landen					1E
Reliant			Huffman		
	Bill	02/03/2016	1 765 659-6	02/19/2016	9C
Total Reliant					9C
Skelton Business Equipment					
	Bill	01/29/2016	312614	02/12/2016	1C
Total Skelton Business Equipment					1C

CWS

<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Due Date</u>	<u>Open Balance</u>
-------------	-------------	------------	-----------------	---------------------

Alexandra Bonilla

From: Alexandra Bonilla
Sent: Wednesday, February 10, 2016 4:42 PM
To: Jeremy Atkinson
Subject: Approvals

Hi Jeremy,

Below invoices for week ending 02/12/16

CLH

	<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Due Date</u>	<u>Open Balance</u>
De Lage Landen					
	Bill	02/06/2016	48900326	02/12/2016	163 46
Total De Lage Landen					163 46
Reliant			Huffman		
	Bill	02/03/2016	1 765 659-6	02/19/2016	902 19
Total Reliant					902 19
Skelton Business Equipment					
	Bill	01/29/2016	312614	02/12/2016	106 44
Total Skelton Business Equipment					106 44

CWS

	<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Due Date</u>	<u>Open Balance</u>
Reliant			503 Remington		
	Bill	02/03/2016	2 075 915 - 5	02/19/2016	3 704 97
Total Reliant					3 704 97
Verizon Southwest					
	Bill	02/01/2016	105439280869146709	02/19/2016	66 80
Total Verizon Southwest					66 80

Thanks !

Alexandra Bonilla.

AP Coordinator

The Signorelli Company
 1400 Woodloch Forest Drive, Suite 200
 The Woodlands, TX 77380
 Main: 713-452-1700
 Fax: 713-452-1701
 Direct: 713-452-1717

Reliant			503 Remington		
	Bill	02/03/2016	2 075 915 – 5	02/19/2016	<u>3,704.97</u>
Total Reliant					3,704.97
Verizon Southwest					
	Bill	02/01/2016	105439280869146709	02/19/2016	<u>66.80</u>
Total Verizon Southwest					66.80

Thanks !

Alexandra Bonilla.

AP Coordinator

The Signorelli Company
 1400 Woodloch Forest Drive, Suite 200
 The Woodlands, TX 77380
 Main: 713-452-1700
 Fax: 713-452-1701
 Direct: 713-452-1717

The Commons Water Supply, Inc.

1031

<i>Reliant</i>					<i>3/10/2016</i>	
<i>Date</i>	<i>Type</i>	<i>Reference</i>	<i>Original Amt.</i>	<i>Balance Due</i>	<i>Discount</i>	<i>Payment</i>
3/3/2016	Bill	2 075 915 - 5	4,493.31	4,493.31		4,493.31
					<i>Check Amount</i>	4,493.31

CWS-WF-0615

2 075 915-5

4,493.31



an NRG company

Account Information

Account #: 2 075 915 - 5

Invoice #: 190001302524

Customer Name: COMMONS OF LAKE HOUSTON

Service Address: 503 REMINGTON TRL B HUFFMAN TX 77336-4657

ESI ID: 1008901023819303930100

RECEIVED MAR -- 7 2016

BY: _____

Questions or Comments

Customer Service: reliant.com, Email us at: business@reliant.com

713-207-5555 Mon-Fri 7am-7pm, 1-866-660-4900 Mon-Fri 7am-7pm, TDD Device for Hearing Impaired 1-888-467-3542

Reliant Energy Retail Services, LLC PUCT Certificate 10007

Payment Address: RELIANT, PO BOX 650475, DALLAS TX 75265-0475

Reliant Account: 2 075 915 - 5

Billing Date: Mar 3, 2016

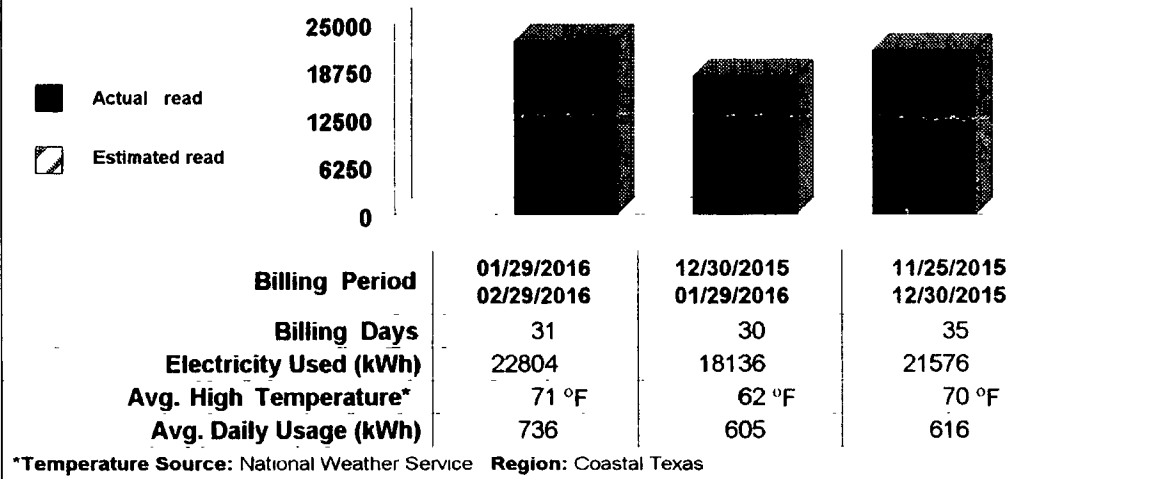
Date Due 03/21/2016	Amount Due \$ 4,493.31	After Due Date \$ 4,717.98
------------------------	---------------------------	-------------------------------

Account Summary

Business Power Plus Monthly Flex Plan

Previous Amount Due	\$3,704.97
Payment 02/17/2016	-3,704.97
Balance Forward	0.00
Current Charges	4,493.31
Amount Due	\$4,493.31

Electricity Usage Summary



Approved By: AL Processing Date: 03.07.16
 Company #: CLT CNS CC #: _____
 Job #: UTILITIES Amount: 4,717.98
 Entered By: AS Date: 03/07/16

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Alexandra Bonilla

From: Alexandra Bonilla
Sent: Thursday, March 10, 2016 9:14 AM
To: Jeremy Atkinson
Subject: RE: Approvals

The Reliant bill for \$4k was recorded on Commons Water Supply as well as the Verizon Bill. ☺

From: Jeremy Atkinson
Sent: Thursday, March 10, 2016 9:08 AM
To: Alexandra Bonilla <abonilla@signorellicompany.com>
Subject: Re: Approvals

All ~~approved~~ but the ~~re~~ to The Commons Water Supply

Jeremy Atkinson
281-324-4427 office
281-794-1717 mobile
jatkinson@signorellicompany.com
www.thecommonsoflakehouston.com

On Mar 10, 2016, at 8:46 AM, Alexandra Bonilla <abonilla@signorellicompany.com> wrote:

Good Morning Jeremy,

Below nvoices for this week.

CLH

	<u>Type</u>	<u>Date</u>	<u>Num</u>	<u>Due Date</u>	<u>Open Balance</u>
ADT Security Services, Inc					
	Bill	03/07/2016	82423052	03/11/2016	144.4
Total ADT Security Services, Inc					144.4
Jesus Medina					
	Bill	03/08/2016	261094 (Jan-Feb)	03/11/2016	80.0
	Bill	03/08/2016	674875 (Jan-Feb)	03/11/2016	80.0
	Bill	03/08/2016	261069 (Jan-Feb)	03/11/2016	80.0
	Bill	03/08/2016	878785 March	03/18/2016	80.0
Total Jesus Medina					320.0
Lowe's					
	Bill	03/04/2016	99001135344	03/11/2016	1,992.7
Total Lowe's					1,992.7
Reliant					
			Huffman		

	Bill	03/03/2016	1 765 659-6	03/21/2016	<u>615.4</u>
Total Reliant					615.4
Republic Services #852			Huffman		
	Bill	03/01/2016	0853-004269451	03/11/2016	<u>318.7</u>
Total Republic Services #852					318.7
SuddenLink					
	Bill	03/11/2016	100001-8644-71100240	03/11/2016	<u>265.4</u>
Total SuddenLink					265.4

CWS

Reliant

			503 Remington		
	Bill	03/03/2016	2 075 915 - 5	03/21/2016	<u>4,493.31</u>
Total Reliant					4,493.31
Verizon Southwest					
	Bill	03/03/2016	105439280869146709	03/11/2016	<u>66.80</u>
Total Verizon Southwest					66.80

Alexandra Bonilla.

AP Coordinator

The Signorelli Company
 1400 Woodloch Forest Drive, Suite 200
 The Woodlands, TX 77380
 Main: 713-452-1700
 Fax: 713-452-1701
 Direct: 713-452-1717

~map003.ppt

The Commons of Lake Houston, LTD.

Reliant

Date Type Reference
4/12/2016 Bill 195001006312

Original Amt.
4,765.00

Balance Due
4,765.00

4/13/2016
Discount
Check Amount

1343
Payment
4,765.00
4,765.00

CASH - PSB - Operating Commons of Lake Houston Energy Bill

4,765.00



an NRG company

Account Information

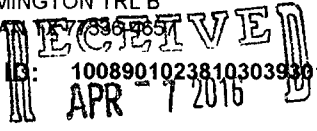
Account #: 2 075 915 - 5

Invoice #: 195001006312

Customer COMMONS OF LAKE
Name HOUSTON

Service Address:
503 REMINGTON TRL B
HUFFMAN TX 77036-9857

ESI ID: 1008901023810303930100



BY: _____

Questions or Comments

Customer Service
reliant.com
Email us at: business@reliant.com

713-207-5555 Mon-Fri 7am-7pm
1-866-660-4900 Mon-Fri 7am-7pm
TDD Device for Hearing Impaired
1-888-467-3542

Reliant Energy Retail Services, LLC
PUCT Certificate 10007

Payment Address

RELIANT
PO BOX 650475
DALLAS TX 75265-0475

Reliant Account: 2 075 915 - 5

Billing Date:
Apr 4, 2016

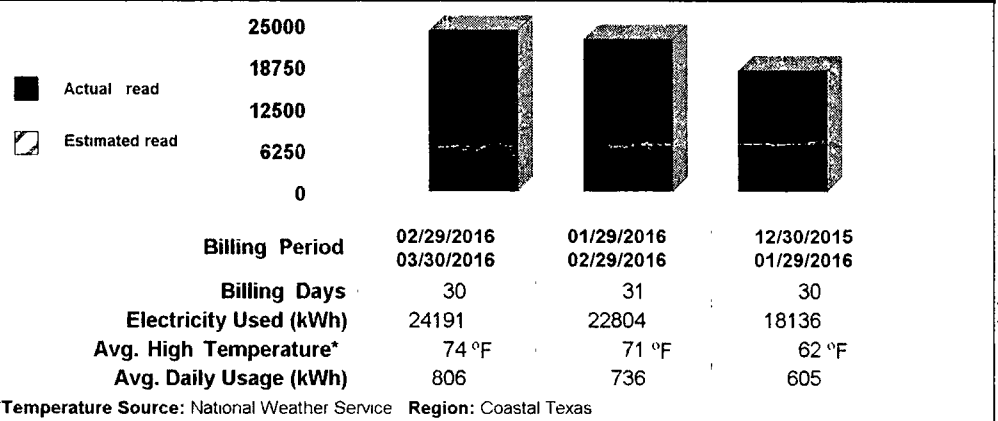
Date Due 04/20/2016	Amount Due \$ 4,765.00	After Due Date \$ 5,003.25
------------------------	---------------------------	-------------------------------

Account Summary

Business Power Plus Monthly Flex Plan	
Previous Amount Due	\$4,493.31
Payment 03/14/2016	-4,493.31
Balance Forward	0.00
Current Charges	4,765.00
Amount Due	\$4,765.00

Electricity Usage Summary

For more usage and temperature information
login to reliant.com/myaccount



AP Processing

Approved By: _____ Date: 04.12.16

Company #: CLH CC #: _____

Job #: G+A-Utilities Amount: \$4,765.00

Entered By: WDIR Date: 4-12-16

APPROVED

Please mail this portion with your payment Make check payable to RELIANT

Account: 2 075 915 - 5



an NRG company

To make an automated payment or report a receipt call 1-877-REI-PAID (734-7243)

C.A.R.E. Donation* \$ \$1, \$5, \$10

Amount Enclosed \$.

Date Due	04/20/2016
Amount Due	\$ 4,765.00
After Due Date	\$ 5,003.25

Mail payment to:

>06624 6276879 001 8164 0.504

COMMONS OF LAKE HOUSTON
1400 WOODLOCH FOREST DR #200
THE WOODLANDS TX 77380-1179

RELIANT
PO BOX 650475
DALLAS TX 75265-0475



0900048327275

01210000020759155300000476500000050032510

Impreso en papel reciclado al 30% (30% RPRC) Recicle por favor

The Commons Water Supply, Inc.

1052

Reliant

Date *Type* *Reference*
5/11/2016 *Bill* 2 075 915 - 5

Original Amt.
4,691.17

Balance Due
4,691.17

5/11/2016
Discount
Check Amount

Payment
4,691.17
4,691.17

CWS-WF-0615

2 075 915-5

4,691.17



an NRG company

Reliant Account: 2 075 915 - 5

Billing Date: May 3, 2016

Account Information

Account #: 2 075 915 - 5

Invoice #: 174002905772

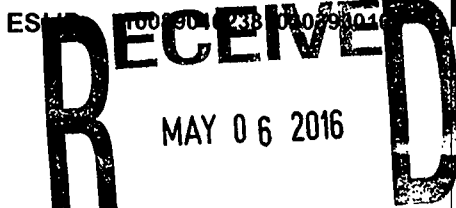
Customer Name: COMMONS OF LAKE HOUSTON

Service Address: 503 REMINGTON TRL B HUFFMAN TX 77336-4657

Date Due 05/19/2016	Amount Due \$ 4,691.17	After Due Date \$ 4,925.73
------------------------	---------------------------	-------------------------------

Account Summary

Business Power Plus Monthly Flex Plan	
Previous Amount Due	\$4,765.00
Payment 04/18/2016	-4,765.00
Balance Forward	0.00
Current Charges	4,691.17
Amount Due	\$4,691.17



Questions or Comments

Customer Service: reliant.com, Email us at: business@reliant.com

713-207-5555 Mon-Fri 7am-7pm, 1-866-660-4900 Mon-Fri 7am-7pm, TDD Device for Hearing Impaired 1-888-467-3542

Reliant Energy Retail Services, LLC PUCT Certificate 10007

Payment Address: RELIANT, PO BOX 650475, DALLAS TX 75265-0475

Electricity Usage Summary

For more usage and temperature information logon to reliant.com/myaccount

25000			
18750			
12500			
6250			
0			
<input checked="" type="checkbox"/> Actual read			
<input type="checkbox"/> Estimated read			
Billing Period	03/30/2016 04/28/2016	02/29/2016 03/30/2016	01/29/2016 02/29/2016
Billing Days	29	30	31
Electricity Used (kWh)	23748	24191	22804
Avg. High Temperature*	78 °F	74 °F	71 °F
Avg. Daily Usage (kWh)	819	806	736

*Temperature Source: National Weather Service Region: Coastal Texas

A/R Processing
 Approved By: [Signature] Date: 05-09-16
 Company #: CWS CC #: _____
 Job #: Utilities Amount: 4,691.17
 Entered By: _____ Date: _____

Please mail this portion with your payment. Make check payable to: RELIANT

Account: 2 075 915 - 5



To make an automated payment or report a receipt call 1-877-REI-PAID (734-7243)

C.A.R.E. Donation* \$1, \$5, \$10

Amount Enclosed \$.

Date Due	05/19/2016
Amount Due	\$ 4,691.17
After Due Date	\$ 4,925.73

Mail payment to:

COMMONS OF LAKE HOUSTON 1400 WOODLOCH FOREST DR #200 THE WOODLANDS TX 77380-1179

RELIANT PO BOX 650475 DALLAS TX 75265-0475



>02174 6362130 001 8164 0.504

4000395881036

012100000207591558000004691170000049257350

50X

Impreso en papel reciclado al 30% (30% Recycled Paper) Recycle por favor

Will De La Rosa

From: Jeremy Atkinson
Sent: Tuesday, May 10, 2016 10:34 AM
To: Will De La Rosa
Subject: RE: Scanned image from Signorelli Company

That copier is in Brooke and Shuwanna's office.

The reliant bill needs to be billed to Commons Water Supply

Suddenlink approved

Jeremy Atkinson
Community Sales Director
281-324-4427 office
281-794-1717 mobile
jatkinson@signorellicompany.com
www.thecommonsoflakehouston.com
www.signorellihomes.com

-----Original Message-----

From: Will De La Rosa
Sent: Tuesday, May 10, 2016 8:26 AM
To: Jeremy Atkinson <jatkinson@signorellicompany.com>
Subject: FW: Scanned image from Signorelli Company

Jeremy,

Can you approve or deny these invoices for me?

De Lage Landen - \$443.00 Sharp Copier for CLH Office

Reliant - \$4925.73 - 503 Remington Trail B, Huffman, TX 77336

Suddenlink - \$265.45 - CLH Office

Thanks,

Will de la Rosa

-----Original Message-----

From: Scanner@signorellicompany.com [mailto:sharpsscans@gmail.com]
Sent: Tuesday, May 10, 2016 7:54 AM
To: Will De La Rosa <WDeLaRosa@signorellicompany.com>
Subject: Scanned image from Signorelli Company

Reply to: Scanner@signorellicompany.com <Scanner@signorellicompany.com> Device Name: Signorelli Company Device
Model: MX-5141N
Location: Not Set

File Format: PDF (Medium)
Resolution: 200dpi x 200dpi

Attached file is scanned image in PDF format.

Use Acrobat(R)Reader(R) or Adobe(R)Reader(R) of Adobe Systems Incorporated to view the document.

Adobe(R)Reader(R) can be downloaded from the following URL:

Adobe, the Adobe logo, Acrobat, the Adobe PDF logo, and Reader are registered trademarks or trademarks of Adobe Systems Incorporated in the United States and other countries.

<http://www.adobe.com/>

The Commons Water Supply, Inc.

1062

Reliant

<i>Date</i>	<i>Type</i>	<i>Reference</i>	<i>Original Amt.</i>	<i>Balance Due</i>	<i>6/10/2016 Discount</i>	<i>Payment</i>
6/7/2016	Bill	2 075 915 - 5	4,545.50	4,545.50		4,545.50
					<i>Check Amount</i>	4,545.50

CWS-WF-0615

2 075 915-5

4,545.50



an NRG company

Account Information

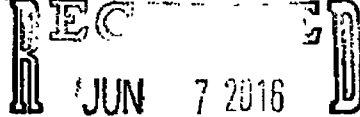
Account #: 2 075 915 - 5

Invoice #: 220000192807

Customer Name: COMMONS OF LAKE HOUSTON

Service Address: 503 REMINGTON TRL B HUFFMAN TX 77336-4657

ESI ID: 1008901023810303930100



BY: _____

Questions or Comments

Customer Service: reliant.com, Email us at: business@reliant.com

713-207-5555 Mon-Fri 7am-7pm, 1-866-660-4900 Mon-Fri 7am-7pm, TDD Device for Hearing Impaired 1-888-467-3542

Reliant Energy Retail Services, LLC PUCT Certificate 10007

Payment Address

RELIANT PO BOX 650475 DALLAS TX 75265-0475

Reliant Account: 2 075 915 - 5

Billing Date: Jun 2, 2016

Table with 3 columns: Date Due (06/20/2016), Amount Due (\$ 4,545.50), After Due Date (\$ 4,772.78)

Account Summary

Table with 2 columns: Description (Business Power Plus Monthly Flex Plan, Previous Amount Due, Payment 05/16/2016, Balance Forward, Current Charges, Amount Due) and Amount (\$4,691.17, -4,691.17, 0.00, 4,545.50, \$4,545.50)

Electricity Usage Summary

For more usage and temperature information log on to reliant.com/my account



Table with 4 columns: Billing Period, Billing Days, Electricity Used (kWh), Avg. High Temperature*, Avg. Daily Usage (kWh). Rows: 04/28/2016-05/27/2016, 03/30/2016-04/28/2016, 02/29/2016-03/30/2016

*Temperature Source: National Weather Service Region: Coastal Texas

Approved By: [Signature] Date: 06.07.16, Company #: [Signature] CC #: 6306-07, Job #: GFA-Utilities Amount: 4,545.50, Entered By: _____ Date: _____

5015



Printed on 30% recycled paper (30% PCW). Please recycle. Imprime en papel reciclado al 30% (30% RP/C). Recicle por favor.

Reliant Account: 2 075 915 - 5

Customer Name: COMMONS OF LAKE HOUSTON

Invoice Number: 220000192807

Service Address

503 REMINGTON TRL B
HUFFMAN TX 77336

For outages or emergencies
call CenterPoint Energy at
1-800-332-7143

ESI ID:
1008901023810303930100

Electric Usage Detail

Meter Number: I87547866

Current Meter Read	05/27/2016	24546
Previous Meter Read	04/28/2016	1672
kWh Multiplier		1
kWh Usage		22,874
Demand		111 KVA

Current Electricity Charges Detail

29 Day Billing Period From 04/28/2016 To 05/27/2016

Business Power Plus Monthly Flex Plan

Energy Charge	22,874 kWh @ \$0.148000/kWh	3,385.35
CenterPoint Energy Pass-Through Charges		813.73
Special Tax		83.98
State Sales Tax 6.25%		262.44

Current Charges **\$4,545.50**

The average price you paid for electric service this month (per kWh) \$0.184

Future Pricing Information: To obtain information about the price that will apply on your next bill, please contact one of our Customer Care representatives at 1-866-660-4900 or chat with us online at reliant.com.

CENTERPOINT ENERGY UPDATE - The last time CenterPoint Energy changed its rates affecting the Pass-Through Charges line item on this account was 03/01/2016.

Notice to Customers -- The practice of adding charges for unrequested products or services is known as "cramming" and is prohibited by law. If you believe that any charge for a product or service appears on your bill has not been authorized by you, call Reliant at 1-866-660-4900 and request an investigation of this charge. If you are dissatisfied with our investigation, you may file a complaint with the Public Utility Commission of Texas (PUCT) at PO Box 13326, Austin, Texas, 78711-3326. PUCT phone number: Local (512) 936-7120, Toll-free in Texas (888) 782-8477. Hearing and speech-impaired individuals with text telephones (TTY) may contact the commission at (512) 936-7136 or toll-free at 1-800-735-2988.

Will De La Rosa

From: Jeremy Atkinson
Sent: Tuesday, June 07, 2016 4:09 PM
To: Will De La Rosa
Subject: Re: day labor

All approved. Reliant needs to go to Commons water supply

Jeremy Atkinson
281-324-4427 office
281-794-1717 mobile
jatkinson@signorellicompany.com
www.thecommonsoflakehouston.com

On Jun 7, 2016, at 4:08 PM, Will De La Rosa <WDeLaRosa@signorellicompany.com> wrote:

Thank you.

Can you approve the following/attached invoices?

Vendor	Amount
Lowe's	\$405.86
Reliant	\$4,545.50
Jesus Medina	\$80.00
ADT	\$144.45
Republic Services	\$378.83

From: Jeremy Atkinson
Sent: Tuesday, June 07, 2016 4:05 PM
To: Will De La Rosa <WDeLaRosa@signorellicompany.com>
Subject: Fwd: day labor

Approved

Jeremy Atkinson
281-324-4427 office
281-794-1717 mobile
jatkinson@signorellicompany.com
www.thecommonsoflakehouston.com

Begin forwarded message:

From: Ray McIntyre <rmcintyre@firstamericahomes.com>
Date: June 7, 2016 at 8:02:45 AM CDT
To: Jeremy Atkinson <jatkinson@signorellicompany.com>
Subject: day labor

The Commons Water Supply, Inc.

Reliant

Date *Type* *Reference*
7/13/2016 *Bill* 2 075 915 - 5

Original Amt.
5,046.08

Balance Due
5,046.08

7/15/2016
Discount
Check Amount

1080
Payment
5,046.08
5,046.08

CWS-WF-0615

2 075 915-5

5,046.08



an NRG company

Account Information

Account #: 2 075 915 - 5

Invoice #: 173002954287

Customer Name: COMMONS OF LAKE HOUSTON

Service Address: 503 REMINGTON TRL B HUFFMAN TX 77336-4657

ESI ID: 1008901023810303930100

JUL 06 2016

Questions or Comments

Customer Service: reliant.com, Email us at: business@reliant.com

713-207-5555 Mon-Fri 7am-7pm, 1-866-660-4900 Mon-Fri 7am-7pm, TDD Device for Hearing Impaired 1-888-467-3542

Reliant Energy Retail Services, LLC PUCT Certificate 10007

Payment Address: RELIANT, PO BOX 650475, DALLAS TX 75265-0475

Reliant Account: 2 075 915 - 5

Billing Date: Jul 1, 2016

Date Due 07/18/2016	Amount Due \$ 5,046.08	After Due Date \$ 5,298.38
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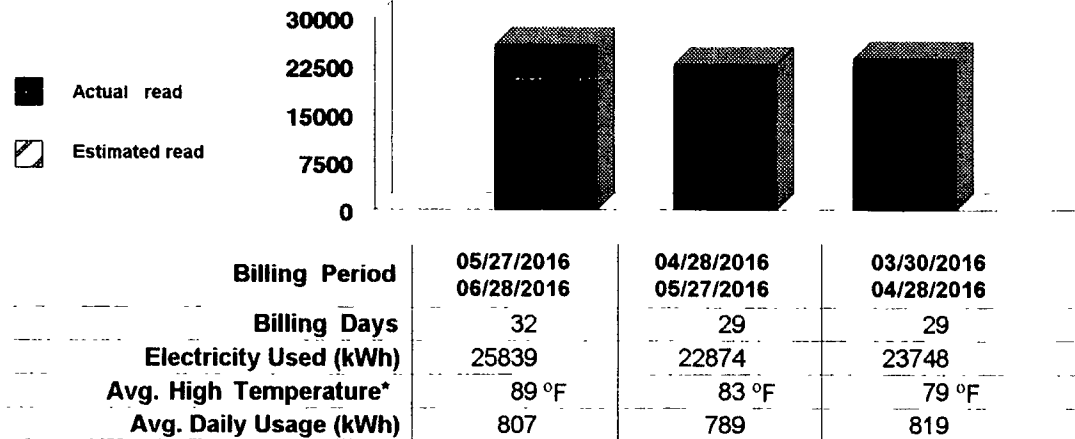
Account Summary

Business Power Plus Monthly Flex Plan

Previous Amount Due	\$4,545.50
Payment 06/13/2016	-4,545.50
Balance Forward	0.00
Current Charges	5,046.08
Amount Due	\$5,046.08

Electricity Usage Summary

For more usage and temperature information logon to reliant.com/myaccount



*Temperature Source: National Weather Service Region: Coastal Texas

Approved By: [Signature] Date: 07.08.16
 Company #: CUH CC #: _____
 Job #: GHT - Utilities Amount: 5,046.08
 Entered By: _____ Date: _____

TX05



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