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PUBLIC UTILITY COMMISSION
CLERK

**CLASS "C" WATER COMPANY
PUC ANNUAL REPORT
OF**

CCN Number

12575

Official Company Name:

R.P. Land & Cattle, LLC

D/B/A Name(s)

Valley Acres MHP, LLC

**TO THE
PUBLIC UTILITY COMMISSION
OF TEXAS**

For the Year Ended 2017

302

(Company Name)

GENERAL INSTRUCTIONS - Class C Utilities Only

1. This annual report (earnings report) is required by 16 TAC §24.73 and is used to monitor utility earnings and compile annual financial information to monitor financial conditions of Texas investor owned utilities. Each utility shall submit its report to the Commission in the form and manner prescribed herein. The reported information should reflect the 12-month period ending December 31. The report shall be filed not later than **June 1** of the following year. Only one report needs to be completed for each Certificate of Convenience and Necessity (CCN) Number regardless of the number of Public Water Systems and/or number of Sewer Systems affiliated with each CCN. However, if you have multiple water CCNs or multiple sewer CCNs, a separate report must be submitted for each CCN, along with a summary report for all Texas water and sewer operations for affiliated entities. The summary should be submitted along with all the affiliated reports. If the utility possesses a water and sewer CCN (not multiples), then the utility may combine the water and sewer operations into one report, although water and sewer operations must be separately reported within that report.
2. Four copies of this report shall be prepared by each utility. Three copies should be mailed or delivered to the Filing Clerk of Central Records at the Commission's offices in Austin, TX by **June 1** of the year following the calendar year. The other copy should be retained by the utility for reference. All water and sewer utilities are required by statute to complete and file this annual report. Note, if a utility has a water and sewer CCN and provides both water and sewer service, the utility shall file one annual report which contains information for both the water and sewer utility service. Each sheet of the Excel file is pre-formatted to calculate certain items based on company specific inputs. Any supporting documents or workpapers filed in PDF format should be searchable. For specific instructions regarding the electronic filing of the report, please visit the Commission's website at: <http://www.puc.state.tx.us/industry/filings/FilingProceed.aspx>, and 16 TAC §22.72(g). If the utility cannot complete the electronic forms, it may submit a hard copy rather than a Microsoft Excel spreadsheet.
3. Pencil entries will not be permitted on hard copy.
4. All accounting terms and phrases used in this report are to be interpreted in accordance with the effective applicable NARUC Uniform System of Accounts prescribed by this Commission, as set forth in 16 TAC §24.72 with detailed sub accounts listed in the form. The Texas Water Code defines Class B utility as a public utility providing retail water or sewer utility service to at least 500 but less than 10,000 taps or connections. Class B utilities must use the NARUC system of accounts for NARUC Class B utilities.
5. Standard accounting procedures shall apply in determining the nature of any entry (e.g. entries of a reverse or contrary character shall be indicated by a parentheses around the number).
6. The report shall be filed consisting of data relative to a calendar year basis (December 31 year end).
7. If this report is made for a period less than the calendar year, the period covered must be clearly stated on the front cover and elsewhere throughout the report where the period covered is shown. When operations cease during the year because of the disposition of property, the balance sheet and supporting schedules should consist of balances and items immediately prior to transfer (for accounting purposes). Provide a full explanation.
8. All instructions shall be followed and each question shall be answered fully and accurately. Sufficient answers shall appear to show that no question or schedule has been overlooked. The expression "none" or "not applicable" shall be given as the answer to any particular inquiry or schedule where it truly and completely states the fact. Unless otherwise indicated, no information will be accepted which incorporates by reference information from another document or report. Where information called for herein is not given, state fully the reason for its omission.

R.P. Land & Cattle, LLC	For the Year Ended	2017
(Company Name)		
GENERAL INSTRUCTIONS		
(Continued)		
9. Whenever schedules call for comparison of figures of a previous year, the figures reported must be based upon those shown by the annual report of the previous year or an appropriate explanation given why different figures were used.		
10. If an audit is performed on the books and records of the utility by a certified public accountant, please submit a copy with this form. If the utility is a member of a controlled group, both parent and subsidiary's annual report should be submitted.		
11. Throughout this report money items will be rounded off to the nearest dollar.		
12. In the space provided at the top of each page insert the name of the utility and the year to which this report relates.		
13. IF YOU ARE UNDER COMMON CONTROL with other water or sewer utilities operating in Texas, you must file a consolidated income statement and balance sheet including all entities under common control in Texas. These statements should be in addition to the attached schedules for the reporting utility.		
14. Unless otherwise indicated, the information required in this report shall be taken from the reporting entity's financial statements, accounts and other records. Any deviation from records must be explained.		
EXCERPT FROM TEXAS WATER CODE		
CHAPTER 13.136(b)		
(b) The utility commission by rule shall require each utility to annually file a service, financial, and normalized earnings report in a form and at times specified by utility commission rule. The report must include information sufficient to enable the utility commission to properly monitor utilities in this state. The utility commission shall make available to the public information in the report the utility does not file as confidential.		

PUBLIC UTILITY COMMISSION OF TEXAS
1701 N CONGRESS AVE , PO BOX 13326, AUSTIN, TX 78711-3326
pursuant to TWC § 13.136

I. NAME OF UTILITY, OFFICE MAILING ADDRESS AND AREA SERVED

1 Utility Name Valley Acres MHP Water System
List all assumed name(s) or d/b/a names Valley Acres Mobile Home Park, R P Land & Cattle, LLC
2 Certificate of Convenience and Necessity No 12575 Calendar Year Ending 2017
3 Street Address 797 Barley Dr , Space R
4 City or Town Canutillo CCN No 12575
5 Email Address vanessamichel@gmail.com
6 County El Paso Zip Code 79835
7 TCEQ PWS Number(s) TX0710139
8 Water Quality Discharge Permit Number(s) _____

II. TYPE OF ORGANIZATION AND PRINCIPAL OFFICERS

9 Type of Ownership
Corporation ☒ Partnership _____ Individual _____ Other _____
10 If a corporation, list names and titles of the officers. If an individual or partnership, list the
name of the individual or each partner and provide the title for each. For partnerships, please provide
the percentage of ownership for each partner
Roberto Gonzalez, Partner 50%
Patricia Michel, Partner 50%
11 If the controlling ownership of this utility changed during the last twelve (12) months,
state the date of ownership change and the name and address of the prior owner
n/a
12 Date the utility was formed or incorporated June 18, 1991
13 Is the utility under common ownership or control by another corporation? No If yes, by whom? _____

III. PERSON TO CONTACT REGARDING THE INFORMATION SUPPLIED ON THESE FORMS

14 Name and Title Vanessa Michel, Administrative Assistant
15 Address 1102 Clayton St
16 City Denver
17 Telephone Number with Area Code _____
18 Cell Phone Number with Area Code 9173990733
19 Fax Number with Area Code _____
20 e-mail address vanessamichel@gmail.com
21 If not an officer, owner or employee, give name of firm employed by _____

Name of Utility: VALLEY ACRES MHP WATER SYSTEM			
Line #	ASSETS	End of Year 12/31/2017	End of Prior Year 12/31/2016
<u>UTILITY PLANT</u>			
1	101 Utility Plant in Service	\$ 94,516	\$ 92,315
2	TOTAL UTILITY PLANT	\$ 94,516	\$ 92,315
3	108 Less: Accumulated Amortization	\$ - 0	\$ - 0
4	110 Less: Accumulated Depreciation	\$ (2,078)	\$ (1,978)
5	NET UTILITY PLANT	\$ 92,438	\$ 90,337
6	<u>CURRENT ASSETS</u>	xxxx	xxxx
7	131-135 Cash	\$ 52,696	\$ 35,588
8	141-143 Accounts Receivable	\$ 4,761	\$ 4,869
9	151 Plant Materials and Supplies (not previously expensed)		
10	171-174 Other Current Assets	\$ - 0	\$ - 0
11	TOTAL CURRENT ASSETS	\$ 57,457	\$ 40,458
12	TOTAL ASSETS*	\$ 149,895	\$ 130,795
Line 5 plus			
<u>LIABILITIES & EQUITY</u>			
<u>EQUITY</u>			
13	201 Common Stock	\$ - 0	\$ - 0
14	211 Other paid in capital	\$ - 0	\$ - 0
15	215 Retained Earnings	\$ - 0	\$ - 0
16	218 Proprietary Capital	\$ - 0	\$ - 0
17	TOTAL STOCKHOLDERS' EQUITY	\$ - 0	\$ - 0
<u>LONG-TERM DEBT</u>			
18	224 Long-term debt (more than 1 year)	xxxx	xxxx
<u>CURRENT LIABILITIES (less than 1 year)</u>			
19	231 Accounts Payable	\$ - 0	\$ - 0
20	232 Notes Payable	\$ 262,400	\$ 305,600
21	241.0 Other Current Liabilities	\$ - 0	\$ - 0
TOTAL CURRENT LIABILITIES		\$ 262,400	\$ 305,600
<u>OTHER LIABILITIES and DEFERRED CREDITS</u>			
22	253 Other Deferred Credits	\$ - 0	\$ - 0
23	271-272 Net Contributions in Aid of Construction	\$ - 0	\$ - 0
24	TOTAL OTHER LIABILITIES and DEFERRED CREDITS	\$ - 0	\$ - 0
25	TOTAL LIABILITIES & EQUITY*	\$ 262,400	\$ 305,600
Add NARUC accounts as needed, and if not shown above.			
*Total assets (Line 12) must equal liabilities plus equity (Line 25).			

Name of Utility: Valley Acres MHP Water System

Line #	Report Calendar Year	2017		
		Water	Sewer	Total
		Report Year	Report Year	Report Year
		2017	N/A	
		A	B	C=A+B
1	Total Revenue:	\$ 4,761	0	\$ 4,761
	Operating Expenses:			
2	601 O & M Salaried Labor	\$ - 0	\$ - 0	\$ - 0
3	604 Employee Benefits	\$ - 0	\$ - 0	\$ - 0
4	631, 635, 636 O & M Contract labor	\$ 2,200	\$ - 0	\$ 2,200
5	620 Operating/Maint Supplies	\$ 3,085	\$ - 0	\$ 3,085
6	610 Purchased Water	\$ - 0	\$ - 0	\$ - 0
7	615 Purchased Power	\$ 264	\$ - 0	\$ 264
8	635 Testing Expense	\$ 1,546	\$ - 0	\$ 1,546
9	618 Chemicals	\$ 135	\$ - 0	\$ 135
10	656-659 Insurance	\$ 136	\$ - 0	\$ 136
11	601 General Office Salaries	\$ - 0	\$ - 0	\$ - 0
12	675 General Office Expenses	\$ 416	\$ - 0	\$ 416
13	632 Contract Accounting	\$ - 0	\$ - 0	\$ - 0
14	633 Legal	\$ - 0	\$ - 0	\$ - 0
15	634 Management	\$ - 0	\$ - 0	\$ - 0
16	666 Amortization- Rate Case Expense	\$ - 0	\$ - 0	\$ - 0
17	403 Depreciation Expense		\$ - 0	
18	667-675 Other Misc. Expenses	\$ 37	\$ - 0	\$ 37
	Taxes:	xxxx	xxxx	xxxx
19	409 Federal Income Taxes	\$ - 0	\$ - 0	
20	409.0 State Franchise Taxes/Reg Assess.	\$ 1,577	\$ - 0	\$ 1,577
21	408 All Other Taxes	\$ - 0	\$ - 0	
22	Total Expenses	\$ 9,397	\$ - 0	\$ 9,397
23	Net Operating Income	\$ (4,636)	\$ - 0	\$ (4,636)
24	421, 433 Non-Operating Income	\$ - 0	\$ - 0	\$ - 0
	Non-Operating Deductions:			
25	426 Other	\$ - 0	\$ - 0	\$ - 0
26	427 Interest	\$ - 0	\$ - 0	\$ - 0
27	Net Income	\$ (4,636)	\$ - 0	\$ (4,636)

Name of Utility:							
Date Plant Installed/ Retired mm/yyyy	Plant Additions		Plant Retirements		Plant Adjustments	Total Change the Last Annual Report	
	List Major Items by Class	Amounts	List Major Items by Class	Amounts			
	N/A		N/A			\$0	
						\$0	
						\$0	
						\$0	
						\$0	
						\$0	
						\$0	
						\$0	
						\$0	
						\$0	
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						\$0	
						\$0	
						\$0	
						\$0	
						\$0	
TOTALS		\$0		\$0	\$0	\$0	

Name of Utility: n/a

	Date Plant Installed/ Retired mm/ yyyy	Plant Additions		Plant Retirements		Plant Adjustments	Changes Since the Last Annual Report
		List Major Items by Class	Amounts	List Major Items by Class	Amounts		
WATER							\$0
							\$0
							\$0
							\$0
							\$0
							\$0
							\$0
							\$0
							\$0
							\$0
							\$0
							\$0
SEWER							\$0
							\$0
							\$0
							\$0
							\$0
							\$0
							\$0
							\$0
							\$0
							\$0
							\$0
							\$0
TOTALS			\$0		\$0	\$0	\$0

Name of Utility

4. Other Operating Information

Connection Information		End of Year mm/dd/yyyy	End of Prior Year mm/dd/yyyy	Connection Information		End of Year mm/dd/yyyy	End of Prior Year mm/dd/yyyy
WATER				SEWER			
1 Number of active water connections				Number of active sewer connections			
5/8" or 3/4"	18		18	Residential		n/a	n/a
3/4"				Non-residential		n/a	n/a
1"							
1 1/2"							
2"							
List all additional meter sizes				List all additional meter sizes			
Unmetered water connections				Unmetered water connections			
2 Number of inactive water connections				Number of inactive water connections			
5/8" or 3/4"							
3/4"							
1"							
1 1/2"							
2"							
List all additional meter sizes				List all additional meter sizes			
Unmetered, inactive connections	\$ -0	\$ -0		Unmetered, inactive connections			
3 Number of active sewer connections	n/a	n/a		Number of active sewer connections			
4 Number of inactive sewer connections	n/a	n/a		Number of inactive sewer connections			
5 Total gallons purchased	\$ -0						
6 Total gallons pumped							
7 Total gallons sold	\$ 750,580						
8 Gallons unaccounted for	\$ 12						
				Total amount of sewer treated (gallons)	n/a		
Management and Operations				Yes or No			
1 Do you have an Application form or formal process for new customers?				Yes			
2 Do you have a copy of your approved tariff and TCTQ approved drought contingency plan for customer review?				Yes			
3 Do you have written operating procedures for routine operations?				Yes			
4 Do you have a written emergency action plans?				Yes			
5 Do you have written personnel policies and procedures?				Yes			
6 Do you have risk management and safety procedures?				Yes			
7 Do you have customer service policies (including billing and collection)?				Yes			
8 Do you prepare an annual written budget for financial planning purposes?				Yes			
9 Provide a list of all affiliates and entities under Common Control (if any)				No			
10 If you purchase wholesale water or sewer services, please list the name(s) of the wholesaler and describe the service(s) purchased from each.							
11 If you have a current capital improvement/replacement plan, please attach a copy							

R P Land & Cattle, LLC

For the Year Ended 2017

(Company Name)

VERIFICATION

OATH

(To be made by the officer having control of the accounting of the respondent)

State of Colorado

as

County of Denver

Vanessa Michel makes oath and says that he/she is Administrative Assistant
(Name of affiant) (Official title of affiant)

of R P Land & Cattle, LLC
(Exact legal title or name of the respondent)

The signed officer has reviewed the report

Based on the officer's knowledge, the report does not contain any untrue statements of a material fact or omit to state a material fact necessary in order to make the statements made, in light of the circumstances under which such statements were made, not misleading

Based on such officer's knowledge, the financial statements, and other financial information included in the report, fairly present in all material respects the financial condition and results of operations of the issuer as of, and for, the periods presented in the report

He/she swears that all other statements contained in the said report are true, and that the said report is a correct and complete statement of the business and affairs of the above-named respondent during the period of time from and including 01/01/17 to and including 12/31/17

Subscribed and sworn to and before me, a

in and for the State and County above-named, this day of

(Signature of affiant)

My commission expires

(Signature of officer authorized to administer oaths)

SUPPLEMENTAL OATH

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

State of Texas

County of El Paso

Patricia Michel makes oath a
(Name of affiant) (Official title of affiant)

of R P Land & Cattle, LLC
(Exact legal title or name of the respondent)

that he/she has carefully examined the foregoing report, that he/she swears that all statements of fact contained in the said report are true, and that the said report is a correct and complete statement of the business and affairs of the above named respondent during the period of time from and including 1/1/17 to and including 12/31/17

Subscribed and sworn to before me, a

in and for the State and County above-named, this day of

(Signature of affiant)

My commission expires

(Signature of officer authorized to administer oaths)