



Control Number: 47854



Item Number: 48

Addendum StartPage: 0

COUNTRYSIDE ACRES, H.O.A. INC.
1981 STATE HIGHWAY 137
STANTON, TX 79782
(432) 425-1194

2019 AUG 20 11:05
FILING CLERK

August 19, 2019

Public Utility Commission of Texas
Attention: Filing Clerk
1701 N. Congress Avenue
Austin, TX 78711-3326
RE: CCN Application Countryside Acres H.O.A. Inc
Docket 47854

Dear Madam/Sir:

In response to the questions/request for supplemental information for the tariff for the Countryside Acres, H.O.A., Inc. proposed water system, please see below and the attachments.

An area rate study has been done. See Attached. The proposed rates in the tariff are derived from rate comparisons with the City of Midland, Texas; the City of Stanton, Texas, and the City of Odessa, Texas.

The information from the rate comparisons we utilized to calculate an average of \$5.39 per 1,000-3000 gallon of water. The town of Garden City, Texas charges, \$15 for 2000 minimum. This rate is not used in the comparison, but, is noted as a neighboring market water availability factor.

Research backing up the proposed rates reveals daily family usage at 246 gallons per residence per the Texas Water Development Board on-line data. Assumptions: 246 gallons per meter per day; no extraordinary expenses in

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Letter to P.U.C
Countryside Acres H.O.A., Inc.

serving the water system customers; electricity and other service costs do not increase more than typical inflation.

The water wells are still in the development stage. Tentatively construction will begin November 1, 2019, or when the water wells are complete, then the excavation for the water delivery lines can be started. At the same time the plant site can be completed and equipment moved in and assembled for testing.

An estimated date for completion of the physical plant is January 15, 2020. This would be the estimated date of service.

For questions or further information, please contact me at the above address, phone or email spike11td@yahoo.com.

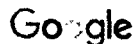
Sincerely,

A handwritten signature in black ink, appearing to be 'Paul Evans', written over the word 'Sincerely,'.

Paul Evans
President, Countryside Acres H.O.A. Inc.

**RATE
STUDY**

**COUNTRYSIDE
ACRES H.O.A.
INC.**



midland texas sewer and water rates



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Current Water and Sewer Rates

Current Water Rates (Effective October 1, 2018)

Residential and Commercial Monthly Base Rate (includes 2,000 gallons)

\$21.08

Apartment Monthly Base Rate Per Unit (includes 2,000 gallons)

\$17.17

Gallons 2,000 and under*

Included

Gallons 2,001 to 10,000*

\$5.96

3 more rows

Current Water and Sewer Rates | Midland, TX ... - City of Midland

<https://www.midlandtexas.gov/505/Current-Water-and-Sewer-Rates>

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Current Water and Sewer Rates | Midland, TX ... - City of Midland

<https://www.midlandtexas.gov/505/Current-Water-and-Sewer-Rates>

The City's **water** and **sewer** services are self-funded, meaning they generate their own revenue through providing **water** and **wastewater** services to **Midlanders**, ...

Current Water and Sewer Rates | Midland, TX ... - City of Midland

www.midlandtexas.gov/505/3799/Current-Water-and-Sewer-Rates
City Hall. 300 N. Loraine, first floor. **Midland, TX** 79701. Ph: 432-685-7320. ub@midlandtexas.gov

*Please allow up to 24 business hours for email reply. Hours.

Water and Sewer Rates | Midland, TX - Official Website - City of Mi...

www.midlandtexas.gov/505/2780/Current-Water-and-Sewer-Rates

Home · City Leadership · City Management · Residents · **Water Bills**/Customer Service; Current **Water and Sewer Rates**. **Water and Sewer Rates**. **Midland** ...

Water & Wastewater Utilities | Midland, TX - Official Website

<https://www.midlandtexas.gov/166/Water-Wastewater-Utilities>

The Utilities Department oversees **Water** and **Wastewater** Operations, Paul ... For questions about **water bills**, **water meters**, and **water rates**, please visit the ...

Billing/Customer Service | Midland, TX - Official Website - City of ...

<https://www.midlandtexas.gov/179/Water-BillsCustomer-Service>

To open a **Water/Sewer**/Garbage account, you can apply for utilities by ... in the convenient return envelope provided with your **water bill**, you may make your ...

Water rates skyrocket for high-end users - Midland Reporter-Telegr...

<https://www.mrt.com/.../Water-rates-skyrocket-for-high-end-users-745153...>

Mar 20, 2012 - Every **water** customer also still will pay a base **rate** of \$14.35, which covers ... To find your zone check: <http://www.ci.midland.tx.us/departments/> ...

Water and trash rates to increase starting Monday - Midland Repo...

<https://www.mrt.com/.../Water-and-trash-rates-to-increase-starting-Monday...>

Sep 25, 2012 - City Council voted unanimously Tuesday to increase **water rates** ... The CRMWD's Ward **County** Well Field pipeline is budgeted at about \$135 ...

C.A. 11

Water / Sewer Rates

Beginning with the 10/01/2012 utility statements (water and sewer consumption effective 09/01/2012), your utility bills will be calculated according to the following rate schedule. These rates are based on an analysis of the cost of providing service to the various customer classes.

INSIDE CITY

WATER - MINIMUM SERVICE CHARGE FOR UP TO 2,000 GALLONS CONSUMED

Meter Size	Residential	Senior Residential	Multi-Family	Commercial	Industrial
3/4 inch	18.87	12.03	18.49	18.90	18.25
1 inch	19.27	12.25	18.89	19.31	18.60
1 1/2 inch	20.07	12.78	19.74	20.12	19.49
2 inch	21.10	13.42	20.78	21.17	20.52
2 1/2 inch	21.89	13.94	21.51	21.97	21.29
3 inch	23.67	15.06	23.30	23.71	23.05
4 inch	27.15	17.29	26.83	27.25	26.58
6 inch	36.00	22.89	35.64	36.05	35.41
8 inch	46.83	29.67	46.26	46.66	46.03

The monthly water rates per 1,000 gallons over the first 2,000 gallons shall be as follows:

Inside City Limits 3,000-10,000 Gallons 11,000-20,000 Gallons 21,000-50,000 Gallons Above 50,000 Gallons

Residential	5.26	6.05	6.20	6.35
Senior Residential	4.68	5.45	5.61	5.76
Multi-Family	5.07	5.85	6.00	6.16
Commercial	5.28	6.06	6.21	6.36
Industrial	4.98	5.76	5.91	6.06

Plus the following rates per 1,000 gallons consumption over, 2000 gallon
Plus Energy Surcharge in the amount of 0.1133 cents per 1,000 gallons of water used.

Sewer - Minimum Service Charge For Up To 2,000 Gallons

12.32 10.96 12.43 12.75

Plus the following rates per 1,000 gallons consumption over 2,000 gallons:

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Thursday, August 15, 2019

Home to 3000 friendly people and a few old soreheads!

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The Water Department is opened from 8:00 a.m. to Noon and 1:00 to 5:00 p.m. If you should have an emergency during weekends or after hours, call the Martin County Sheriffs Department at 432.756.3336 and ask for the City employee that is on call. The water clerk is Lois Jenkins.

Water Rates

In City Residential/Commercial Rate

Base - (minimum billing 3,000 gallons)	\$36.17
Per 1,000 gallons over 3,000 gallons and under 14,999	4.27
Over 14,999 gallons	4.96

Out of City

Base - (minimum billing 3,000 gallons)	\$72.34
Per 1,000 gallons over 3,000 gallons	8.54
Over 14,999 gallon	9.92

Raw Water

Base - (minimum billing 3,000 gallons)	\$35.35
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Sewer Rates

In City

Residential	\$26.77
Commercial	27.00
0-10,000 Gals. of water usage	27.00
Each 1,000 gals. over minimum	1.50

Out of City

Residential	\$53.54
Commercial	54.00
0-10,000 Gals. of water usage	54.00
Each 1,000 Gals. over minimum	3.00

Service Charges & Fees** (These fees are doubled outside City Limits)

3/4" to 5/8" Water Taps	\$657.00
1" Water Taps	761.00

1 1/2" Water Taps	1,580.00
2" or Greater Water Taps	Quoted on request
Pavement Cuts	200.00 minimum
Sewer Tap Permits	600.00
Late Charges (Water, Sewer & Garbage)	20%
After Hours Service Call	100.00
Reconnect Fee	50.00
Deposits In City	200.00 +
Commercial Deposits	200.00 +
Return Check Fee	25.00
Tax Rate (Maintenance & Operation)	1.17%
*Hotel/Motel deposits are a minimum of \$2,000.00 for services.	

* Nursing Home deposits are a minimum of \$2,000.00 for services.

****Fees are subject to change due to fluctuation in material cost.**

Sanitary Landfill

Persons who reside in the City of Stanton and Martin County will not be charged a landfill fee for the disposal of any item connected with the cleanup and maintenance of a residence or grounds.

Sanitation Rates

In City

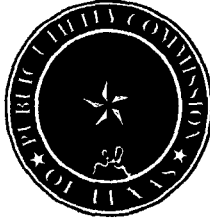
Residential	\$18.11 + tax = 19.56
Commercial	\$50.22 + tax = 54.24
Extra Dumpster	24.96
Extra Pick-up	19.96

CALCULATION OF AVERAGE RATE

PER 246 gallons
daily use

Midland, Tx	5.96	2001
Odessa, Tx	5.26	3000
Stanton, Tx	4.96	3000
Average	5.39	

The monthly base rate of \$28 is calculated by dividing the total annual fixed expenses amount of \$5712 by the number of connections and 12 months. The variable rate of \$2 per 1,000 gallons is calculated by dividing the total annual variable expenses amount of \$187 by the proposed annual water usage of 88560 and divided by 1,000 gallons.



WATER UTILITY TARIFF

Docket No. 47854

Countryside Acres Homeowners Association, Inc.
(Utility Name)

1981 State Highway 137
(Business Address)

Stanton, Texas 79782
(City, State, Zip Code)

(432) 425-1194
(Area Code/Telephone)

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

13272

This tariff is effective in the following counties:

Midland

This utility provides service in the following cities or unincorporated towns (if any):

N/A

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

Countryside Acres Subdivision/Countryside Acres H.O.A., Inc.

TABLE OF CONTENTS

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

SECTION 1.0 -- RATE SCHEDULE.....	2
SECTION 2.0 -- SERVICE RULES AND POLICIES	4
SECTION 3.0 -- EXTENSION POLICY	10

APPENDIX A -- DROUGHT CONTINGENCY PLAN

APPENDIX B -- SAMPLE SERVICE AGREEMENT

APPENDIX C -- APPLICATION FOR SERVICE

SECTION 1.0 -- RATE SCHEDULE

Section 1.01 - Rates

<u>Meter Size</u>	<u>Monthly Base Rate</u>	<u>Gallonage Charge</u>
5/8 "	<u>\$28.00</u> (Includes 0 gallons)	<u>\$2.00</u> per 1000 gallons

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

Check X, Check X, Money Order X, Other (specify) Debit Card

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

REGULATORY ASSESSMENT 1.0%

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

Section 1.02 - Miscellaneous Fees

TAP FEE \$150.00

TAP FEE COVERS THE UTILITY'S COSTS FOR MATERIALS AND LABOR TO INSTALL A STANDARD RESIDENTIAL 5/8" or 3/4" METER. AN ADDITIONAL FEE TO COVER UNIQUE COSTS IS PERMITTED IF LISTED ON THIS TARIFF.

TAP FEE (Unique costs) Actual Cost

FOR EXAMPLE, A ROAD BORE FOR CUSTOMERS OUTSIDE OF SUBDIVISIONS OR RESIDENTIAL AREAS.

TAP FEE (Large meter) Actual Cost

TAP FEE IS THE UTILITY'S ACTUAL COST FOR MATERIALS AND LABOR FOR METER SIZE INSTALLED.

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

THIS FEE MAY BE CHARGED IF A CUSTOMER REQUESTS THAT AN EXISTING METER BE RELOCATED.

SECTION 1.0 -- RATE SCHEDULE (Continued)

METER TEST FEE\$25.00

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

RECONNECTION FEE

THE RECONNECT FEE MUST BE PAID BEFORE SERVICE CAN BE RESTORED TO A CUSTOMER WHO HAS BEEN DISCONNECTED FOR THE FOLLOWING REASONS (OR OTHER REASONS LISTED UNDER SECTION 2.0 OF THIS TARIFF):

- a) Non-payment of bill (Maximum \$25.00).....\$25.00
- b) Customer's request that service be disconnected\$0.00

TRANSFER FEE\$25.00

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

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

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

RETURNED CHECK CHARGE\$35.00

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

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

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

GOVERNMENTAL TESTING, INSPECTION AND COSTS SURCHARGE:

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

LINE EXTENSION AND CONSTRUCTION CHARGES:

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

COUNTRYSIDE ACRES HOMEOWNERS ASSOCIATION, INC

PROJECTED EXPENSES STATEMENT

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	TOTALS
GENERAL/ADMINISTRATIVE EXPENSES						
Salaries						
office expense	300	300	500	700	1000	2800
computer expense						
auto expense						
insurance expense	500	525	550	575	600	2750
telephone expense						
utilities expense						
depreciation expense						
property taxes	0	525	550	575	600	2250
professional fees	0	525	550	575	600	2250
other - Water Operator	4912	8000	8000	8000	8000	36912
Total	5712	9875	10150	10425	10800	46962
% increase per year	0	3	0	3	0	
OPERATIONAL EXPENSES						
salaries						
auto expense						
Utilities	646	1216	1596	1976	2280	7714
depreciation expenses						0
repair and maintenance	0	500	700	800	1500	3500
supplies	0	100	100	150	150	500
other						0
total	6358	11694	12546	13354	14730	58682
% increase per year	0	3	0	3	0	
ASSUMPTIONS						
interest rate/terms	0	0	0	0	0	
utility cost per gallon	0.012423	0.01216	0.00798	0.006587	0.0057	
depriciation schedule						
Annual fixed cost per meter	28	48	50	51	53	230
Variable fixed cost per meter	10	15	20	25	30	10
Estimated number of meters	17	32	42	52	60	

COUNTRYSIDE ACRES HOMEOWNERS ASSOCIATION, INC.

PROJECTED INCOME STATEMENT

	Year 1	Year 2	Year 3	Year 4	Year 5	TOTAL
METER NUMBER						
EXISTING NUMBER TAPS	0	17	32	42	52	60
NEW TAPS PER YEAR	17	15	10	10	8	
TOTAL METERS AT YEAR END	17	32	42	52	60	60
METER REVENUE						
Fees per meter	43	43	44	25	46	200.9087
Cost per meter	300	300	300	350	350	1600
Operating RevenuePer Meter	516	720	720	720	720	3396
GROSS WATER REVENUE	14603	32074	49566.93	67481.93	85747.45	249473.3
Fees	0					0
Other - Connection Fees @ \$150 each	2550	2250	1500	1500	1200	9000
Gross Income	17153	34324	51066.93	68981.93	86947.45	258473.3
OPERATING EXPENSES						0
General and Administrative	6358	11694	12546	13354	14730	58682
Interest	0					0
Other	0					0
NET INCOME	10795	22630	38520.93	55627.93	72217.45	199791.3