

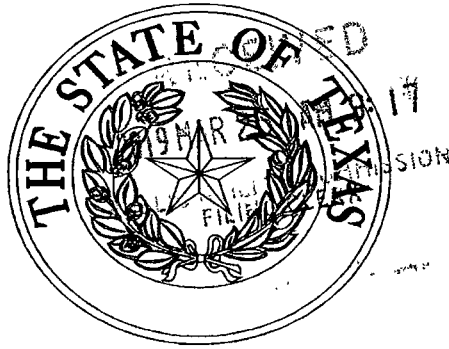


Control Number: 48918



Item Number: 13

Addendum StartPage: 0



48918

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

CCN Number

12949

Official Company Name:

Lakeview Hills Property Owners

D/B/A Name(s)

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**TO THE  
PUBLIC UTILITY COMMISSION  
OF TEXAS**

*For the Year Ending*      **12/31/2018**

# Annual Report for Class C Water and/or Sewer Utilities

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: Lakeview Hills Property Owners Association Inc.  
List all assumed name(s) or d/b/a names: \_\_\_\_\_  
2 Certificate of Convenience and Necessity No. 12949 Calendar Year Ending 12/31/2018  
3 Street Address: 110 Lakeview Drive Loop  
4 City or Town: Coldspring CCN No.: 12949  
5 Email Address: yorks@eastex.net  
6 County: San Jacinto Zip Code: 77331  
7 TCEQ PWS Number(s) 2040021  
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.  
President: Mark York, Vice President: James Booth, Secretary/ Treasurer: Lisa McCulloch  
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.  
12 Date the utility was formed or incorporated: 2-Oct-75  
13 Is the utility under common ownership or control by another corporation? Y N ☒ If yes, by whom? \_\_\_\_\_

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

14 Name and Title: Mark York, President  
15 Address: 325 Lakeview Drive Loop  
16 City: Coldspring, TX 77331  
17 Telephone Number with Area Code: 936-653-5141  
18 Cell Phone Number with Area Code: 713-859-7481  
19 Fax Number with Area Code: \_\_\_\_\_  
20 e-mail address: yorks@eastex.net  
21 If not an officer, owner or employee, give name of firm employed by: \_\_\_\_\_

# 1. Balance Sheet

Name of Utility: Lakeview Hills Property Owners Association

Line #	ASSETS	12/31/2018	12/31/2017
	<u>UTILITY PLANT</u>		
1	101 Utility Plant in Service	\$ 180,220	\$ 112,357
2	TOTAL UTILITY PLANT	\$ 180,220	\$ 112,357
3	108 Less: Accumulated Amortization	\$ -	\$ -
4	110 Less: Accumulated Depreciation	\$ 87,937	\$ 83,106
5	NET UTILITY PLANT	\$ 92,283	\$ 29,251
6	<u>CURRENT ASSETS</u>	xxxx	xxxx
7	131-135 Cash	\$ 6,772	\$ 10,995
8	141-143 Accounts Receivable	\$ 1,843	\$ 817
9	151 Plant Materials and Supplies (not previously expensed)	\$ -	\$ -
10	171-174 Other Current Assets	\$ 4,450	\$ 2,000
11	TOTAL CURRENT ASSETS	\$ 13,065	\$ 13,812
12	<u>TOTAL ASSETS*</u>	\$ 105,348	\$ 43,063
	<u>LIABILITIES &amp; EQUITY</u>		
	<u>EQUITY</u>		
13	201 Common Stock	\$ -	\$ -
14	211 Other paid in capital	\$ -	\$ -
15	215 Retained Earnings	\$ -	\$ -
16	218 Proprietary Capital	\$ -	\$ -
17	TOTAL STOCKHOLDERS' EQUITY	\$ -	\$ -
	<u>LONG-TERM DEBT</u>	xxxx	xxxx
18	224 Long-term debt (more than 1 year)	\$ -	\$ -
	<u>CURRENT LIABILITIES (less than 1 year)</u>	xxxx	xxxx
19	231 Accounts Payable	\$ -	\$ -
20	232 Notes Payable	\$ -	\$ -
21	241.0 Other Current Liabilities	\$ -	\$ -
	TOTAL CURRENT LIABILITIES	\$ -	\$ -
	<u>OTHER LIABILITIES and DEFERRED CREDITS</u>	xxxx	xxxx
22	253 Other Deferred Credits	\$ -	\$ -
23	271-272 Net Contributions in Aid of Construction	\$ -	\$ -
24	TOTAL OTHER LIABILITIES and DEFERRED CREDITS	\$ -	\$ -
25	<u>TOTAL LIABILITIES &amp; EQUITY*</u>	\$ -	\$ -

Add NARUC accounts as needed, and if not shown above.

## 2. Statements of Income

**Name of Utility:** Lakeview Hills Property Owners Association

Line #	Report Calendar Year	2018	Water	Sewer	Total
			Report Year	Report Year	Report Year
			2018	N/A	2018
			A	B	C=A+B
1	<b>Total Revenue:</b>		\$ 92,791	N/A	\$ 92,791
	<b>Operating Expenses:</b>				
2	601 O & M Salaried Labor		\$ 1,034		\$ 1,034
3	604 Employee Benefits		\$ -		\$ -
4	631, 635, 636 O & M Contract labor		\$ 16,211		\$ 16,211
5	620 Operating/Maint Supplies		\$ 1,711		\$ 1,711
6	610 Purchased Water		\$ -		\$ -
7	615 Purchased Power		\$ 3,444		\$ 3,444
8	635 Testing Expense		\$ 1,087		\$ 1,087
9	618 Chemicals		\$ 3,378		\$ 3,378
10	656-659 Insurance		\$ 1,324		\$ 1,324
11	601 General Office Salaries		\$ -		\$ -
12	675 General Office Expenses		\$ 239		\$ 239
13	632 Contract Accounting		\$ 16		\$ 16
14	633 Legal		\$ -		\$ -
15	634 Management		\$ -		\$ -
16	666 Amortization- Rate Case Expense		\$ -		\$ -
17	403 Depreciation Expense		\$ 7,217		\$ 7,217
18	667-675 Other Misc. Expenses		\$ 66,263		\$ 66,263
	<b>Taxes:</b>		xxxx	xxxx	xxxx
19	409 Federal Income Taxes		\$ -		\$ -
20	409.0 State Franchise Taxes/Reg Assess.		\$ 537		\$ 537
21	408 All Other Taxes		\$ 79		\$ 79
22	<b>Total Expenses</b>		\$ 102,540	\$ -	\$ 102,540
23	<b>Net Operating Income</b>		\$ (9,749)	N/A	\$ (9,749)
24	421, 433 Non-Operating Income		\$ -		\$ -
	<b>Non-Operating Deductions:</b>				
25	426 Other		\$ -		\$ -
26	427 Interest		\$ -		\$ -
27	<b>Net Income</b>		\$ (9,749)	N/A	\$ (9,749)

### 3. Water Plant-in-Service - changes since the last Annual Report

**Name of Utility:** Lakeview Hills Property Owners Association

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		
Jan-18	1500 gal. Pressure Tank	\$ 11,858				\$11,858
Jun-18	Chlorine/Chemical Shed	\$ 3,100				\$3,100
Aug-18	Well #2 Drill & Complete	\$ 47,188				\$47,188
Aug-18	7.5 HP Well Pump	\$ 13,290				\$13,290
Aug-18	Plumb. & Elec.Well to Plant	\$ 11,312				\$11,312
Sep-18	Well #2 Punp House	\$ 3,250				\$3,250
Sep-18	Well #2 Punmp House Fence	\$ 2,535				\$2,535
Jan-18			900 gal. Pressure Tank	\$ 3,000		-\$3,000
						\$0
						\$0
						\$0
						\$0
						\$0
						\$0
						\$0
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						\$0
						\$0
						\$0
						\$0
						\$0
						\$0
						\$0
						\$0
						\$0
TOTALS		\$92,533		\$3,000	\$0	\$89,533

3-S. Sewer Plant-in-Service - Changes since the last Annual Report

Name of Utility: Lakeview Hills Property Owners Association 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
							\$0
							\$0
							\$0
SEWER							\$0
							\$0
							\$0
							\$0
							\$0
							\$0
							\$0
							\$0
							\$0
							\$0
							\$0
							\$0
							\$0
							\$0
							\$0
TOTALS			\$0		\$0	\$0	\$0

**4. Other Operating Information****Connection information****WATER:**

- 1 Number of active water connections  
5/8" or 3/4" Residential & Pool

6" Fire Hydrants

2" Flush Valves

List all additional meter sizes:

Unmetered water connections

(Fire Hydrants & Flush Valves)

- 2 Number of inactive water connections

5/8" or 3/4"

3/4"

1"

1 1/2"

2"

List all additional meter sizes:

Unmetered, inactive connections

- 3 Number of active sewer connections

- 4 Number of inactive sewer connections

- 5 Total gallons purchased

- 6 Total gallons pumped

Total Water Produced

- 7 Total gallons sold

- 8 Gallons unaccounted for

12/31/2018

12/31/2017

\$ 66

\$ 53

\$ 3

\$ 10

\$ 13

\$ -

\$ -

\$ -

N/A

N/A

\$ -

\$ 2,052,310

\$ 2,052,310

\$ 1,838,029

\$ 214,281

**Connection information****SEWER:**

- Number of active sewer connections

Residential

Non-residential

List all additional meter sizes:

Unmetered water connections

- Number of inactive water connections

List all additional meter sizes:

Unmetered, inactive connections

- Number of active sewer connections

- Number of inactive sewer connections

Total amount of sewer treated (gallons)

End of Year  
mm/dd/yyyy

End of Prior  
Year

**Management and Operations**

Yes or No

1. Do you have an Application form or formal process for new customers?
2. Do you have a copy of your approved tariff and TCEQ approved drought contingency plan for customer review?
3. Do you have written operating procedures for routine operations?
4. Do you have a written emergency action plans?
5. Do you have written personnel policies and procedures?
6. Do you have risk management and safety procedures?
7. Do you have customer service policies (including billing and collection)?
8. Do you prepare an annual written budget for financial planning purposes?
9. Provide a list of all affiliates and entities under Common Control (if any).
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.



**Name of Utility:** Lakeview Hills Property Owners Association

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## 5. Affiliated Transactions

### Charges by an Affiliate to the Reporting Utility

Name of Affiliated company:\_\_\_ N/A

NARUC Account and/or type of service		Total Affiliated Company	Total Texas	Total for reporting entity
Account #	Account name or type of service	(Dollars transacted)	(Dollars transacted)	(Dollars transacted)

### Charges by an Reporting Utility to Affiliates

Name of Affiliated company:\_\_\_ N/A

NARUC Account and/or type of service		Total Affiliated Company	Total Texas	Total for reporting entity
Account #	Account name or type of service	(Dollars transacted)	(Dollars transacted)	(Dollars transacted)

## VERIFICATION

### OATH

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

State of Texas  
County of SAN JACINTO as:  
MARK E. YORK makes oath and says that he/she is President  
(Name of affiant) (Official title of affiant)  
of LAKEVIEW HILLS PROPERTY OWNERS ASSOCIATION  
(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 JANUARY 1, 2018 to and including DECEMBER 31, 2018

Subscribed and sworn to and before me, a Suzanne M Dabney, Notary  
in and for the State and County above-named, this 21<sup>st</sup> day of MARCH 2019

My commission expires

Suzanne M Dabney  
(Signature of officer authorized to administer oaths)

Mark E York  
(Signature of affiant)

### SUPPLEMENTAL OATH

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

State of Texas  
County of SAN JACINTO as:  
Lisa McCulloch mak Secretary / Treasurer  
(Name of affiant) (Official title of affiant)  
of LAKEVIEW HILLS PROPERTY OWNERS ASSOCIATION  
(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 statement of the business and affairs of the above named respondent during the period of time from and including JANUARY 1, 2018 to and including DECEMBER 31, 2018

Subscribed and sworn to before me, a Suzanne M Dabney, Notary  
in and for the State and County above-named, this 21<sup>st</sup> day of MARCH 2019

My commission expires

Suzanne M Dabney  
(Signature of officer authorized to administer oaths)

Lisa McCulloch  
(Signature of affiant)

