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**SOAH DOCKET NO. 473-21-2237.WS
PUC DOCKET NO. 50197**

APPLICATION OF TIMBERCREST PARTNERS LLC FOR AUTHORITY TO CHANGE RATES	§ § §	BEFORE THE STATE OFFICE OF ADMINISTRATIVE HEARINGS
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TIMBERCREST PARTNERS LLC’S EXHIBIT LIST AND EXHIBITS

TO: Public Utility Commission of Texas, by and through their attorneys of record,
Kevin Bartz, 1701 N. Congress Avenue, P.O. Box 13326, Austin, Texas 78711-
3326.

- COMES NOW, Timbercrest Partners, LLC (“TCP”), by and through their attorneys of
record, and files this Exhibit List and Exhibits.

Respectfully submitted,

Shea & Associates, PLLC

By: /s/ Tammy Shea
Tammy Wavle-Shea
State Bar No. 24008908
4830 Wilson Road Suite 300-236
Houston, Texas 77396
Telephone: (713) 410.0856
Email: tshea@tshealaw.com

**ATTORNEYS FOR TIMBERCREST
PARTNERS, LLC**

Exhibit No.	Description	Interchange No.
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2	Errata 1	70
3	Direct Testimony of Chuck Loy	93
4	CONF. Attachment CEL-3	97
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DOCKET NO. 50197

**APPLICATION OF TIMBERCREST
PARTNERS LLC FOR RATE CHANGE**

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**BEFORE THE
PUBLIC UTILITY COMMISSION
OF TEXAS**

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DOCKET NO. 50197

**APPLICATION OF TIMBERCREST
PARTNERS LLC FOR RATE CHANGE**

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**BEFORE THE
PUBLIC UTILITY COMMISSION
OF TEXAS**

APPLICATION OF TIMBERCREST PARTNERS LLC FOR RATE CHANGE

Timbercrest Partners LLC (Timbercrest) files this Application for Rate Change and in support thereof, respectfully shows as follows:

I. Summary of Filing

Timbercrest provides water and sewer service to less than 500 connections and is considered a Class D utility in Texas. Timbercrest has approximately 5 customers, which consist of a mobile home complex with is not separately metered, as well as an apartment complex, two convenience stores and an automotive service establishment, all of which are separately metered. Timbercrest acquired the utility in TCEQ Docket No. 35637-S and has not increased its rates since the acquisition. Timbercrest seeks a total revenue requirement of \$601,690. Timbercrest also seeks to establish rates for additional meter sizes not currently in its tariffs. In addition, Timbercrest seeks to recover its reasonable rate case expenses incurred for this filing of approximately \$80,000.

II. Authorized Representatives

The name, address and telephone number for Timbercrest Partners and its authorized representative are as follows:

Sharon Sask
25903 Elmfield Drive
Spring, Texas 77389
Telephone (604) 669.2663

The name, address, and telephone number for RGEC's authorized legal representatives for this proceeding is:

Tammy Wavle Shea
400 N Sam Houston Pkwy E, Suite 413
Houston, Texas 77060
Telephone: (832) 542.7824
Email: tshea@tshealaw.com

III. Statement of Jurisdiction

The Commission has jurisdiction over this matter pursuant to Section 13.187 of the Texas Utilities Code.

IV. Supporting Application

Timbercrest has presented, in support of its Application, Attachments 1-8, including the Class C Rate/Tariff Change Application and associated schedules and workpapers.

V. Proposed Notice

Timbercrest has provided notice to its customers in the form set forth in Attachment 4.

VI. Prayer

WHEREFORE, PREMISES CONSIDERED, Timbercrest respectfully requests that the Commission approve its rate increase, tariffs, reasonable and necessary rate case expenses, and proposed notice, and grant all other relief, legal and equitable to which it is justly entitled.

Respectfully submitted,

Shea & Associates, PLLC

By: /s/ Tammy Shea
Tammy Wavle-Shea
State Bar No. 24008908
400 N Sam Houston Pkwy E, Suite 413
Houston, Texas 77060
Telephone: (832) 542.7824
Email: tshea@tshealaw.com

**ATTORNEYS FOR TIMBERCREST
PARTNERS LLC**

ATTACHMENT 1

OVERVIEW - TIMBERCREST RATE FILING

DOCKET 50197

OVERVIEW OF TIMBERCREST RATE FILING DOCKET 50197

Background

This Attachment provides an overview of how the Timbercrest Rate Application was developed since the utility investment and operation is embedded with a trailer park rental property operation that has several hundred units and utility customers. Timbercrest Partners LLC owns the utility and the trailer park. The water and sewer utility have under 500 connections and is designated as a Class D utility.

Timbercrest is owned and managed by Harmony Communities which owns, operates, and manages several rental communities across the USA. Timbercrest utility provides water and sewer service to the residential residents of Timbercrest Community as well as a 245-unit apartment complex, two convenience stores and an automotive service establishment. The Residential class customers are comprised of separate trailer units that are not individually metered however, they do share a master meter. In addition, the utility provides service to a few Commercial customers as described above. All Commercial customers have metered usage and receive sewer service except for one convenience store, carwash and gas station. The recent additions of the apartment complex and the carwash is driving the need for this rate increase request.

Original Cost Study

When Harmony Communities purchased the Timbercrest property there was no original cost documentation for the utility assets included with the trailer park community records. Thus, Harmony Communities hired Water Engineers, Inc. to take an inventory of the Timbercrest utility plant to properly identify, classify, and inventory the water and sewer plant. In addition, Water Engineers developed replacement cost new values (RCN) for the various utility assets consistent with area construction costs. The RCN values were provided to GDS Associates which applied Handy and Whitman indices corresponding to the utility asset descriptions to determine original cost values for the utility plant. The original cost values are used in the rate increase computations as required by the Texas Water Code. Attachment 3 contains the report and the Original Cost Study details in a format that has been presented and accepted by the PUC in past cases.

Timbercrest Accounting Records

Harmony Communities maintains a separate set of books for the entire Timbercrest Community operation. Harmony maintains their books as a rental community, not as a utility. However, direct utility revenues and expenses are booked to separate accounts.

Attachment 2 Workpapers provides the detail that links the Timbercrest accounting data related to utility operations to the rate application for the test year ended 12/31/2018. "WP 2018 P&L Util Func" workpaper takes the Timbercrest General Ledger data and assigns (or functionalizes) the amounts that are directly or indirectly associated with the utility operations. The indirect costs are allocated using the common allocation factors that can be found in Attachment 2 "WP COSS Alloc Table" and "WP Alloc Support Calcs". The next step was to assign the appropriated NARUC account numbers to the functionalized revenues and expenses. The NARUC assignments can be found in Attachment 2 "WP Sch I.1 & Sch III.3". In addition, "WP Sch I.1 & Sch III.3" includes

known and measurable adjustments due to increased water and sewer service brought on by the addition of the commercial customers discussed above. The supporting documentation and calculation for the customer usage normalization can be found in Attachment 2, “WP Normalize Vols” and “WP Water Pumping”. The as adjusted amounts in the last column to the right on “WP Sch I.1 & Sch III.3

Customer Class Cost of Service Study

As discussed Timbercrest’s total revenue requirement by NARUC account is determined in “WP Sch I.1 & Sch III.3”. Since the Residential customers have flat rates (unmetered) and the Commercial class has metered rates, a fixed/variable rate structure for both classes is not possible. Thus, revenue requirements for each customer class must be separately determined so the rates designed can recover the associated costs for each class. “WP-Cust Class Cost of Ser Study” found in Attachment 2 provides a foundation for allocating costs between the two services (water and sewer) and then the two classes (Residential and Commercial). The foundation of the Customer Class Cost of Service Study is that each customer class should pay its cost of providing service plus a reasonable return on the investment required to provide that service. Costs should be distributed in a manner to allow the regulator to reasonably assume that Residential class rates do not subsidize the Commercial class rates. The assignment of costs to the various classes is accomplished by developing various allocation factors using the utility’s expenses and investments. In most cost-of-service analyses, the basis for developing allocators is “cost causation”, that is, when possible the allocator should recognize and identify the key parameter or parameters that most influence the level of the cost incurred. The allocation factors applied in “WP-Cust Class Cost of Ser Study” can be found in “WP COSS Alloc Table” with the supporting calculations developing the allocation factors provided in “WP Alloc Support Calcs” Attachment 2 “WP-Cust Class Cost of Ser Study” takes the utilities total revenue requirement and directly assigns water and sewer amounts to their respective classes or allocates indirect costs according to a reasonable allocation factor. Once the amounts are “functionalized” to water or sewer, the costs in each service are allocated to Residential or Commercial classes. “WP-Cust Class Cost of Ser Study” identifies all the functional allocators and the class allocators.

Proposed Rate Design

The revenue requirement amounts for each service’s (water/sewer) customer class (Residential/Commercial) determined in “WP COSS Alloc Table” appears in “WP Rate Design” of Attachment 2. For the Residential class the Company is proposing uniform flat fixed rates for both water and sewer. The proposed rates for the Commercial class reflect uniform fixed meter rates and different volumetric rates for water and sewer. The fixed revenue ratio for the water Commercial class is reasonable when the North Harris County Regional Water Authority rates, adjusted for water loss, is included in the calculation. The Commercial sewer fixed ratio is higher in order to stabilize and limit the bill impacts on the Commercial customers.

ATTACHMENT 2

WORKPAPERS - TIMBERCREST RATE FILING

DOCKET 50197

PROFIT AND LOSS FUNCTIONALIZATION OF UTILITY RELATED COSTS

Property: Timbercrest Village 01/01/18 - 12/31/18 (accrual basis)		Per Books	Utility Related	Alloc Factor	Alloc Amount	Normalize Usage	As Adjusted Allocable	Functional Factor
REVENUE								
1	400 Rental Income							
2	4006 Account Adjustment	(\$766)						
3	4010 MH Rental Income	\$1,468,490						
4	4015 RV Income	\$121,366						
5	4025 Commercial Tenant Income	\$75,023						
6	40110 Employee Rent Concessions	(\$9,209)						
7	400 Total Rental Income	\$1,654,905						
8	410 Expense Recoveries							
9	4050 Expense Recoveries	\$272						
10	40510 Water Income	\$78,060	\$78,060	100 00%	\$78,060		\$78,060	Direct Assign
11	40520 Sewer Income	\$61,439	\$61,439	100 00%	\$61,439		\$61,439	Direct Assign
12	40540 Electricity Income	\$1,850						
13	40560 Property Tax Income	\$45,862						
14	40570 Insurance Income	\$9,130						
15	40580 Misc Income	\$1,653						
16	40640 Trash Income	\$100						
17	410 Total Expense Recoveries	\$198,365						
18	420 Other Income							
19	4030 Late Fees Income	\$15,679	\$15,679	28 69%	\$4,498		\$4,498	COM
20	40120 Security Deposit Forfeit	\$200						
21	40610 Lawn Mowing Income	\$295						
22	40620 NSF Income	\$320						
23	40625 Application Fee	\$1,050	\$1,050	28 69%	\$301		\$301	COM
24	40635 Maintenance & Inspection Fees	\$27,180						
25	40650 Clubhouse Rental Income	\$2,400						
26	40660 Vending Machine Income	\$451						
27	40700 Other Income	\$104,039						
	40750 Commercial Water	\$17,604	\$17,604	100 00%	\$17,604		\$17,604	Direct Assign - Allocated between W/S
	40750 Commercial Sewer	\$40,439	\$40,439	100 00%	\$40,439		\$40,439	Direct Assign - Allocated between W/S
28	420 Total Other Income	\$151,614						
29	TOTAL	\$2,004,884	\$214,271		\$202,340		\$202,340	
EXPENSE								
32	510 Salaries							
33	5010 Salaries Benefits & Incentive	\$68,095	\$68,095	28 69%	\$19,533		\$19,533	FCOM
34	5020 Maintenance Wages	\$50,016	\$50,016	28 69%	\$14,347		\$14,347	FCOM
35	501005 Salaries - Fed/State Deduct	\$4,485	\$4,485	28 69%	\$1,287		\$1,287	FCOM
36	501040 Salaries - WCB	\$71	\$71	28 69%	\$20		\$20	FCOM
37	501045 Salaries - Benefits	\$50	\$50	28 69%	\$14		\$14	FCOM
38	501060 Salaries - Admin Fee	\$1,390	\$1,390	28 69%	\$399		\$399	FCOM
39	501070 Salaries - Bonus	\$12,350	\$12,350	28 69%	\$3,543		\$3,543	FCOM
40	502005 Mtce - Fed/State Deduct	\$4,673	\$4,673	28 69%	\$1,341		\$1,341	FCOM
41	502040 Mtce - WCB	\$880	\$880	28 69%	\$252		\$252	FCOM
42	502045 Mtce - Benefits	\$75	\$75	28 69%	\$22		\$22	FCOM
43	502060 Mtce - Admin Fee	\$1,425	\$1,425	28 69%	\$409		\$409	FCOM
44	502070 Mtce - Bonus	\$100	\$100	28 69%	\$29		\$29	FCOM
45	510 Total Salaries	\$143,611						
46	520 Offsite Management							
47	9030 Management Fees - Offsite	\$195,600						
48	520 Total Offsite Management	\$195,600						
49	530 Repairs and Maintenance							
50	50310 Repairs & Maint - Building	\$1,745	\$1,745	28 69%	\$500		\$500	FCOM
51	50320 Repairs & Maint - General	\$2,559	\$2,559	28 69%	\$734		\$734	FCOM
52	50330 Repairs & Maint - Grounds	\$19,955	\$19,955	28 69%	\$5,724		\$5,724	FCOM
53	50335 Repairs & Maint Trees	\$6,483						
54	50350 Repairs & Maint - Roads	\$117	\$117	28 69%	\$34		\$34	FCOM
55	50360 Repairs & Maint - Utility Line	\$908	\$908	100 00%	\$908		\$908	Direct Assign
56	50380 Repairs & Maint - Pool	\$2,031						
57	50390 R&M - Security	\$5						
58	530 Total Repairs and Maintenance	\$33,803						
59	540 Waste Management							
60	6240 Waste Management	\$57,160	\$57,160	28 69%	\$16,396		\$16,396	FCOM
61	6241 Waste Management Roll Off	\$1,453	\$1,453	28 69%	\$417		\$417	FCOM
62	540 Total Waste Management	\$58,613						

PROFIT AND LOSS FUNCTIONALIZATION OF UTILITY RELATED COSTS

	Property: Timbercrest Village 01/01/18 - 12/31/18 (accrual basis)	Per Books	Utility Related	Alloc Factor	Alloc Amount	Normalize Usage	As Adjusted Allocable	Functional Factor
63	550 Water & Sewer							
64	52020 Utilities - N Harris County Water Au	\$144,585	\$144,585	100 00%	\$144,585	\$60,022	\$204,607	Direct Assign
65	52030 Utilities - Sewer	\$117		100 00%	\$117		\$117	Direct Assign
66	550 Total Water & Sewer	\$144,702						
67	560 Water & Sewer Maintenance							
68	50810 Sanitation - Chemicals	\$6,663	\$6,663	100 00%	\$6,663	\$1,462	\$8,125	Direct Assign
69	50820 Sanitation - Lab Fees	\$6,655	\$6,655	100 00%	\$6,655	\$0	\$6,655	Direct Assign
70	50830 Sanitation - Operators	\$17,880	\$17,880	100 00%	\$17,880		\$17,880	Direct Assign
71	50840 Sanitation - Other	\$25,172	\$25,172	100 00%	\$25,172		\$25,172	Direct Assign
72	50890 Sanitation - Adjustment	(\$40,194)						
73	(Exclude, internal allocation to Com)	\$40,194						
74	560 Total Water & Sewer Maintenance	\$16,176						
75	570 Electricity & Gas							
76	52040 Utilities - Electricity	\$81,213	\$81,213	37 61%	\$30,542	\$6,701	\$37,243	Direct Assign
77	570 Total Electricity & Gas	\$81,213						
78	580 Insurance							
79	6105 Insurance - Umbrella	\$7,705	\$7,705	28 69%	\$2,210		\$2,210	FCOM
80	6110 Insurance - General	\$45,345	\$45,345	28 69%	\$13,007		\$13,007	FCOM
81	6120 Insurance - Auto	\$1,903	\$1,903	28 69%	\$546		\$546	FCOM
82	6125 Insurance - Bond coverage	\$1,100	\$1,100	28 69%	\$316		\$316	FCOM
83	580 Total Insurance	\$56,053						
84	590 Advertising							
85	60210 Advertising - Brochures&Newslet	\$0						
86	60220 Advertising - Directory	\$0						
87	60230 Advertising - Marketing Incent	\$4,291						
88	60240 Advertising - Miscellaneous	\$106						
89	60250 Advertising - Tenant Relations	\$1,512						
90	590 Total Advertising	\$5,909						
91	600 Legal and Accounting							
92	6010 Accounting Expense	\$15,285	\$15,285	28 69%	\$4,385		\$4,385	FCOM
93	6011 Legal expense	\$4,844	\$4,844	28 69%	\$1,390		\$1,390	FCOM
94	600 Total Legal and Accounting	\$20,129						
95	610 Bank Charges and interest							
96	6080 Bank Charges	\$10,103	\$10,103	28 69%	\$2,898		\$2,898	FCOM
97	610 Total Bank Charges and interest	\$10,103						
98	620 Auto Expenses							
99	6070 Auto	\$148	\$148	28 69%	\$42		\$42	FCOM
100	60710 Auto - Gas	\$1,447	\$1,447	28 69%	\$415		\$415	FCOM
101	60720 Auto - Repairs & Maintenance	\$1,627	\$1,627	28 69%	\$467		\$467	FCOM
102	620 Total Auto Expenses	\$3,221						
103	630 Travel and Entertainment							
104	6230 Travel	\$563						
105	6235 Meal & Entertainment	\$152						
106	630 Total Travel and Entertainment	\$714						
107	640 Telephone							
108	6219 Cell Phone	\$600	\$600	28 69%	\$172		\$172	FCOM
109	6220 Telephone	\$1,757	\$1,757	28 69%	\$504		\$504	FCOM
110	640 Total Telephone	\$2,357						
111	650 Office and Miscellaneous							
112	6140 Interest & Penalties	\$0						
113	9040 Consulting Fee	\$12,341	\$12,341	28 69%	\$3,540		\$3,540	FCOM
114	61510 Office - Cable & Internet	\$1,007	\$1,007	28 69%	\$289		\$289	FCOM
115	61515 Office - Security	\$110	\$110	28 69%	\$32		\$32	FCOM
116	61520 Office - Copier & Fax	\$689	\$689	28 69%	\$198		\$198	FCOM
117	61530 Office - Courier & Postage	\$877	\$877	28 69%	\$252		\$252	FCOM
118	61535 Credit Checks	\$818	\$818	28 69%	\$235		\$235	FCOM
119	61540 Office - Miscellaneous	\$1,502	\$1,502	28 69%	\$431		\$431	FCOM
120	61550 Office - Stationary	\$181	\$181	28 69%	\$52		\$52	FCOM
121	650 Total Office and Miscellaneous	\$17,524						
122	660 Property Taxes							
123	6210 Property Taxes - General	\$95,987	\$95,987	22 59%	\$21,679		\$21,679	FNPLT
124	6214 Property Taxes - Adjustment	(\$4,262)	(\$4,262)	22 59%	(\$963)		(\$963)	FNPLT
125	660 Total Property Taxes	\$91,725						
126	670 Fees and Permits							
127	6015 Annual Filing Fees	\$4,065	\$4,065	28 69%	\$1,166		\$1,166	FCOM
128	6090 Fees & Permits	\$11,412	\$11,412	100 00%	\$11,412		\$11,412	Direct Assign
129	670 Total Fees and Permits	\$15,477						
130	690 Bad Debt							

PROFIT AND LOSS FUNCTIONALIZATION OF UTILITY RELATED COSTS

Property: Timbercrest Village 01/01/18 - 12/31/18 (accrual basis)		Per Books	Utility Related	Alloc Factor	Alloc Amount	Normalize Usage	As Adjusted Allocable	Functional Factor
131	9000 Bad Debts	\$329						
132	690 Total Bad Debt	\$329						
133	790 CORP Expense							
134	799310 CORP Office & Miscellaneous	\$18						
135	790 Total CORP Expense	\$18						
TOTAL		\$897,278	\$726,595		\$362,289		\$430,475	

PROFIT AND LOSS FUNCTIONALIZATION OF UTILITY RELATED COSTS

Property: Timbercrest Village 01/01/17 - 12/31/17 (accrual basis)		Per Books	Utility Related	Alloc Factor	Alloc Amount	As Adjusted Allocable	Functional Factor
REVENUE							
1	400 Rental Income:						
2	4006 Account Adjustment	(\$1,670)					
3	4010 MH Rental Income	\$1,464,916					
4	4015 RV Income	\$108,377					
5	4025 Commercial Tenant Income	\$150					
6	40110 Employee Rent Concessions	(\$7,464)					
7	400 Total Rental Income	\$1,564,309					
8	410 Expense Recoveries:						
9	4050 Expense Recoveries	\$655					
10	40510 Water Income	\$100,795	\$100,795	100.00%	\$100,795	\$100,795	Direct Assign
11	40520 Sewer Income	\$84,905	\$84,905	100.00%	\$84,905	\$84,905	Direct Assign
12	40540 Electricity Income	\$133					
13	40560 Property Tax Income	\$47,848					
14	40570 Insurance Income	\$8,780					
15	40580 Misc Income	\$1					
16	40640 Trash Income	\$150					
17	410 Total Expense Recoveries.	\$243,267					
18	420 Other Income:						
19	4030 Late Fees Income	\$16,706	\$16,706	28.69%	\$4,792	\$4,792	COM
20	40120 Security Deposit Forfeit	\$1					
21	40610 Lawn Mowing Income	\$1,794					
22	40620 NSF Income	\$255					
23	40625 Application Fee	\$235	\$235	28.69%	\$67	\$67	COM
24	40635 Maintenance & Inspection Fees	\$555					
25	40650 Clubhouse Rental Income	\$28,800					
26	40660 Vending Machine Income	\$3,000					
27	40700 Other Income	\$662					
28	420 Total Other Income:	\$1,203					
29	TOTAL	\$53,210					
31	EXPENSE						
32	510 Salaries:						
33	5010 Salaries Benefits & Incentive	\$63,812	\$63,812	28.69%	\$18,305	\$18,305	FCOM
34	5020 Maintenance Wages	\$45,708	\$45,708	28.69%	\$13,111	\$13,111	FCOM
35	501005 Salaries - Fed/State Deduct	\$4,451	\$4,451	28.69%	\$1,277	\$1,277	FCOM
36	501040 Salaries - WCB	\$83	\$83	28.69%	\$24	\$24	FCOM
37	501045 Salaries - Benefits	\$48	\$48	28.69%	\$14	\$14	FCOM
38	501060 Salaries - Admin Fee	\$1,814	\$1,814	28.69%	\$520	\$520	FCOM
39	501070 Salaries - Bonus	\$8,100	\$8,100	28.69%	\$2,324	\$2,324	FCOM
40	502005 Mtce - Fed/State Deduct	\$4,332	\$4,332	28.69%	\$1,243	\$1,243	FCOM
41	502040 Mtce - WCB	\$1,050	\$1,050	28.69%	\$301	\$301	FCOM
42	502045 Mtce - Benefits	\$97	\$97	28.69%	\$28	\$28	FCOM
43	502060 Mtce - Admin Fee	\$1,591	\$1,591	28.69%	\$456	\$456	FCOM
44	502070 Mtce - Bonus	\$500	\$500	28.69%	\$143	\$143	FCOM
45	510 Total Salaries:	\$131,645					
46	520 Offsite Management:						
47	9030 Management Fees - Offsite	\$235,600					
48	520 Total Offsite Management.	\$235,600					
49	530 Repairs and Maintenance:						
50	50310 Repairs & Maint - Building	\$1,306	\$1,306	28.69%	\$375	\$375	FCOM
51	50320 Repairs & Maint - General	\$1,452	\$1,452	28.69%	\$417	\$417	FCOM
52	50330 Repairs & Maint - Grounds	\$11,598	\$11,598	28.69%	\$3,327	\$3,327	FCOM
53	50335 Repairs & Maint Trees	\$1,850					
54	50350 Repairs & Maint - Roads	\$0	\$0	28.69%	\$0	\$0	FCOM
55	50360 Repairs & Maint - Utility Line	\$1,596	\$1,596	100.00%	\$1,596	\$1,596	Direct Assign
56	50380 Repairs & Maint - Pool	\$0					
57	50390 R&M - Security	\$60					
58	530 Total Repairs and Maintenance:	\$17,862					
59	540 Waste Management:						
60	6240 Waste Management	\$59,889	\$59,889	28.69%	\$17,179	\$17,179	FCOM
61	6241 Waste Management Roll Off	\$0	\$0	28.69%	\$0	\$0	FCOM
62	540 Total Waste Management:	\$59,889					

PROFIT AND LOSS FUNCTIONALIZATION OF UTILITY RELATED COSTS

Property: Timbercrest Village 01/01/17 - 12/31/17 (accrual basis)		Per Books	Utility Related	Alloc Factor	Alloc Amount	As Adjusted Allocable	Functional Factor
63	550 Water & Sewer						
64	52020 Utilities - N.Harris County Wat	\$97,843	\$97,843	100.00%	\$97,843	\$97,843	Direct Assign
65	52030 Utilities - Sewer	\$0		100.00%	\$0	\$0	Direct Assign
66	550 Total Water & Sewer	\$97,843					
67	560 Water & Sewer Maintenance:						
68	50810 Sanitation - Chemicals	\$7,089	\$7,089	100.00%	\$7,089	\$7,089	Direct Assign
69	50820 Sanitation - Lab Fees	\$8,321	\$8,321	100.00%	\$8,321	\$8,321	Direct Assign
70	50830 Sanitation - Operators	\$17,880	\$17,880	100.00%	\$17,880	\$17,880	Direct Assign
71	50840 Sanitation - Other	\$13,397	\$13,397	100.00%	\$13,397	\$13,397	Direct Assign
72	50890 Sanitation - Adjustment						
73	(Exclude, internal allocation to Com)						
74	560 Total Water & Sewer Maintenance	\$46,687					
75	570 Electricity & Gas.						
76	52040 Utilities - Electricity	\$54,511	\$54,511	56.03%	\$30,542	\$30,542	Direct Assign
77	570 Total Electricity & Gas:	\$54,511					
78	580 Insurance.						
79	6105 Insurance - Umbrella	\$3,306	\$3,306	28.69%	\$948	\$948	FCOM
80	6110 Insurance - General	\$34,985	\$34,985	28.69%	\$10,035	\$10,035	FCOM
81	6120 Insurance - Auto	\$1,484	\$1,484	28.69%	\$426	\$426	FCOM
82	6125 Insurance - Bond coverage	\$1,100	\$1,100	28.69%	\$316	\$316	FCOM
83	580 Total Insurance:	\$40,874					
84	590 Advertising						
85	60210 Advertising - Brochures&Newslet	\$129					
86	60220 Advertising - Directory	\$0					
87	60230 Advertising - Marketing Incent	\$1,282					
88	60240 Advertising - Miscellaneous	\$51					
89	60250 Advertising - Tenant Relations	\$742					
90	590 Total Advertising:	\$2,203					
91	600 Legal and Accounting						
92	6010 Accounting Expense	\$13,900	\$13,900	28.69%	\$3,987	\$3,987	FCOM
93	6011 Legal expense	\$9,180	\$9,180	28.69%	\$2,633	\$2,633	FCOM
94	600 Total Legal and Accounting:	\$23,080					
95	610 Bank Charges and interest:						
96	6080 Bank Charges	\$11,928	\$11,928	28.69%	\$3,422	\$3,422	FCOM
97	610 Total Bank Charges and interest	\$11,928					
98	620 Auto Expenses:						
99	6070 Auto	\$0	\$0	28.69%	\$0	\$0	FCOM
100	60710 Auto - Gas	\$1,192	\$1,192	28.69%	\$342	\$342	FCOM
101	60720 Auto - Repairs & Maintenance	\$596	\$596	28.69%	\$171	\$171	FCOM
102	620 Total Auto Expenses:	\$1,787					
103	630 Travel and Entertainment						
104	6230 Travel	\$68					
105	6235 Meal & Entertainment	\$85					
106	630 Total Travel and Entertainment	\$153					
107	640 Telephone.						
108	6219 Cell Phone	\$650	\$650	28.69%	\$186	\$186	FCOM
109	6220 Telephone	\$1,689	\$1,689	28.69%	\$484	\$484	FCOM
110	640 Total Telephone:	\$2,339					
111	650 Office and Miscellaneous:						
112	6140 Interest & Penalties	\$0					
113	9040 Consulting Fee	\$18,750	\$18,750	28.69%	\$5,379	\$5,379	FCOM
114	61510 Office - Cable & Internet	\$815	\$815	28.69%	\$234	\$234	FCOM
115	61515 Office - Security	\$0	\$0	28.69%	\$0	\$0	FCOM
116	61520 Office - Copier & Fax	\$521	\$521	28.69%	\$150	\$150	FCOM
117	61530 Office - Courier & Postage	\$523	\$523	28.69%	\$150	\$150	FCOM
118	61535 Credit Checks	\$444	\$444	28.69%	\$127	\$127	FCOM
119	61540 Office - Miscellaneous	\$249	\$249	28.69%	\$71	\$71	FCOM
120	61550 Office - Stationary	\$4	\$4	28.69%	\$1	\$1	FCOM
121	650 Total Office and Miscellaneous:	\$21,306					
122	660 Property Taxes:						
123	6210 Property Taxes - General	\$111,415	\$111,415	22.59%	\$25,164	\$25,164	FNPLT
124	6214 Property Taxes - Adjustment	(\$22,854)	(\$22,854)	22.59%	(\$5,162)	(\$5,162)	FNPLT

PROFIT AND LOSS FUNCTIONALIZATION OF UTILITY RELATED COSTS

Property: Timbercrest Village 01/01/17 - 12/31/17 (accrual basis)		Per Books	Utility Related	Alloc Factor	Alloc Amount	As Adjusted Allocable	Functional Factor
125	660 Total Property Taxes.	\$88,561					
126	670 Fees and Permits						
127	6015 Annual Filing Fees	\$2,256	\$2,256	28.69%	\$647	\$647	FCOM
128	6090 Fees & Permits	\$4,557	\$4,557	100.00%	\$4,557	\$4,557	Direct Assign
129	670 Total Fees and Permits	\$6,813					
130	690 Bad Debt.						
131	9000 Bad Debts	\$50	\$50	28.69%	\$14	\$14	FCOM
132	690 Total Bad Debt.	\$50					
133	790 CORP Expense:						
134	799310 CORP Office & Miscellaneous:	\$0	\$0	28.69%	\$0	\$0	FCOM
135	790 Total CORP Expense:						
TOTAL		\$843,131	\$603,205		\$289,993	\$289,993	

PROFIT AND LOSS FUNCTIONALIZATION OF UTILITY RELATED COSTS

Property: Timbercrest Village 01/01/16 - 12/31/16 (accrual basis)		Per Books	Utility Related	Alloc Factor	Alloc Amount	As Adjusted Allocable	Functional Factor
REVENUE							
1	400 Rental Income.						
2	4006 Account Adjustment	\$407					
3	4010 MH Rental Income	\$1,444,892					
4	4015 RV Income	\$122,720					
5	4025 Commercial Tenant Income	\$300					
6	40110 Employee Rent Concessions	(\$7,044)					
7	400 Total Rental Income	\$1,561,274					
8	410 Expense Recoveries.						
9	4050 Expense Recoveries	\$262					
10	40510 Water Income	\$104,390	\$104,390	100.00%	\$104,390	\$104,390	Direct Assign
11	40520 Sewer Income	\$73,628	\$73,628	100.00%	\$73,628	\$73,628	Direct Assign
12	40540 Electricity Income	\$0					
13	40560 Property Tax Income	\$50,193					
14	40570 Insurance Income	\$7,850					
15	40580 Misc Income	\$494					
16	40640 Trash Income	\$15					
17	410 Total Expense Recoveries	\$236,832					
18	420 Other Income.						
19	4030 Late Fees Income	\$24,794	\$24,794	28.69%	\$7,112	\$7,112	COM
20	40120 Security Deposit Forfeit	\$0					
21	40610 Lawn Mowing Income	\$525					
22	40620 NSF Income	\$531					
23	40625 Application Fee	\$225	\$225	28.69%	\$65	\$65	COM
24	40635 Maintenance & Inspection Fees	\$2,580					
25	40650 Clubhouse Rental Income	\$30,780					
26	40660 Vending Machine Income	\$1,800					
27	40700 Other Income	\$746					
28	420 Total Other Income.	\$2,258					
29	TOTAL	\$64,239					
31	EXPENSE						
32	510 Salaries:						
33	5010 Salaries Benefits & Incentive	\$50,715	\$50,715	28.69%	\$14,548	\$14,548	FCOM
34	5020 Maintenance Wages	\$43,748	\$43,748	28.69%	\$12,549	\$12,549	FCOM
35	501005 Salaries - Fed/State Deduct	\$5,082	\$5,082	28.69%	\$1,458	\$1,458	FCOM
36	501040 Salaries - WCB	\$101	\$101	28.69%	\$29	\$29	FCOM
37	501045 Salaries - Benefits	\$50	\$50	28.69%	\$14	\$14	FCOM
38	501060 Salaries - Admin Fee	\$2,247	\$2,247	28.69%	\$645	\$645	FCOM
39	501070 Salaries - Bonus	\$12,325	\$12,325	28.69%	\$3,535	\$3,535	FCOM
40	502005 Mtce - Fed/State Deduct	\$4,034	\$4,034	28.69%	\$1,157	\$1,157	FCOM
41	502040 Mtce - WCB	\$1,200	\$1,200	28.69%	\$344	\$344	FCOM
42	502045 Mtce - Benefits	\$101	\$101	28.69%	\$29	\$29	FCOM
43	502060 Mtce - Admin Fee	\$1,498	\$1,498	28.69%	\$430	\$430	FCOM
44	502070 Mtce - Bonus	\$350	\$350	28.69%	\$100	\$100	FCOM
45	510 Total Salaries.	\$121,451					
46	520 Offsite Management:						
47	9030 Management Fees - Offsite	\$52,600					
48	520 Total Offsite Management	\$52,600					
49	530 Repairs and Maintenance:						
50	50310 Repairs & Maint - Building	\$2,163	\$2,163	28.69%	\$621	\$621	FCOM
51	50320 Repairs & Maint - General	\$1,580	\$1,580	28.69%	\$453	\$453	FCOM
52	50330 Repairs & Maint - Grounds	\$13,528	\$13,528	28.69%	\$3,881	\$3,881	FCOM
53	50335 Repairs & Maint Trees	\$1,120					
54	50350 Repairs & Maint - Roads	\$60	\$60	28.69%	\$17	\$17	FCOM
55	50360 Repairs & Maint - Utility Line	\$1,947	\$1,947	100.00%	\$1,947	\$1,947	Direct Assign
56	50380 Repairs & Maint - Pool	\$0					
57	50390 R&M - Security	\$0					
58	530 Total Repairs and Maintenance:	\$20,399					
59	540 Waste Management						
60	6240 Waste Management	\$57,695	\$57,695	28.69%	\$16,550	\$16,550	FCOM

PROFIT AND LOSS FUNCTIONALIZATION OF UTILITY RELATED COSTS

	Property: Timbercrest Village 01/01/16 - 12/31/16 (accrual basis)	Per Books	Utility Related	Alloc Factor	Alloc Amount	As Adjusted Allocable	Functional Factor
61	6241 Waste Management Roll Off	\$0	\$0	28.69%	\$0	\$0	FCOM
62	540 Total Waste Management.	\$57,695					
63	550 Water & Sewer:						
64	52020 Utilities - N.Harris County Wat	\$103,108	\$103,108	100.00%	\$103,108	\$103,108	Direct Assign
65	52030 Utilities - Sewer	\$7,910		100.00%	\$7,910	\$7,910	Direct Assign
66	550 Total Water & Sewer:	\$111,018					
67	560 Water & Sewer Maintenance:						
68	50810 Sanitation - Chemicals	\$5,067	\$5,067	100.00%	\$5,067	\$5,067	Direct Assign
69	50820 Sanitation - Lab Fees	\$8,338	\$8,338	100.00%	\$8,338	\$8,338	Direct Assign
70	50830 Sanitation - Operators	\$18,060	\$18,060	100.00%	\$18,060	\$18,060	Direct Assign
71	50840 Sanitation - Other	\$19,595	\$19,595	100.00%	\$19,595	\$19,595	Direct Assign
72	50890 Sanitation - Adjustment						
73	(Exclude, internal allocation to Com)						
74	560 Total Water & Sewer Maintenance	\$51,061					
75	570 Electricity & Gas:						
76	52040 Utilities - Electricity	\$66,877	\$66,877	45.67%	\$30,542	\$30,542	Direct Assign
77	570 Total Electricity & Gas:	\$66,877					
78	580 Insurance:						
79	6105 Insurance - Umbrella	\$3,511	\$3,511	28.69%	\$1,007	\$1,007	FCOM
80	6110 Insurance - General	\$34,299	\$34,299	28.69%	\$9,839	\$9,839	FCOM
81	6120 Insurance - Auto	\$1,418	\$1,418	28.69%	\$407	\$407	FCOM
82	6125 Insurance - Bond coverage	\$1,100	\$1,100	28.69%	\$316	\$316	FCOM
83	580 Total Insurance:	\$40,328					
84	590 Advertising:						
85	60210 Advertising - Brochures&Newsl	\$0					
86	60220 Advertising - Directory	\$15					
87	60230 Advertising - Marketing Incent	\$20,734					
88	60240 Advertising - Miscellaneous	\$482					
89	60250 Advertising - Tenant Relations	\$1,429					
90	590 Total Advertising	\$22,661					
91	600 Legal and Accounting:						
92	6010 Accounting Expense	\$17,860	\$17,860	28.69%	\$5,123	\$5,123	FCOM
93	6011 Legal expense	\$3,910	\$3,910	28.69%	\$1,122	\$1,122	FCOM
94	600 Total Legal and Accounting.	\$21,770					
95	610 Bank Charges and interest.						
96	6080 Bank Charges	\$9,285	\$9,285	28.69%	\$2,663	\$2,663	FCOM
97	610 Total Bank Charges and interest.	\$9,285					
98	620 Auto Expenses:						
99	6070 Auto	\$20	\$20	28.69%	\$6	\$6	FCOM
100	60710 Auto - Gas	\$946	\$946	28.69%	\$271	\$271	FCOM
101	60720 Auto - Repairs & Maintenance	\$1,866	\$1,866	28.69%	\$535	\$535	FCOM
102	620 Total Auto Expenses:	\$2,832					
103	630 Travel and Entertainment.						
104	6230 Travel	\$614					
105	6235 Meal & Entertainment	\$134					
106	630 Total Travel and Entertainment	\$748					
107	640 Telephone.						
108	6219 Cell Phone	\$550	\$550	28.69%	\$158	\$158	FCOM
109	6220 Telephone	\$3,740	\$3,740	28.69%	\$1,073	\$1,073	FCOM
110	640 Total Telephone.	\$4,290					
111	650 Office and Miscellaneous:						
112	6140 Interest & Penalties	\$127					
113	9040 Consulting Fee	\$4,971	\$4,971	28.69%	\$1,426	\$1,426	FCOM
114	61510 Office - Cable & Internet	\$766	\$766	28.69%	\$220	\$220	FCOM
115	61515 Office - Security	\$99	\$99	28.69%	\$28	\$28	FCOM
116	61520 Office - Copier & Fax	\$589	\$589	28.69%	\$169	\$169	FCOM
117	61530 Office - Courier & Postage	\$787	\$787	28.69%	\$226	\$226	FCOM
118	61535 Credit Checks	\$1,154	\$1,154	28.69%	\$331	\$331	FCOM
119	61540 Office - Miscellaneous	\$1,897	\$1,897	28.69%	\$544	\$544	FCOM
120	61550 Office - Stationary	\$154	\$154	28.69%	\$44	\$44	FCOM

PROFIT AND LOSS FUNCTIONALIZATION OF UTILITY RELATED COSTS

Property: Timbercrest Village 01/01/16 - 12/31/16 (accrual basis)		Per Books	Utility Related	Alloc Factor	Alloc Amount		As Adjusted Allocable	Functional Factor
121	650 Total Office and Miscellaneous	\$10,543						
122	660 Property Taxes							
123	6210 Property Taxes - General	\$115,513	\$115,513	22.59%	\$26,089		\$26,089	FNPLT
124	6214 Property Taxes - Adjustment	\$0	\$0	22.59%	\$0		\$0	FNPLT
125	660 Total Property Taxes.	\$227,142						
126	670 Fees and Permits.							
127	6015 Annual Filing Fees	\$2,794	\$2,794	28.69%	\$801		\$801	FCOM
128	6090 Fees & Permits	\$5,978	\$5,978	100.00%	\$5,978		\$5,978	Direct Assign
129	670 Total Fees and Permits:	\$8,772						
130	690 Bad Debt:							
131	9000 Bad Debts	\$100,857	\$100,857	28.69%	\$28,931		\$28,931	FCOM
132	690 Total Bad Debt:	\$100,857						
133	790 CORP Expense							
134	799310 CORP Office & Miscellaneous	\$0	\$0	28.69%	\$0		\$0	FCOM
135	790 Total CORP Expense.	\$0						
TOTAL		\$930,329	\$733,534		\$338,235		\$338,235	

History of Utility Related Expenses - Timbercrest Village

NARUC Water/Sewer	TIMBERCREST VILLAGE ACCOUNT NOS AND DESCRIPTIONS	ALLOCATED AMOUNTS			K & M Change	2018	Utility Function Allocator Factor and Description	
		2016	2017	2018 Test Year		As Adjusted Test Year		
REVENUE								
	40510 Water Income Residential	\$104,390	\$100,795	\$78,060	\$0	\$78,060	100 00%	Direct Assignment
	40520 Sewer Income Residential	\$73,628	\$84,905	\$61,439	\$0	\$61,439	100 00%	Direct Assignment
	40750 Water Income Commercial			\$17,604	\$0	\$17,604	100 00%	Direct Assignment
	40750 Sewer Income Commercial			\$40,439	\$0	\$40,439	100 00%	Direct Assignment
	Total Rate Revenues	\$178,018	\$185,700	\$139,499		\$139,499		
	4030 Late Fees Income	\$7,112	\$4,792	\$15,679		\$4,498	28 69%	Percent of Total Revenues
	40625 Application Fee	\$65	\$67	\$1,050		\$301	28 69%	Percent of Total Revenues
	Total Revenues	\$185,195	\$190,560	\$156,228		\$144,297		
ASSIGN								
NARUC	EXPENSE							
618	52020 Utilities - N Harris County Water Auth	\$103,108	\$97,843	\$144,585	\$60,022	\$204,607	100 00%	Remove for Surcharge
718	52030 Utilities - Sewer	\$7,910	\$0	\$117	\$0	\$117	100 00%	Direct Assignment
601 2/702 2	5010 Salaries	\$14,548	\$18,305	\$19,533	\$0	\$19,533	28 69%	Average of Revenue, Direct Exp, Net Assets
601 2/702 2	501070 Salaries - Bonus	\$3,535	\$2,324	\$3,543	\$0	\$3,543	28 69%	Average of Revenue, Direct Exp, Net Assets
603/703	501060 Salaries - Admn Fee	\$645	\$520	\$399	\$0	\$399	28 69%	Average of Revenue, Direct Exp, Net Assets
603/703	502060 Mtce - Admn Fee	\$430	\$456	\$409	\$0	\$409	28 69%	Average of Revenue, Direct Exp, Net Assets
604/704	501045 Salaries - Benefits	\$14	\$14	\$14	\$0	\$14	28 69%	Average of Revenue, Direct Exp, Net Assets
604/704	502045 Mtce - Benefits	\$29	\$28	\$22	\$0	\$22	28 69%	Average of Revenue, Direct Exp, Net Assets
613-636/731-736	50820 Sanitation - Lab Fees	\$8,338	\$8,321	\$6,655	\$0	\$6,655	100 00%	Direct Assignment
613-636/731-736	50830 Sanitation - Operators	\$18,060	\$17,880	\$17,880	\$0	\$17,880	100 00%	Direct Assignment
615 1/715 1	52040 Utilities - Electricity	\$30,542	\$30,542	\$30,542	\$6,701	\$37,243	37 61%	Direct Assignment
618/718	50810 Sanitation - Chemicals	\$5,067	\$7,089	\$6,663	\$1,462	\$8,125	100 00%	Direct Assignment
650/750	6070 Auto	\$6	\$0	\$42	\$0	\$42	28 69%	Average of Revenue, Direct Exp, Net Assets
650/750	60710 Auto - Gas	\$271	\$342	\$415	\$0	\$415	28 69%	Average of Revenue, Direct Exp, Net Assets
650/750	60720 Auto - Repairs & Maintenance	\$535	\$171	\$467	\$0	\$467	28 69%	Average of Revenue, Direct Exp, Net Assets
664/764	5020 Maintenance Wages	\$12,549	\$13,111	\$14,347	\$0	\$14,347	28 69%	Average of Revenue, Direct Exp, Net Assets
664/764	502070 Mtce - Bonus	\$100	\$143	\$29	\$0	\$29	28 69%	Average of Revenue, Direct Exp, Net Assets
664/764	50310 Repairs & Maint - Building	\$621	\$375	\$500	\$0	\$500	28 69%	Average of Revenue, Direct Exp, Net Assets
664/764	50320 Repairs & Maint - General	\$453	\$417	\$734	\$0	\$734	28 69%	Average of Revenue, Direct Exp, Net Assets
664/764	50330 Repairs & Maint - Grounds	\$3,881	\$3,327	\$5,724	\$0	\$5,724	28 69%	Average of Revenue, Direct Exp, Net Assets
664/764	50350 Repairs & Maint - Roads	\$17	\$0	\$34	\$0	\$34	28 69%	Average of Revenue, Direct Exp, Net Assets
664/764	50360 Repairs & Maint - Utility Line	\$1,947	\$1,596	\$908	\$0	\$908	100 00%	Direct Assignment
664/764	6240 Waste Management	\$16,550	\$17,179	\$16,396	\$0	\$16,396	28 69%	Average of Revenue, Direct Exp, Net Assets
664/764	6241 Waste Management Roll Off	\$0	\$0	\$417	\$0	\$417	28 69%	Average of Revenue, Direct Exp, Net Assets
667/775	6015 Annual Filing Fees	\$801	\$647	\$1,166	\$0	\$1,166	28 69%	Average of Revenue, Direct Exp, Net Assets
667/775	6090 Fees & Permits	\$5,978	\$4,557	\$11,412	\$0	\$11,412	100 00%	Direct Assignment
676/776	6080 Bank Charges	\$2,663	\$3,422	\$2,898	\$0	\$2,898	28 69%	Average of Revenue, Direct Exp, Net Assets
676/776	6219 Cell Phone	\$158	\$186	\$172	\$0	\$172	28 69%	Average of Revenue, Direct Exp, Net Assets
676/776	6220 Telephone	\$1,073	\$484	\$504	\$0	\$504	28 69%	Average of Revenue, Direct Exp, Net Assets
676/776	61510 Office - Cable & Internet	\$220	\$234	\$289	\$0	\$289	28 69%	Average of Revenue, Direct Exp, Net Assets
676/776	61515 Office - Security	\$28	\$0	\$32	\$0	\$32	28 69%	Average of Revenue, Direct Exp, Net Assets
676/776	61520 Office - Copier & Fax	\$169	\$150	\$198	\$0	\$198	28 69%	Average of Revenue, Direct Exp, Net Assets
676/776	61530 Office - Courier & Postage	\$226	\$150	\$252	\$0	\$252	28 69%	Average of Revenue, Direct Exp, Net Assets
676/776	61535 Credit Checks	\$331	\$127	\$235	\$0	\$235	28 69%	Average of Revenue, Direct Exp, Net Assets
677/777	61540 Office - Miscellaneous	\$544	\$71	\$431	\$0	\$431	28 69%	Average of Revenue, Direct Exp, Net Assets
677/777	61550 Office - Stationary	\$44	\$1	\$52	\$0	\$52	28 69%	Average of Revenue, Direct Exp, Net Assets
677/777	9000 Bad Debts	\$28,931	\$14	\$94	\$0	\$94	28 69%	Average of Revenue, Direct Exp, Net Assets
678/778	6010 Accounting Expense	\$5,123	\$3,987	\$4,385	\$0	\$4,385	28 69%	Average of Revenue, Direct Exp, Net Assets
678/778	6011 Legal expense	\$1,122	\$2,633	\$1,390	\$0	\$1,390	28 69%	Average of Revenue, Direct Exp, Net Assets
678/778	9040 Consulting Fee	\$1,426	\$5,379	\$3,540	\$0	\$3,540	28 69%	Average of Revenue, Direct Exp, Net Assets
684/756-759	501040 Salaries - WCB	\$29	\$24	\$20	\$0	\$20	28 69%	Average of Revenue, Direct Exp, Net Assets
684/756-759	502040 Mtce - WCB	\$344	\$301	\$252	\$0	\$252	28 69%	Average of Revenue, Direct Exp, Net Assets
684/756-759	6105 Insurance - Umbrella	\$1,007	\$948	\$2,210	\$0	\$2,210	28 69%	Average of Revenue, Direct Exp, Net Assets
684/756-759	6110 Insurance - General	\$9,839	\$10,035	\$13,007	\$0	\$13,007	28 69%	Average of Revenue, Direct Exp, Net Assets
684/756-759	6120 Insurance - Auto	\$407	\$426	\$546	\$0	\$546	28 69%	Average of Revenue, Direct Exp, Net Assets
684/756-759	6125 Insurance - Bond coverage	\$316	\$316	\$316	\$0	\$316	28 69%	Average of Revenue, Direct Exp, Net Assets
711/731-736	50840 Sanitation - Other	\$19,595	\$13,397	\$25,172	\$0	\$25,172	100 00%	Direct Assignment
	Total O&M Expense	\$309,531	\$267,472	\$338,946	\$68,185	\$407,131		
408	501005 Salaries - Fed/State Deduct	\$1,458	\$1,277	\$1,287	\$0	\$1,287	28 69%	Average of Revenue, Direct Exp, Net Assets
408	502005 Mtce - Fed/State Deduct	\$1,157	\$1,243	\$1,341	\$0	\$1,341	28 69%	Average of Revenue, Direct Exp, Net Assets
408	6210 Property Taxes - General	\$26,089	\$25,164	\$21,679	\$0	\$21,679	22 59%	Net Plant
408	6214 Property Taxes - Adjustment	\$0	(\$5,162)	(\$963)	\$0	(\$963)	22 59%	Net Plant
	Total Expense	\$647,766	\$557,465	\$362,289	\$68,185	\$430,475		
	Depreciation			\$31,596		\$31,596		
	Income Tax Expense					\$20,880		
	Requested Return					\$113,941		
	Less Other Revenues					\$4,799		
	Normalized Existing Revenues					\$139,499		
	Test Year Return			(\$237,657)				

WP-Cust Class Cost of Ser Study
Dkt 50197

CUSTOMER CLASS COST OF SERVICE STUDY

Timbercrest Village

Timbercrest Village		Allocable Amount	WATER			SEWER			Alloc Water/Sewer	Alloc Res/Com
			Total	Residential	Commercial	Total	Residential	Commercial		
HISTORICAL REVENUES										
40510 Water Income		\$78,060	\$78,060	\$78,060					Direct Assign	Direct Assign
40520 Sewer Income Res		\$61,439				\$61,439	\$61,439		Direct Assign	Direct Assign
40750 Commercial Water		\$17,604	\$17,604		\$17,604					
40750 Commercial Sewer		\$40,439				\$40,439		\$40,439		
Total Rate Revenues		\$197,542	\$95,664	\$78,060	\$17,604	\$101,878	\$61,439	\$40,439		
4030 Late Fees Income		\$4,498	\$2,236	\$1,418	\$817	\$2,262	\$1,435	\$827	COM	CCOM
40625 Application Fee		\$301	\$150	\$95	\$55	\$151	\$96	\$55	COM	CCOM
Total Revenues		\$202,340	\$98,049	\$79,573	\$18,476	\$104,291	\$62,970	\$41,321		
NARUC ACCT EXPENSE										
618	52020 Utilities - N Harris County Water Auth	\$204,607		\$0	\$0					Allocate Res only
718	52030 Utilities - Sewer	\$117	\$0	\$0	\$0	\$117	\$74	\$43	SEWER	
601 2/702 2	5010 Salaries	\$19,533	\$9,709	\$6,160	\$3,550	\$9,824	\$6,232	\$3,592	COM	CCOM
601 2/702 2	501070 Salaries - Bonus	\$3,543	\$1,761	\$1,117	\$644	\$1,782	\$1,130	\$651	COM	CCOM
603/703	501060 Salaries - Admin Fee	\$399	\$198	\$126	\$72	\$201	\$127	\$73	COM	CCOM
603/703	502060 Mtc - Admin Fee	\$409	\$203	\$129	\$74	\$206	\$130	\$75	COM	CCOM
604/704	501045 Salaries - Benefits	\$14	\$7	\$5	\$3	\$7	\$5	\$3	COM	CCOM
604/704	502045 Mtc - Benefits	\$22	\$11	\$7	\$4	\$11	\$7	\$4	COM	CCOM
613-636/731-736	50820 Sanitation - Lab Fees	\$6,655	\$0	\$0	\$0	\$6,655	\$4,222	\$2,433	SEWER	CCOM
613-636/731-736	50830 Sanitation - Operators	\$17,880	\$8,888	\$5,638	\$3,249	\$8,992	\$5,705	\$3,288	COM	CCOM
615 1/715 1	52040 Utilities - Electricity	\$37,243	\$16,149	\$10,245	\$5,904	\$21,094	\$13,382	\$7,712	ELEC	CCOM
618/718	50810 Sanitation - Chemicals	\$8,125	\$0	\$0	\$0	\$8,125	\$5,400	\$2,725	SEWER	CVOL
650/750	6070 Auto	\$42	\$21	\$13	\$8	\$21	\$14	\$8	COM	CCOM
650/750	60710 Auto - Gas	\$415	\$206	\$131	\$75	\$209	\$132	\$76	COM	CCOM
650/750	60720 Auto - Repairs & Maintenance	\$467	\$232	\$147	\$85	\$235	\$149	\$86	COM	CCOM
664/764	5020 Maintenance Wages	\$14,347	\$7,132	\$4,524	\$2,607	\$7,216	\$4,578	\$2,638	COM	CCOM
664/764	502070 Mtc - Bonus	\$29	\$14	\$9	\$5	\$14	\$9	\$5	COM	CCOM
664/764	50310 Repairs & Maint - Building	\$500	\$249	\$158	\$91	\$252	\$160	\$92	COM	CCOM
664/764	50320 Repairs & Maint - General	\$734	\$365	\$232	\$133	\$369	\$234	\$135	COM	CCOM
664/764	50330 Repairs & Maint - Grounds	\$5,724	\$2,845	\$1,805	\$1,040	\$2,879	\$1,826	\$1,053	COM	CCOM
664/764	50350 Repairs & Maint - Roads	\$34	\$17	\$11	\$6	\$17	\$11	\$6	COM	CCOM
664/764	50360 Repairs & Maint - Utility Line	\$908	\$451	\$286	\$165	\$457	\$290	\$167	COM	CCOM
664/764	6240 Waste Management	\$16,396	\$8,150	\$5,171	\$2,980	\$8,246	\$5,231	\$3,015	COM	CCOM
664/764	6241 Waste Management Roll Off	\$417	\$207	\$131	\$76	\$210	\$133	\$77	COM	CCOM
667/775	6015 Annual Filing Fees	\$1,166	\$580	\$368	\$212	\$586	\$372	\$214	COM	CCOM
667/775	6090 Fees & Permits	\$11,412	\$6,232	\$4,353	\$1,879	\$3,180	\$3,618	\$1,562	PLT	CPLT
676/776	6080 Bank Charges	\$2,898	\$1,451	\$727	\$725	\$1,447	\$725	\$722	CUST	CCUST
676/776	6219 Cell Phone	\$172	\$86	\$54	\$31	\$87	\$55	\$32	COM	CCOM
676/776	6220 Telephone	\$504	\$252	\$126	\$126	\$252	\$126	\$126	CUST	CCUST
676/776	61510 Office - Cable & Internet	\$289	\$145	\$72	\$72	\$144	\$72	\$72	CUST	CCUST
676/776	61515 Office - Security	\$32	\$16	\$8	\$8	\$16	\$8	\$8	CUST	CCUST
676/776	61520 Office - Copier & Fax	\$198	\$99	\$50	\$49	\$99	\$49	\$49	CUST	CCUST
676/776	61530 Office - Courier & Postage	\$252	\$126	\$63	\$63	\$126	\$63	\$63	CUST	CCUST
676/776	61535 Credit Checks	\$235	\$118	\$59	\$59	\$117	\$59	\$59	CUST	CCUST
677/777	61540 Office - Miscellaneous	\$431	\$216	\$108	\$108	\$215	\$108	\$107	CUST	CCUST
677/777	61550 Office - Stationary	\$52	\$26	\$13	\$13	\$26	\$13	\$13	CUST	CCUST
677/777	9000 Bad Debts	\$94	\$47	\$24	\$24	\$47	\$24	\$24	CUST	CCUST
678/778	6010 Accounting Expense	\$4,385	\$2,196	\$1,099	\$1,096	\$2,189	\$1,096	\$1,093	CUST	CCUST
678/778	6011 Legal expense	\$1,390	\$696	\$348	\$347	\$694	\$347	\$346	CUST	CCUST
678/778	9040 Consulting Fee	\$3,540	\$1,773	\$888	\$885	\$1,767	\$885	\$882	CUST	CCUST
684/756-759	501040 Salaries - WCB	\$20	\$10	\$5	\$5	\$10	\$5	\$5	CUST	CCUST
684/756-759	502040 Mtc - WCB	\$252	\$126	\$63	\$63	\$126	\$63	\$63	CUST	CCUST
684/756-759	6105 Insurance - Umbrella	\$2,210	\$1,099	\$697	\$402	\$1,112	\$705	\$406	COM	CCOM
684/756-759	6110 Insurance - General	\$13,007	\$6,466	\$4,102	\$2,364	\$6,542	\$4,150	\$2,392	COM	CCOM
684/756-759	6120 Insurance - Auto	\$546	\$271	\$172	\$99	\$274	\$174	\$100	COM	CCOM
684/756-759	6125 Insurance - Bond coverage	\$316	\$157	\$100	\$57	\$159	\$101	\$58	COM	CCOM
711/731-736	50840 Sanitation - Other	\$25,172	\$0	\$0	\$0	\$25,172	\$15,970	\$9,203	SEWER	CCOM
Total O&M Expense		\$407,131	\$79,002	\$49,543	\$29,458	\$123,522	\$77,968	\$45,554		
408	501005 Salaries - Fed/State Deduct	\$1,287	\$640	\$406	\$234	\$647	\$411	\$237	COM	CCOM
408	502005 Mtc - Fed/State Deduct	\$1,341	\$732	\$511	\$221	\$608	\$425	\$183	PLT	CPLT
408	6210 Property Taxes - General	\$21,679	\$11,839	\$8,270	\$3,569	\$9,840	\$6,873	\$2,967	PLT	CPLT
408	6214 Property Taxes - Adjustment	(\$963)	(\$526)	(\$367)	(\$158)	(\$437)	(\$305)	(\$132)	PLT	CPLT
Total Expense		\$430,475	\$91,687	\$58,363	\$33,324	\$134,181	\$85,372	\$48,809		
DEPRECIATION EXPENSE PER OCS										
Water Direct		\$16,339	\$16,339	\$11,522	\$4,817	\$0	\$0	\$0	WATER	CWDEP
Sewer Direct		\$15,257	\$0	\$0	\$0	\$15,257	\$10,540	\$4,716	SEWER	CSDEP
INCOME TAX EXPENSE		\$20,880	\$11,708	\$8,235	\$3,473	\$9,172	\$6,290	\$2,883	DIRECT COMP	DIRECT COMP
RETURN		\$113,941	\$63,889	\$44,937	\$18,952	\$50,052	\$34,321	\$15,730	DIRECT COMP	DIRECT COMP
LESS: Other Revenues		\$4,799	\$2,385	\$1,513	\$872	\$2,413	\$1,531	\$882	SEE ABOVE	SEE ABOVE
TOTAL REVENUE REQUIREMENT		\$592,093	\$181,237	\$121,543	\$59,694	\$206,248	\$134,992	\$71,256		
Revenue (Increase) Decrease		(\$394,551)	(\$85,574)	(\$43,484)	(\$42,090)	(\$104,370)	(\$73,553)	(\$30,817)		

WP-Cust Class Cost of Ser Study
Dkt 50197

CUSTOMER CLASS COST OF SERVICE STUDY

Timbercrest Village

	Allocable Amount	W A T E R			S E W E R			Alloc	Alloc
		Total	Residential	Commercial	Total	Residential	Commercial	Water/Sewer	Res/Com
RATE BASE									
Water Distribution - Gross	\$410,477	\$410,477	\$272,801	\$137,676	\$0	\$0	\$0	WATER	CVOL
Water Distribution- Accum Depr	(\$180,587)	(\$180,587)	(\$120,017)	(\$60,570)	\$0	\$0	\$0	WATER	CVOL
Sewer Distribution - Gross	\$513,296	\$0	\$0	\$0	\$513,296	\$341,134	\$172,162	SEWER	CVOL
Sewer Distribution-Accum Depr	(\$238,237)	\$0	\$0	\$0	(\$238,237)	(\$158,331)	(\$79,906)	SEWER	CVOL
Water Treatment Plant - Gross	\$508,797	\$508,797	\$375,434	\$133,363	\$0	\$0	\$0	WATER	CCUSTDEM
Water Treatment Plant - Accum Depr	(\$192,530)	(\$192,530)	(\$142,065)	(\$50,465)	\$0	\$0	\$0	WATER	CCUSTDEM
Sewer Treatment Plant - Gross	\$286,913	\$0	\$0	\$0	\$286,913	\$211,709	\$75,204	SEWER	CCUSTDEM
Sewer Treatment Plant -Accum Depr	(\$181,223)	\$0	\$0	\$0	(\$181,223)	(\$133,722)	(\$47,501)	SEWER	CCUSTDEM
Land	\$457,929	\$250,078	\$174,682	\$75,396	\$207,851	\$145,186	\$62,665	PLT	CPLT
Cash Working Capital	\$53,809	\$10,441	\$6,548	\$3,893	\$43,368	\$27,374	\$15,994	O&M EXP	O&M EXP
Total Rate Base	\$1,438,645	\$806,677	\$567,383	\$239,294	\$631,967	\$433,350	\$198,617	DIRECT COMP	DIRECT COMP
ROR	\$113,941	\$63,889	\$44,937	\$18,952	\$50,052	\$34,321	\$15,730	RATE BASE	RATE BASE
ROR - Hypothetical Capital Structure 50/50									
Debt	50.00%	2.46%	4.92%						
Equity	50.00%	5.46%	10.92%						
	ROR	7.92%							
INCOME TAX									
Return Before Interest	\$113,941	\$63,889	\$44,937	\$18,952	\$50,052	\$34,321	\$15,730		
Less Interest	\$35,391	\$19,844	\$13,958	\$5,887	\$15,546	\$10,660	\$4,886		
Taxable Income	\$78,550	\$44,045	\$30,979	\$13,065	\$34,505	\$23,661	\$10,845		
Income Tax @ 21%	\$16,495	\$9,249	\$6,506	\$2,744	\$7,246	\$4,969	\$2,277		
Gross Up Income Tax (1- 21)	\$20,880	\$11,708	\$8,235	\$3,473	\$9,172	\$6,290	\$2,883		

ALLOCATION TABLES

GENERAL FUNC TO UTILITY

	<u>TCV</u>	<u>Utility</u>		
Direct Expenses	65.21%	34.79%	FDEXP	
Net Assets	77.41%	22.59%	FNPLT	
Common	71.31%	28.69%	FCOM	Average of Revenue, Direct Exp, Net Assets

WATER /SEWER ALLOCATIONS

	<u>Water</u>	<u>Sewer</u>		
Customer	50.07%	49.93%	CUST	
Gross Plant	54.61%	45.39%	PLT	
Net Plant	58.92%	41.08%	NPLT	
Direct Expenses	44.44%	55.56%	DEXP	
Common	49.71%	50.29%	COM	Average of Cust, Direct Exp, Gross Plant
Volumes Assigned	66.46%	33.54%	VOL	
Sewer	0.00%	100.00%	SEWER	
Water	100.00%	0.00%	WATER	
Electric Cost	0.43362	56.64%	ELEC	

RESIDENTIAL/COMMERCIAL ALLOCATIONS

	<u>RES</u>	<u>COM</u>		
Customer	50.07%	49.93%	CCUST	
Norm Vols	66.46%	33.54%	CVOL	
Cust Demand	73.79%	26.21%	CCUSTDEM	
Common	63.44%	36.56%	CCOM	Average of Cust, Vols, Demand
Water Depr	70.52%	29.48%	CWDEP	
Sewer Depr	69.09%	30.91%	CSDEP	
Total Plant	69.85%	30.15%	CPLT	

ALLOCATOR CALCULATIONS

UTILITY FUNCTION

Utility Direct Expenses	\$312,119	34.79%
Non Utility Operation Expenses	<u>\$585,159</u>	65.21%
Total	\$897,278	
Utility Net Assets	\$1,392,468	22.59%
Non-Utility Net Fixed Assets	<u>\$4,772,867</u>	77.41%
Total	\$6,165,336	

WATER SEWER ALLOCATORS

Water Connects	339	50.07%
Sewer Connects	<u>338</u>	49.93%
Total	677	
Residential Volumes Billed	30,713	66.46%
Commercial Volumes Billed	<u>15,500</u>	33.54%
Total	46,213	
Residential ME	335	73.79%
Commercial ME	<u>119</u>	26.21%
Total	454	

MHC Non-Utility Investmet

	<u>Total</u>
172 Total Buildings:	\$1,030,698
173 Total Improvements:	\$9,008,946
1780 Mobile Home	\$1,141,184
175 Total Other Fixed Assets:	\$207,737
Less: OCS Utility Plant	(\$926,906)
179 Total Accumulated Depr	(\$7,887,459)
Net Non-Utility Investment	\$2,574,201
Net Total Utility Investment	<u>\$926,906</u>
Total Investment	\$3,501,107
Utility Plant Allocator	26.47%
171 Total Land:	\$1,729,690

	<u>Total</u>	<u>Water</u>	<u>Sewer</u>
Net Utility Plant	\$926,906	\$546,158	\$380,748
Mobile Homes - Utility	\$7,633	\$4,498	\$3,136
Utility Land	\$457,929	<u>\$269,824</u>	<u>\$188,105</u>
Total Net Utility Assets	\$1,392,468	\$820,480	\$571,989
		58.92%	41.08%

FROM OCS

Water Net	\$546,158
Sewer Net	<u>\$380,748</u>
Total	\$926,906
Water Gross	\$919,275
Sewer Gross	<u>\$800,209</u>
Total	\$1,719,483
Water Depr	\$16,339
Sewer Depr	<u>\$15,257</u>
Total	\$31,596
Water A-Depr	\$373,117
Sewer A-Depr	<u>\$419,461</u>
Total	\$792,578

ALLOCATOR CALCULATIONS

<u>Direct Utility Costs @ 50/50</u>	<u>Total</u>	<u>Water</u>	<u>Sewer</u>
50360 Repairs & Maint - Utility I	\$908	\$454	\$454
52020 Utilities - Water	\$204,607	\$102,304	\$102,304
52030 Utilities - Sewer	\$117	\$58	\$58
50810 Sanitation - Chemicals	\$8,125	\$4,062	\$4,062
50820 Sanitation - Lab Fees	\$6,655	\$3,328	\$3,328
50830 Sanitation - Operators	\$17,880	\$8,940	\$8,940
50840 Sanitation - Other	\$25,172	\$12,586	\$12,586
570 Electricity & Gas (Utility Onl	\$37,243	\$6,232	\$5,180
6090 Fees & Permits	\$11,412	\$732	\$608
Total Direct Utility Costs	\$312,119	\$138,696	\$137,520
		44.44%	44.06%

<u>Gross Plant</u>	<u>Plant</u>	<u>Land</u>	<u>Total</u>	
Water Gross	\$919,275	\$269,824	\$1,189,099	54.61%
Sewer Gross	\$800,209	\$188,105	\$988,314	45.39%
	\$1,719,483	\$457,929	\$2,177,413	

<u>Normalized Volumes Assigned</u>	<u>Total</u>	<u>Water</u>	<u>Sewer</u>
	85,476,600	46,212,800	39,263,800
		100.00%	

Electric Costs

Water	\$13,243.51
Sewer	\$17,298.24
Total	\$30,541.75

ALLOCATOR CALCULATIONS

Plant Related Calculations

	Estimated Original Cost	Estimated Accumulated Depreciation	Net Plant	Depreciation Expense
Water Distribution	\$410,477	\$180,587	\$229,890	\$8,210
Sewer Collection	\$513,296	\$238,237	\$275,059	\$10,100
Water Treatment Plant	\$508,797	\$ 192,530	\$316,267	\$8,129
Wastewater Treatment Plant	\$286,913	\$181,223	\$105,689	\$5,156
	<u>\$1,719,483</u>	<u>\$792,578</u>	<u>\$926,906</u>	<u>\$31,596</u>

	Water Distribution	Water Treatment Plant	Total	Alloc
Residential	\$272,801	\$375,434	\$648,235	70.52%
Commercial	\$137,676	\$133,363	\$271,039	29.48%
	<u>\$410,477</u>	<u>\$508,797</u>	<u>\$919,275</u>	

	Sewer Collection	Wastewater Treatment Plant	Total	Alloc
Residential	\$341,134	\$211,709	\$552,843	69.09%
Commercial	\$172,162	\$75,204	\$247,366	30.91%
	<u>\$513,296</u>	<u>\$286,913</u>	<u>\$800,209</u>	

	Total Lines	Total Treat	Total	Alloc
Residential	\$613,935	\$587,143	\$1,201,078	69.85%
Commercial	\$309,838	\$208,567	\$518,405	30.15%
	<u>\$923,773</u>	<u>\$795,710</u>	<u>\$1,719,483</u>	

WP Rate Design
Dkt 50197

PROPOSED RATE DESIGN

Total Revenues Generated From Proposed Rates

WATER	SEWER	TOTAL
\$181,237	\$206,248	\$387,485

COMMERCIAL			RESIDENTIAL			TOTAL
Class Service	Revenue Requirement	\$59,694	\$71,256	Class Service	Revenue Requirement	\$121,543 \$134,992 \$387,485

Proposed Fixed Meter Charges:

Total Class Revenue Requirement	\$130,950
Percent Allocated to Fixed Meter Charge	90.00%
Revenue Requirement to Recover Through Meter Charges	\$117,855
Total 5/8" Meter Equivalents for Both Services	238
Annual Meter Charge for 5/8" Meters	\$495
Monthly Meter Charge for 5/8" Meters	\$41.27

Proposed Fixed Meter Charges:

\$256,535
100.00%
\$256,535
670
383
\$31.91

Size	ME	Bills			
5/8"	1.00	\$41.27			
1"	2.50	\$103.16			
1 1/2"	5.00	\$206.33	36	\$7,428	\$7,428
2"	8.00	\$330.13	36	\$11,885	\$11,885
3"	15.00	\$618.99			
4"	25.00	\$1,031.64			
6"	50.00	\$2,063.29			
8"	80.00	\$3,301.26	12	\$39,615	\$39,615
10"	115.00	\$4,745.57			
12"	215.00	\$8,872.14			
Total Fixed Charges			\$58,928	\$58,928	
Revenue for Volumetric Rates			\$767	\$12,328	
Normalized Volumes			15,500	13,134	
Volumetric Rate Base			\$0.05	\$0.94	
Volumetric Rate NHCRWA			\$4.53		
Total Volumetric Rate			\$4.58		

Size	Bills			
5/8"	\$31.91	4,020	\$128,268	\$128,268
1"	\$79.77			
1 1/2"	\$159.54			
2"	\$255.26			
3"	\$478.61			
4"	\$797.68			
Total Fixed Charges			\$128,268	\$128,268
Normalized Volumes			30,713	26,130

COMMERCIAL

	Water	Sewer
Existing	10,000 \$92.50	\$108.75
Proposed	10,000 \$330.62	\$339.51
	257.43%	212.20%
Existing	5,000 \$86.25	\$96.25
Proposed	5,000 \$330.37	\$334.82
	283.04%	247.86%

RESIDENTIAL

	Water	Sewer
Existing	10,000 \$27.50	\$26.55
Proposed	10,000 \$31.91	\$31.91
	16.03%	20.18%
Existing	5,000 \$21.25	\$18.30
Proposed	5,000 \$31.91	\$31.91
	50.15%	74.36%

Water Proposed With Pass-through

	Fixed	Variable	Total
10,000	\$330.13	\$45.79	\$375.91
	87.82%	12.18%	
5,000	\$330.13	\$22.89	\$353.02
	93.51%	6.49%	

Average			
129,317	\$330.13	\$592.12	\$922.25
	35.80%	64.20%	

Supports low tariff volumetric due to high Pass-through fees.
Represents averages of all high use Comm Cust

PROPOSED PASS THROUGH RATE:

Timbercrest is located within the boundaries of the North Harris County Regional Water Authority (the "NHCRWA") which levies a pumpage fee on each 1,000 gallons of well / water pumped by the Utility. A fee shall be added to each Commercial customer's bill equal to the current NHCRWA pumpage fee divided by 1 minus the water loss factor of 15%. The NHCRWA pass through rate will be updated as the fee changes per NHCRWA notice.

PTR = Pass Through Rate Charged Per 1,000 Gallons

CR = Current up to date NHCRW Pumpage Rate in Effect

Loss Factor = 0.15

$PTR = CR / (1 - .15)$

NOTICE OF PROPOSED RATE CHANGE - WATER AND SEWER			
WATER - CURRENT BASE RATES		WATER - PROPOSED BASE RATES	
Monthly base rate including 3,000 gallons		Monthly base rate including 0 gallons	
WATER - RESIDENTIAL-Meter Size Charge		WATER - RESIDENTIAL-Meter Size Charge	
5/8" or 3/4"	\$18.75	5/8" or 3/4"	\$31.91
1"	\$26.25	1"	\$79.77
1 1/2"	\$63.75	1 1/2"	\$159.54
2"	\$83.75	2"	\$255.26
3"	N/A	3"	\$478.61
4"	N/A	4"	\$797.68
CURRENT GALLONAGE CHARGE (per 1,000 gallons)		PROPOSED GALLONAGE CHARGE (per 1,000 gallons)	
VOLUME	CHARGE	VOLUME	CHARGE
All Gallons	\$1.25/1000 gals.	All Gallons	\$0.00/1000 gals.
WATER - COMMERCIAL-Meter Size Charge		WATER - COMMERCIAL-Meter Size Charge	
5/8" or 3/4"	\$18.75	5/8" or 3/4"	\$41.27
1"	\$26.25	1"	\$103.16
1 1/2"	\$63.75	1 1/2"	\$206.33
2"	\$83.75	2"	\$330.13
3"	N/A	3"	\$618.99
4"	N/A	4"	\$1,031.64
6"	N/A	6"	\$2,063.29
8"	N/A	8"	\$3,301.26
10"	N/A	10"	\$4,745.57
12"	N/A	12"	\$8,872.14
CURRENT GALLONAGE CHARGE (per 1,000 gallons)		PROPOSED GALLONAGE CHARGE (per 1,000 gallons)	
VOLUME	CHARGE	VOLUME	CHARGE
All Gallons	\$1.25/1000 gals.	All Gallons	\$0.05/1000 gals.
EXISTING PASS THROUGH CLAUSE (Water):		PROPOSED PASS THROUGH CLAUSE (Water):	
Timbercrest is located within the boundaries of the North Harris County Regional Water Authority (the "NHCRA") which levies a pumpage fee on each 1,000 gallons of well water pumped by the Utility. A fee shall be added to each customer bill equal to the current NHCRA pumpage fee multiplied by the number of gallons used by the customer divided by 1,000 and multiplied by 10%.		Timbercrest is located within the boundaries of the North Harris County Regional Water Authority (the "NHCRA") which levies a pumpage fee on each 1,000 gallons of well water pumped by the Utility. A fee shall be added to each Commercial water customer's bill equal to the current NHCRA pumpage fee divided by 1 minus the water loss factor of 15%. The NHCRA pass through rate will be update as the fee changes per NHCRA notice.	
		PTR = Pass Through Clause Rate Charged Per 1,000 Gallons CR = Current up to date NHCRA Pumpage Rate in Effect Loss Factor = 0.15 PTR = CR / (1 - 0.15)	
RESIDENTIAL SEWER - CURRENT BASE RATES		RESIDENTIAL SEWER - PROPOSED BASE RATES	
Monthly usage based winter average which includes the following months: December, January & February		Monthly usage based on actual usage	
SEWER - RESIDENTIAL-Meter Size Charge		SEWER - RESIDENTIAL-Meter Size Charge	
5/8" or 3/4"	\$15.00	5/8" or 3/4"	\$31.91
1"	\$26.25	1"	\$79.77
1 1/2"	\$63.75	1 1/2"	\$159.54
2"	\$83.75	2"	\$255.26
3"	N/A	3"	\$478.61
4"	N/A	4"	\$797.68
CURRENT GALLONAGE CHARGE (per 1,000 gallons)		PROPOSED GALLONAGE CHARGE (per 1,000 gallons)	
VOLUME	CHARGE	VOLUME	CHARGE
All Gallons	\$1.65/1000 gals.	All Gallons	\$0.00/1000 gals.
COMMERCIAL SEWER - CURRENT BASE RATES		COMMERCIAL SEWER - PROPOSED BASE RATES	
Monthly usage based on actual usage		Monthly usage based on actual usage	
SEWER - COMMERCIAL-Meter Size Charge		SEWER - COMMERCIAL-Meter Size Charge	
5/8" or 3/4"	\$15.00	5/8" or 3/4"	\$41.27
1"	\$26.25	1"	\$103.16
1 1/2"	\$63.75	1 1/2"	\$206.33
2"	\$83.75	2"	\$330.13
3"	N/A	3"	\$618.99
4"	N/A	4"	\$1,031.64
6"	N/A	6"	\$2,063.29
8"	N/A	8"	\$3,301.26
10"	N/A	10"	\$4,745.57
12"	N/A	12"	\$8,872.14
CURRENT GALLONAGE CHARGE (per 1,000 gallons)		PROPOSED GALLONAGE CHARGE (per 1,000 gallons)	
VOLUME	CHARGE	VOLUME	CHARGE
All Gallons	\$2.50/1000 gals.	All Gallons	\$0.94/1000 gals.
NO CHANGES TO MISCELLANEOUS FEES			

TIMBERCREST VILLAGE WATER AND SEWER SYSTEM ORIGINAL COST STUDY
Net Plant in Service as of 12/31/2018

Line No.	System/Asset Description	Estimated Install Date	Service Life Yrs.	Original Cost	Accumulated Depreciation	Depreciation Expense	Net Plant in Service
(a)	(b)	(d)	(1)	(j)	(k)	(l)	
Timbercrest Water Distribution System							
1	6" Water Line - WP to Black Forest Drive	1988	50	\$ 56,258	\$ 34,320	\$ 1,125	\$ 21,938
2	6" Water Line - Black Forest Drive	1988	50	19,339	11,798	387	7,541
3	6" Gate Valve & Box - Black Forest Drive	1988	50	440	268	9	171
4	2" Flushing Post - Black Forest Drive	1988	50	220	134	4	86
5	6" Water Line - Timbercrest Village Drive	1988	50	43,952	26,813	879	17,139
6	6" Gate Valve & Box - Timbercrest Village Drive	1988	50	440	268	9	171
7	2" Flushing Post - Timbercrest Village Drive	1988	50	220	134	4	86
8	6" Water Line - London Tower Drive	1988	50	39,556	24,131	791	15,425
9	6" Gate Valve & Box - London Tower Drive	1988	50	440	268	9	171
10	2" Flushing Post - London Tower Drive	1988	50	220	134	4	86
11	4" Water Line - Razorback Drive	2002	50	57,120	18,854	1,142	38,266
12	4" Gate Valve & Box - Razorback Drive	2002	50	865	286	17	580
13	2" Flushing Post - Razorback Drive	2002	50	577	190	12	387
14	4" Water Line - Pinecrest Drive	2002	50	50,196	16,569	1,004	33,628
15	4" Gate Valve & Box - Pinecrest Drive	2002	50	865	286	17	580
16	2" Flushing Post - Pinecrest Drive	2002	50	577	190	12	387
17	6" Water Line - London Tower Drive	2002	50	51,927	17,140	1,039	34,787
18	6" Gate Valve & Box - London Tower Drive	2002	50	577	190	12	387
19	2" Flushing Post - London Tower Drive	2002	50	288	95	6	193
20	6" Water Line - Ridgecrest Dr /Kyren Ln	2002	50	23,079	7,618	462	15,461
21	6" Gate Valve & Box - Ridgecrest Dr /Kyren Ln	2002	50	1,731	571	35	1,160
22	2" Flushing Post - Ridgecrest Dr /Kyren Ln	2002	50	288	95	6	193
23	4" Water Line - Deer Trail Drive	2002	50	36,349	11,998	727	24,351
24	4" Gate Valve & Box - Deer Trail Drive	2002	50	433	143	9	290
25	2" Flushing Post - Deer Trail Drive	2002	50	288	95	6	193
26	6" Water Line - Elmfield Drive	2002	50	18,463	6,094	369	12,369
27	6" Gate Valve & Box - Elmfield Drive	2002	50	577	190	12	387
28	2" Flushing Post - Elmfield Drive	2002	50	288	95	6	193
29	2" Water Line - Deer Trail Dr to WWTP	2002	50	4,616	1,524	92	3,092
30	2" Gate Valve & Box - Deer Trail Dr to WWTP	2002	50	288	95	6	193
31	Total Water Distribution System			\$ 410,477	\$ 180,587	\$ 8,210	\$ 229,890
Timbercrest Groundwater Supply Plant							
1	1 0 Water Well # 2, 8" Steel Casing, 30 HP Pump, 350 gpr	2002	50	102,036	33,679	2,041	68,356
2	1 0 Water Well # 3, 8" Steel Casing, 30 HP Pump, 350 gpr	2018	50	177,480	1,788	3,550	175,692
3	1 0 4" Steel Piping, Well # 3- GST # 1	2018	50	5,658	57	113	5,601
4	1 0 4" Steel Piping, Well # 2- GST # 2	2002	50	2,404	793	48	1,610
5	1 0 4" PVC Piping Well # 2 - GST # 1	2002	50	2,525	833	50	1,692
6	1 0 6" Steel Piping GST-Pump Bldg	1989	50	827	488	17	339
7	1 0 6" PVC Water Line to Distribution System	1989	50	2,851	1,682	57	1,169
8	1 0 8" Steel GST - Pump Bldg	2002	50	1,942	641	39	1,301
9	1 0 8" GIP Piping OP Bldg -HPT- Dist	1989	50	1,163	686	23	477
10	1 0 4" Butterfly Valve	1989	50	570	336	11	234
11	1 0 4" Gate Valve & Box	1989	50	684	404	14	281
12	1 0 6" Butterfly Valve	1989	50	639	377	13	262
13	1 0 8" Butterfly Valve	1989	50	456	269	9	187
14	1 0 8" Gate Valve & Box	1989	50	1,026	606	21	421
15	1 0 8" C-900 Piping HPT- Dist	1989	50	456	269	9	187
16	1 0 8" Gate Valve & Box	1989	50	684	404	14	281
				\$ 301,402	\$ 43,313	\$ 6,028	\$ 258,088
17	2 0 Pump Suction Manifold & Valves	1989	50	4,562	2,692	91	1,870
18	2 0 Pump Discharge Manifold & Valves	1989	50	4,562	2,692	91	1,870
				\$ 9,124	\$ 5,384	\$ 182	\$ 3,740
19	2 5 350 gpm @ 55 psi Booster Pumps, 25 HP	2002	10	9,936	9,936	-	-
20	2 5 210 gpm @ 55 psi Booster Pumps, 15 HP	1989	10	6,350	6,350	-	-
21	2 5 Well Booster Pump Control Panel & Pressure Switches	1989	10	5,080	5,080	-	-
				\$ 21,365	\$ 21,365	\$ -	\$ -
22	3 0 GST Steel Ring & Rock Foundation	1989	50	7,480	4,414	150	3,066
23	3 0 Concrete Foundation For HPT	1989	30	1,496	1,471	50	25
24	3 0 65,775 Gal Bolted Ground Storage Tank # 1	1989	50	17,208	10,154	344	7,054
25	3 0 65,775 Gal Bolted Ground Storage Tank # 2	2002	50	27,123	8,953	542	18,170
				\$ 53,307	\$ 24,992	\$ 1,086	\$ 28,316

TIMBERCREST VILLAGE WATER AND SEWER SYSTEM ORIGINAL COST STUDY
Net Plant in Service as of 12/31/2018

Line No.	System/Asset Description	Estimated Install Date	Service Life Yrs.	Original Cost	Accumulated Depreciation	Depreciation Expense	Net Plant in Service
	(a)	(b)	(d)	(i)	(j)	(k)	(l)
26	3 0 Hydropneumatic Tank, 10,000 gallon	2002	50	\$ 16,691	\$ 5,509	\$ 334	\$ 11,182
27	4 0 Chlorination Equipment (Gas)	1989	10	10,583	10,583	-	-
28	4 0 Misc Piping & Tubing in Conduit	1989	50	912	538	18	374
				\$ 11,495	\$ 11,121	\$ 18	\$ 374
29	5 0 Site Fencing - Chain Link	1989	20	\$ 6,458	\$ 6,458	\$ -	\$ -
30	6 0 Booster Pump Bldg	1989	15	10,560	10,560	-	-
31	6 0 Painting	1989	15	2,514	2,514	-	-
				\$ 13,074	\$ 13,074	\$ -	\$ -
32	7 0 Incoming electrical Service, 400 Amps	1989	50	5,029	2,967	101	2,061
33	7 0 Electrical Service Rack & Disconnects	1989	50	3,224	1,903	64	1,322
34	7 0 Electrical Conduit, Wiring & Switches	1989	50	4,837	2,854	97	1,983
35	7 0 Electrical Conduit, Wiring & Switches	2002	50	5,114	1,688	102	3,426
36	7 0 Electrical Conduit, Wiring & Switches	2018	50	5,834	59	117	5,775
37	7 0 150 kW Diesel Generator & 200 Amp ATS	2002	10	51,843	51,843	-	-
				\$ 75,882	\$ 61,314	\$ 481	\$ 14,568
38	Total Groundwater Supply Plant			\$ 508,797	\$ 192,530	\$ 8,129	\$ 316,267
	Timbercrest Sanitary Sewer System						
1	1 0 48" Manhole, 6' - 10' Deep - Black Forest Drive	1988	50	6,604	4,029	132	2,575
2	1 0 48" Manhole, 6' - 8 5' Deep - London Tower Drive	1988	50	2,201	1,343	44	858
3	1 0 48" Manhole, 6' - 10' Deep - Timbercrest Village Drive	1988	50	6,604	4,029	132	2,575
4	1 0 48" Manhole, 12' - 16' Deep - Elmfield Drive	1988	50	16,510	10,072	330	6,438
5	1 0 48" Manhole, 6' - 9 5' Deep - Razorback Drive	2002	50	10,300	3,400	206	6,900
6	1 0 48" Manhole, 6' - 8 5' Deep - Pinecrest Drive	2002	50	10,300	3,400	206	6,900
7	1 0 48" Manhole, 6' - 8 5' Deep - London Tower Drive	2002	50	6,867	2,267	137	4,600
8	1 0 48" Manhole, 6' - 8 5' deep - Pinecrest Drive	2002	50	10,300	3,400	206	6,900
9	1 0 48" Manhole, 6' - 8 5' deep - Deer Trail Drive	2002	50	10,300	3,400	206	6,900
10	1 0 48" Manhole, 8' - 10' Deep - Ridgecrest & Kyren Ln	2002	50	10,300	3,400	206	6,900
11	1 0 48" Manhole, 6" Deep - Trembling Oaks	2002	50	10,300	3,400	206	6,900
	Total Manholes			\$ 100,587	\$ 42,138	\$ 2,012	\$ 58,449
12	8" San Sewer Main, 6' - 10' Deep - Black Forest Drive	1988	50	\$ 24,173	\$ 14,747	\$ 483	\$ 9,426
13	8" San Sewer Main, 6' - 8 5' Deep - London Tower Driv	1988	50	8,790	5,363	176	3,428
14	8" San Sewer Main, 6' - 9 5' Deep - Timbercrest Village	1988	50	36,260	22,120	725	14,140
15	6" San Sewer , 4' - 6' Deep - Adjoining Timbercrest Vil	1988	50	24,613	15,015	492	9,598
16	8" San Sewer, 12' - 16' Deep - Elmfield Drive	1988	50	40,875	24,936	817	15,939
17	10" San Sewer, 13' - 15' Deep - Deer Trail Dr to WW	1988	50	13,185	8,044	264	5,142
18	8" San Sewer Main, 6' - 9 5' Deep - Razorback Drive	2002	50	46,158	15,235	923	30,922
19	8" San Sewer Main, 6' - 8 6' Deep - Pinecrest Drive	2002	50	40,388	13,331	808	27,057
20	8" San Sewer Main, 6' - 8 5' Deep - London Tower Driv	2002	50	23,079	7,618	462	15,461
21	8" San Sewer Main, 6' - 9 5' Deep - Pinecrest Drive	2002	50	7,212	2,381	144	4,832
22	8" San Sewer Main, 10' - 12' Deep - Deer Trail Drive	2002	50	27,695	9,141	554	18,553
23	8" San Sewer, 8' - 10' Deep - Ridgecrest & Kyren Ln.	2002	50	34,618	11,427	692	23,192
24	6" San Sewer , 4' - 6' Deep - Trembling Oaks	2002	50	27,695	9,141	554	18,553
25	Total Collection System			\$ 354,740	\$ 158,498	\$ 7,095	\$ 196,242
26	Influent Lift Station						
27	Wetwell Excavation	1989	50	4,613	2,722	92	1,891
28	Wetwell Backfill	1989	50	3,075	1,814	62	1,261
29	8' ID Wetwell x 20 ft Deep	1989	50	25,626	15,121	513	10,505
30	Reinf Concrete Bottom	1989	50	2,563	1,512	51	1,050
31	Reinf Concrete Cover	1989	50	2,563	1,512	51	1,050
32	Aluminum Hatch Cover	1989	50	1,281	756	26	525
33	4" PVC Discharge Piping	1989	50	1,234	728	25	506
34	Discharge Piping Supports	1989	50	1,550	915	31	636
35	4" Check Valves	1989	50	925	546	19	379
36	4" Gate Valves	1989	50	771	455	15	316
37	Submersible Lift Station Pumps, 5 HP	1989	5	8,285	8,285	-	-
38	Control Panel for for Process Blowers	1989	50	4,971	2,933	99	2,038
39	Wetwell Vent & Appurtences	1989	50	513	302	10	210
				\$ 57,968	\$ 37,601	\$ 994	\$ 20,367

TIMBERCREST VILLAGE WATER AND SEWER SYSTEM ORIGINAL COST STUDY
Net Plant in Service as of 12/31/2018

Line No.	System/Asset Description	Estimated Install Date	Service Life Yrs.	Original Cost	Accumulated Depreciation	Depreciation Expense	Net Plant in Service
	(a)	(b)	(d)	(i)	(j)	(k)	(l)
<u>Timbercrest Wastewater Treatment Plant</u>							
40	Sitework						
41	Stabilized Rock Entrance	1989	50	\$ 1,538	\$ 907	\$ 31	\$ 630
42	Crushed Concrete Foundation	1989	50	1,384	817	28	567
43	Crushed Concrete Access Roadway	1989	50	8,508	5,020	170	3,488
44	Chainlink Fence	1989	20	7,995	7,995	-	-
45	Yard Piping						
46	6" Force Main	1989	50	914	539	18	375
47	10" Outfall Line	1989	50	2,227	1,314	45	913
48	Steel Package Plant Equipment, Fabrication, Galvanizing and Delivery						
49	New Influent Bar Screen	1989	50	2,178	1,285	44	893
50	Aeration Basin # 1 with Air Diffusers, 20'x12'x12'	1989	50	20,501	12,097	410	8,404
51	Aeration Basin # 2 with Air Diffusers, 52'x12'x12'	1989	50	53,302	31,451	1,066	21,850
52	Aerobic Digester Basin # 1 with Air Diffusers, 32'x	1989	50	32,801	19,355	656	13,446
53	Aerobic Digester Basin # 2 with Air Diffusers, 15'	1989	50	15,375	9,072	308	6,303
54	28' Diameter Clarifier	1989	50	71,752	42,338	1,435	29,414
55	Chlorine Contact Basin, 6 83 ft Deep x 141 sq Ft	1989	50	7,688	4,536	154	3,151
56	Grated Walkway & Handrail On Tanks	1989	50	5,074	2,994	101	2,080
57	Stairways	1989	50	2,306	1,361	46	945
58	Digester Sludge Transfer Airlift	1989	5	653	653	-	-
59	RAS/WAS Sludge Airlift	1989	5	1,088	1,088	-	-
60	Decant Airlift	1989	5	1,305	1,305	-	-
61	Scum Airlift	1989	5	653	653	-	-
62	6-inch PVC RAS/WAS line	1989	50	1,018	601	20	417
63	3-inch PVC Scum Line	1989	50	278	164	6	114
64	3-inch Sludge PVC Transfer	1989	50	463	273	9	190
65	6-inch Steel Air Header	1989	50	382	226	8	157
66	4 inch Steel Air Header	1989	50	1,742	1,028	35	714
67	1-1/2-inch Galv Steel air supply lines	1989	50	170	100	3	70
68	1 inch Galv Steel air supply lines	1989	50	266	157	5	109
69	1" NPW PVC Piping	1989	50	386	227	8	158
70	1" Backflow Preventer	1989	50	193	114	4	79
71	Process Equipment						
72	Process Blowers, 30 HP	1989	10	17,402	17,402	-	-
73	Flow Meter, Chart Recorder, Extra Charts & Calibr	1989	50	3,045	1,797	61	1,248
74	Clarifier Drive & Connecting Couplings, Bearings,	1989	50	2,040	1,204	41	836
75	Chlorine Gas Storage & Feeding Equipment	1989	50	10,876	6,418	218	4,459
76	Control Panel for for Process Blowers	1989	50	4,350	2,567	87	1,783
77	Process & Air Control Ball Valves	1989	50	435	257	9	178
78	Electrical Work						
79	Incoming Electrical Service	1989	50	828	489	17	340
80	Electrical Rack & Disconnect	1989	50	1,657	978	33	679
81	Electrical Conduit, Wiring & Lighting	1989	50	4,142	2,444	83	1,698
82	Total Wastewater Treatment Plant			\$286,913	\$181,223	\$5,156	\$105,689
83	Total Original Cost Trended Plant			\$1,719,483	\$792,578	\$31,596	\$926,906

WP Water Pumping
Dkt 50197

2017		2018											
Water Type		County	Basin	Aquifer	Well Name (if applicable)		Metered or Estimated	Brackish / Salt	Treated Prior	Total Volume (gallons)			
GROUND WATER - SELF SUPPLY		HARRIS	SAN JACINTO	OTHER AQUIFER	8202 - SAN JACINTO		M	N	N	13,548,000			
DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	
	1,567,000	1,440,000	263,000							2,618,000	3,771,000	2,335,000	13,548,000
Water Type		County	Basin	Aquifer	Well Name (if applicable)		Metered or Estimated	Brackish / Salt	Treated Prior	Total Volume (gallons)			
GROUND WATER - SELF SUPPLY		HARRIS	SAN JACINTO	OTHER AQUIFER	8202 WOODS CREEK		M	N	N	30,034,000			
DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	JULY	AUGUST	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	
	993,000	1,062,000		3,609,000	3,701,000	3,483,000	4,017,000	4,242,000	3,767,000	4,153,000	4,389,000	3,718,000	30,034,000
2,084,000	2,838,000	2,502,000	3,163,000	3,609,000	3,701,000	3,483,000	4,017,000	4,242,000	3,767,000	4,153,000	4,389,000	3,718,000	43,582,000
Total Pumped													
Jan-19		Feb-19	Mar-19	Apr-19	May-19	Jun-19							
3,618,400		3,356,700	3,433,500	3,918,100	3,668,400	3,725,300							

NHCWA Test Year Estimate of Billings		
8,503,000	35,079,000	
7,424,000	34,524,000	
8,503	35,079	
\$2.90	\$3.40	\$143,927
7,424	34,524	
\$2.90	\$3.40	\$138,911

<i>ACTUAL</i>									
		Haven Apartments		Express Oil	7-Eleven/ Stripes		Valero (WATER ONLY)	Total	
		IRR			IRR				
Jan-18	1	350,414	12,500	n/a	98,900	15,900		461,814	
Feb-18	2	260,988	11,400	n/a	61,000	10,600		333,388	
Mar-18	3	250,382	13,700	n/a	65,300	35,800		329,382	
Apr-18	4	375,726	211,600	n/a	88,200	14,800		675,526	
May-18	5	263,524	170,800	n/a	105,900	0		540,224	
Jun-18	6	122,917	53,000	n/a	42,600	0	N/A	218,517	
Jul-18	7	335,749	0	n/a	115,300	0		451,049	
Aug-18	8	385,464	44,800	n/a	123,200	0		553,464	
Sep-18	9	397,245	102,100	n/a	96,300	400		595,645	
Oct-18	10	327,054	66,300	9,900	83,400	16,000		486,654	
Nov-18	11	362,351	30,700	1,900	95,500	627,400		490,451	
Dec-18	12	350,573	26,200	2,200	88,000	6,200		466,973	
Jan-19	13	484,502	0	2,800	155,800	0		643,102	
Feb-19	14	300,654	1,200	1,200	41,800	0		344,854	
Mar-19	15	340,672	0	2,600	89,800	900		433,072	
Apr-19	16	391,467	0	2,000	111,100	13,600		504,567	
May-19	17	424,211	38,400	2,100	96,300	12,700	N/A	561,011	
Jun-19	18	420,932	44,200	2,100	95,400	13,100		562,632	
Jul-19	19	518,442	75,700	2,100	121,500	15,500			
Aug-19	20	684,866	34,400	2,000	153,700	38,300			
Total 20 Months		7,348,133	937,000	30,900	1,929,000	821,200			
Average Month Total		367,407	46,850	2,809	96,450	41,060			
Total Last 12		5,002,969	419,200	30,900	1,228,600	744,100			
Average 12		416,914	34,933	2,809	102,383	62,008	Carwash	100,000	
							<u>Estimated</u>	<u>Inside</u>	<u>Outside</u>
Norm Month	1	990,000	102,100	2,100	96,300	400	148,150	1,088,400	250,650
	2	990,000	66,300	2,100	83,400	16,000	141,700	1,075,500	224,000
	3	990,000	30,700	2,100	95,500	16,000	147,750	1,087,600	194,450
	4	990,000	26,200	2,100	88,000	6,200	144,000	1,080,100	176,400
	5	990,000	0	2,100	155,800	0	177,900	1,147,900	177,900
	6	990,000	1,200	2,100	41,800	0	120,900	1,033,900	122,100
	7	990,000	0	2,100	89,800	900	144,900	1,081,900	145,800
	8	990,000	0	2,100	111,100	13,600	155,550	1,103,200	169,150
	9	990,000	38,400	2,100	96,300	12,700	148,150	1,088,400	199,250
	10	990,000	44,200	2,100	95,400	13,100	147,700	1,087,500	205,000
	11	990,000	75,700	2,100	121,500	15,500	160,750	1,113,600	251,950
	12	990,000	34,400	2,100	153,700	38,300	176,850	1,145,800	249,550
		11,880,000	419,200	25,200	1,228,600	132,700	1,814,300	13,133,800	2,366,200

NORMALIZE PUMPING

15% Assumed Water Loss

	Residential (Trailer Park)		Commercial		Total End Use Water	Adjust for Non Rev	Total Norm Pumped	
	Inside	Outside	Inside	Outside				
Norm Month	1	2,177,500	381,900	1,088,400	250,650	3,898,450	584,768	4,483,218
	2	2,177,500	381,900	1,075,500	224,000	3,858,900	578,835	4,437,735
	3	2,177,500	381,900	1,087,600	194,450	3,841,450	576,218	4,417,668
	4	2,177,500	381,900	1,080,100	176,400	3,815,900	572,385	4,388,285
	5	2,177,500	381,900	1,147,900	177,900	3,885,200	582,780	4,467,980
	6	2,177,500	381,900	1,033,900	122,100	3,715,400	557,310	4,272,710
	7	2,177,500	381,900	1,081,900	145,800	3,787,100	568,065	4,355,165
	8	2,177,500	381,900	1,103,200	169,150	3,831,750	574,763	4,406,513
	9	2,177,500	381,900	1,088,400	199,250	3,847,050	577,058	4,424,108
	10	2,177,500	381,900	1,087,500	205,000	3,851,900	577,785	4,429,685
	11	2,177,500	381,900	1,113,600	251,950	3,924,950	588,743	4,513,693
	12	2,177,500	381,900	1,145,800	249,550	3,954,750	593,213	4,547,963
		26,130,000	4,582,800	13,133,800	2,366,200	46,212,800	6,931,920	53,144,720
							Kgals	53,145
							NHCRWA Rate Per Kgal	\$3.85
							Normalized NHCRWA Fees	\$204,607
							TY Actual Pumped	43,582
							Norm Pumped	53,145
							Norm Factor	1.2194

WP Normalize Vols for Rates
Dkt 50197

NORMALIZED PROOF OF REVENUE

RESIDENTIAL				COMMERCIAL							
WTR		SWR		WTR		SWR		Actual Usage			
Usage Included =		3000		3000							
Water Rate Revenue		Sewer Rate Revenue		Haven Apt		Express Oil		Stripes		Valero	
Tenant Count	Volumes	Tenant Count	Volumes	Water Vol	Sewer Vol	Water Vol	Sewer Vol	Water Vol	Sewer Vol	Water Vol	Sewer Vol
Jan	335 1,554,400	335 2,177,500		1,083,100	990,000	2,100	2,100	90,700	96,300	148,150	
Feb	335 1,554,400	335 2,177,500		1,047,300	990,000	2,100	2,100	93,400	83,400	141,700	
Mar	335 1,554,400	335 2,177,500		1,011,700	990,000	2,100	2,100	105,500	95,500	147,750	
April	335 1,554,400	335 2,177,500		1,007,200	990,000	2,100	2,100	88,200	88,000	144,000	
May	335 1,554,400	335 2,177,500		981,000	990,000	2,100	2,100	149,800	155,800	177,900	
June	335 1,554,400	335 2,177,500		982,200	990,000	2,100	2,100	35,800	41,800	120,900	
July	335 1,554,400	335 2,177,500		981,000	990,000	2,100	2,100	84,700	89,800	144,900	
Aug	335 1,554,400	335 2,177,500		981,000	990,000	2,100	2,100	118,700	111,100	155,550	
Sept	335 1,554,400	335 2,177,500		1,019,400	990,000	2,100	2,100	103,000	96,300	148,150	
Oct	335 1,554,400	335 2,177,500		1,025,200	990,000	2,100	2,100	102,500	95,400	147,700	
Nov	335 1,554,400	335 2,177,500		1,056,700	990,000	2,100	2,100	131,000	121,500	160,750	
Dec	335 1,554,400	335 2,177,500		1,024,400	990,000	2,100	2,100	186,000	153,700	176,850	
4,020	18,652,800	4,020	26,130,000	12,200,200	11,880,000	25,200 0	25,200 0	1,289,300	1,228,600	1,814,300	
Vols W/O Minimum				Commercial MD							
Water		Cust		1 5"	5	5		5			
Residential	30,713	335	335	2"	8			8		8	
Commercial	15,500	4	119	8"	80						
	<u>46,213</u>	<u>339</u>	<u>454</u>		93						
Sewer				1 5"	36						
Residential	26,130	335		2"	36						
Commercial	13,134	3		8"	12						
	<u>39,264</u>	<u>338</u>									

LARGE ITEM DETAIL (Data from Timbercrest GL) *

Property: Timbercrest Village
Detail 01/01/18 - 12/31/18 (accrual basis)

Ln No.	Date	Type	Reference	Description	Debit	Account Name	Account Type	Account Name	Tenant Name
9030 Management Fees - Offsite (Expense)									
1	01/01/18	BILLTM	M Mgmt - Mo MC Equities, LLC - Pref, Rent & Mgmt (Epay)	Monthly Management Fees - Timbercrest	\$6,300.00	9030 Management Fees - Offsite	Expense	9030 Management Fees - Offsite	MC Equities, LLC - Pref,
2	02/01/18	BILLTM	M Mgmt - Mo MC Equities, LLC - Pref, Rent & Mgmt (Epay)	Monthly Management Fees - Timbercrest	\$6,300.00	9030 Management Fees - Offsite	Expense	9030 Management Fees - Offsite	MC Equities, LLC - Pref,
3	03/01/18	BILLTM	M Mgmt - Mo MC Equities, LLC - Pref, Rent & Mgmt (Epay)	Monthly Management Fees - Timbercrest	\$6,300.00	9030 Management Fees - Offsite	Expense	9030 Management Fees - Offsite	MC Equities, LLC - Pref,
4	03/31/18	JOURNL	J75978 D&H AJE - To reclassify the current year distribution to MC Equities to management fees	Monthly Management Fees - Timbercrest	\$120,000.00	9030 Management Fees - Offsite	Expense	9030 Management Fees - Offsite	MC Equities, LLC - Pref,
5	04/01/18	BILLTM	M Mgmt - Mo MC Equities, LLC - Pref, Rent & Mgmt (Epay)	Monthly Management Fees - Timbercrest	\$6,300.00	9030 Management Fees - Offsite	Expense	9030 Management Fees - Offsite	MC Equities, LLC - Pref,
6	05/01/18	BILLTM	M Mgmt - Mo MC Equities, LLC - Pref, Rent & Mgmt (Epay)	Monthly Management Fees - Timbercrest	\$6,300.00	9030 Management Fees - Offsite	Expense	9030 Management Fees - Offsite	MC Equities, LLC - Pref,
7	06/01/18	BILLTM	M Mgmt - Mo MC Equities, LLC - Pref, Rent & Mgmt (Epay)	Monthly Management Fees - Timbercrest	\$6,300.00	9030 Management Fees - Offsite	Expense	9030 Management Fees - Offsite	MC Equities, LLC - Pref,
8	07/01/18	BILLTM	M Mgmt - Mo MC Equities, LLC - Pref, Rent & Mgmt (Epay)	Monthly Management Fees - Timbercrest	\$6,300.00	9030 Management Fees - Offsite	Expense	9030 Management Fees - Offsite	MC Equities, LLC - Pref,
9	08/01/18	BILLTM	M Mgmt - Mo MC Equities, LLC - Pref, Rent & Mgmt (Epay)	Monthly Management Fees - Timbercrest	\$6,300.00	9030 Management Fees - Offsite	Expense	9030 Management Fees - Offsite	MC Equities, LLC - Pref,
10	09/01/18	BILLTM	M Mgmt - Mo MC Equities, LLC - Pref, Rent & Mgmt (Epay)	Monthly Management Fees - Timbercrest	\$6,300.00	9030 Management Fees - Offsite	Expense	9030 Management Fees - Offsite	MC Equities, LLC - Pref,
11	10/01/18	BILLTM	M Mgmt - Mo MC Equities, LLC - Pref, Rent & Mgmt (Epay)	Monthly Management Fees - Timbercrest	\$6,300.00	9030 Management Fees - Offsite	Expense	9030 Management Fees - Offsite	MC Equities, LLC - Pref,
12	11/01/18	BILLTM	M Mgmt - Mo MC Equities, LLC - Pref, Rent & Mgmt (Epay)	Monthly Management Fees - Timbercrest	\$6,300.00	9030 Management Fees - Offsite	Expense	9030 Management Fees - Offsite	MC Equities, LLC - Pref,
13	12/01/18	BILLTM	M Mgmt - Mo MC Equities, LLC - Pref, Rent & Mgmt (Epay)	Monthly Management Fees - Timbercrest	\$6,300.00	9030 Management Fees - Offsite	Expense	9030 Management Fees - Offsite	MC Equities, LLC - Pref,
6240 Waste Management (Expense)									
14	01/08/18	BILLTM	20501 I-Deal Refuse Savings, Inc Jan trash pick up - 350 resident inv 20501	Monthly Management Fees - Timbercrest	\$5,027.67	6240 Waste Management	Expense	6240 Waste Management	I-Deal Refuse Savings, Inc
15	02/01/18	BILLTM	21063 I-Deal Refuse Savings, Inc Feb trash pick up - 350 resident inv 21063	Monthly Management Fees - Timbercrest	\$5,027.67	6240 Waste Management	Expense	6240 Waste Management	I-Deal Refuse Savings, Inc
16	03/01/18	BILLTM	Inv# 21645 I-Deal Refuse Savings, Inc March trash pick up - 350 resident inv 21645	Monthly Management Fees - Timbercrest	\$5,027.67	6240 Waste Management	Expense	6240 Waste Management	I-Deal Refuse Savings, Inc
17	04/01/18	BILLTM	22174 I-Deal Refuse Savings, Inc Inv# 22174, April trash pick up - 350 resident	Monthly Management Fees - Timbercrest	\$4,646.50	6240 Waste Management	Expense	6240 Waste Management	I-Deal Refuse Savings, Inc
18	05/01/18	BILLTM	22765 I-Deal Refuse Savings, Inc inv 22765 May p/u 314 resid March credit of \$477.72	Monthly Management Fees - Timbercrest	\$4,168.78	6240 Waste Management	Expense	6240 Waste Management	I-Deal Refuse Savings, Inc
19	06/01/18	BILLTM	June 2018 I-Deal Refuse Savings, Inc Inv# 24382 June plu 314 resid	Monthly Management Fees - Timbercrest	\$4,646.50	6240 Waste Management	Expense	6240 Waste Management	I-Deal Refuse Savings, Inc
20	07/01/18	BILLTM	24934 I-Deal Refuse Savings, Inc Inv# 24934 for July 2018	Monthly Management Fees - Timbercrest	\$4,646.50	6240 Waste Management	Expense	6240 Waste Management	I-Deal Refuse Savings, Inc
21	08/01/18	BILLTM	25477 I-Deal Refuse Savings, Inc August 2018 inv 25477 314 resi 13.67 per resi	Monthly Management Fees - Timbercrest	\$4,646.50	6240 Waste Management	Expense	6240 Waste Management	I-Deal Refuse Savings, Inc
22	09/01/18	BILLTM	26115 I-Deal Refuse Savings, Inc Sept 2018 inv 26115 314 resi 13.67 per resi	Monthly Management Fees - Timbercrest	\$4,646.50	6240 Waste Management	Expense	6240 Waste Management	I-Deal Refuse Savings, Inc
23	10/01/18	BILLTM	Inv# 26729 I-Deal Refuse Savings, Inc October 2018 inv 26729 314 resi 13.67 per resi	Monthly Management Fees - Timbercrest	\$4,646.50	6240 Waste Management	Expense	6240 Waste Management	I-Deal Refuse Savings, Inc
24	11/01/18	BILLTM	27417 I-Deal Refuse Savings, Inc Monthly garbage service for Nov 2018	Monthly Management Fees - Timbercrest	\$4,646.50	6240 Waste Management	Expense	6240 Waste Management	I-Deal Refuse Savings, Inc
25	12/01/18	BILLTM	28260 I-Deal Refuse Savings, Inc December 2018 inv 28260 resi 13.67 per resi	Monthly Management Fees - Timbercrest	\$4,646.50	6240 Waste Management	Expense	6240 Waste Management	I-Deal Refuse Savings, Inc
5200 Utilities - Water (Expense)									
26	01/31/18	BILLTM	Jan Bill North Hams County Regional Water Authority Jan 1-30 Pumpage fees well 3356+7655	Monthly Management Fees - Timbercrest	\$8,231.07	5200 Utilities - Water	Expense	5200 Utilities - Water	North Hams County Reg
27	02/28/18	BILLTM	Feb 2018 North Hams County Regional Water Authority Feb 1-28 Pumpage fees well 3356+7655	Monthly Management Fees - Timbercrest	\$7,256.09	5200 Utilities - Water	Expense	5200 Utilities - Water	North Hams County Reg
28	03/31/18	BILLTM	March Bill North Hams County Regional Water Authority March Pumpage fees well 3356+7655	Monthly Management Fees - Timbercrest	\$9,172.70	5200 Utilities - Water	Expense	5200 Utilities - Water	North Hams County Reg
29	04/30/18	JOURNL	J71716 To Accrue for Timbercrest April Water	Monthly Management Fees - Timbercrest	\$8,000.00	5200 Utilities - Water	Expense	5200 Utilities - Water	North Hams County Reg
30	05/01/18	BILLTM	April Bill North Hams County Regional Water Authority April Pumpage fees well 3356+7655	Monthly Management Fees - Timbercrest	\$12,269.58	5200 Utilities - Water	Expense	5200 Utilities - Water	North Hams County Reg
31	05/31/18	BILLTM	May 2018 North Hams County Regional Water Authority May Pumpage fees well 3356+7655	Monthly Management Fees - Timbercrest	\$12,582.72	5200 Utilities - Water	Expense	5200 Utilities - Water	North Hams County Reg
32	06/30/18	BILLTM	June 2018 North Hams County Regional Water Authority June 1-30-2018 Pumpage fees well 3356+7655	Monthly Management Fees - Timbercrest	\$11,841.88	5200 Utilities - Water	Expense	5200 Utilities - Water	North Hams County Reg
33	07/31/18	BILLTM	July 2018 North Hams County Regional Water Authority July 1-30-2018 Pumpage fees well 3356+7655	Monthly Management Fees - Timbercrest	\$13,656.44	5200 Utilities - Water	Expense	5200 Utilities - Water	North Hams County Reg
34	08/31/18	BILLTM	August 2018 North Hams County Regional Water Authority August 1-30-2018 Pumpage fees well 3356+7655	Monthly Management Fees - Timbercrest	\$14,423.48	5200 Utilities - Water	Expense	5200 Utilities - Water	North Hams County Reg
35	09/30/18	BILLTM	September 2018 North Hams County Regional Water Authority Sept 1-30-2018 Pumpage fees well 3356+7655	Monthly Management Fees - Timbercrest	\$12,807.12	5200 Utilities - Water	Expense	5200 Utilities - Water	North Hams County Reg
36	10/31/18	BILLTM	Oct 2018 North Hams County Regional Water Authority Oct 1-30-2018 Pumpage fees well 3356+7655	Monthly Management Fees - Timbercrest	\$14,119.52	5200 Utilities - Water	Expense	5200 Utilities - Water	North Hams County Reg
37	11/30/18	BILLTM	Nov 2018 North Hams County Regional Water Authority Nov 1-30-2018 Pumpage fees well 3356+7655	Monthly Management Fees - Timbercrest	\$14,923.28	5200 Utilities - Water	Expense	5200 Utilities - Water	North Hams County Reg
38	12/30/18	BILLTM	Dec 2018 PC North Hams County Regional Water Authority Dec 1-30-2018 Pumpage fees well 3356+7655	Monthly Management Fees - Timbercrest	\$12,641.54	5200 Utilities - Water	Expense	5200 Utilities - Water	North Hams County Reg
50830 Sanitation - Operators (Expense)									
39	02/01/18	BILLTM	23246 Aucon & Assoc, Inc Monthly Operator Fees for Wastewater Treatment Plant and Water Plant	Monthly Management Fees - Timbercrest	\$1,490.00	50830 Sanitation - Operators	Expense	50830 Sanitation - Operators	Aucon & Assoc, Inc
40	02/16/18	BILLTM	23246 Aucon & Assoc, Inc Monthly Operator Fees for Wastewater Treatment Plant and Water Plant	Monthly Management Fees - Timbercrest	\$1,490.00	50830 Sanitation - Operators	Expense	50830 Sanitation - Operators	Aucon & Assoc, Inc
41	03/23/18	BILLTM	23310 Aucon & Assoc, Inc Monthly Operator Fees for Wastewater Treatment Plant and Water Plant	Monthly Management Fees - Timbercrest	\$1,490.00	50830 Sanitation - Operators	Expense	50830 Sanitation - Operators	Aucon & Assoc, Inc
42	03/31/18	BILLTM	23374 Aucon & Assoc, Inc Monthly Operator Fees for Wastewater Treatment Plant and Water Plant	Monthly Management Fees - Timbercrest	\$1,490.00	50830 Sanitation - Operators	Expense	50830 Sanitation - Operators	Aucon & Assoc, Inc
43	05/08/18	BILLTM	23438 Aucon & Assoc, Inc Monthly Operator Fees for Wastewater Treatment Plant and Water Plant	Monthly Management Fees - Timbercrest	\$1,490.00	50830 Sanitation - Operators	Expense	50830 Sanitation - Operators	Aucon & Assoc, Inc
44	06/13/18	BILLTM	23503 Aucon & Assoc, Inc Monthly Operator Fees for Wastewater Treatment Plant and Water Plant	Monthly Management Fees - Timbercrest	\$1,490.00	50830 Sanitation - Operators	Expense	50830 Sanitation - Operators	Aucon & Assoc, Inc
45	07/11/18	BILLTM	23566 Aucon & Assoc, Inc Monthly Operator Fees for Wastewater Treatment Plant and Water Plant	Monthly Management Fees - Timbercrest	\$1,490.00	50830 Sanitation - Operators	Expense	50830 Sanitation - Operators	Aucon & Assoc, Inc
46	08/01/18	BILLTM	23622 Aucon & Assoc, Inc Monthly Operator Fees for Wastewater Treatment Plant and Water Plant	Monthly Management Fees - Timbercrest	\$1,490.00	50830 Sanitation - Operators	Expense	50830 Sanitation - Operators	Aucon & Assoc, Inc
47	09/06/18	BILLTM	23690 Aucon & Assoc, Inc Monthly Operator Fees for Wastewater Treatment Plant and Water Plant	Monthly Management Fees - Timbercrest	\$1,490.00	50830 Sanitation - Operators	Expense	50830 Sanitation - Operators	Aucon & Assoc, Inc
48	10/15/18	BILLTM	23762 Aucon & Assoc, Inc Monthly Operator Fees for Wastewater Treatment Plant and Water Plant	Monthly Management Fees - Timbercrest	\$1,490.00	50830 Sanitation - Operators	Expense	50830 Sanitation - Operators	Aucon & Assoc, Inc
49	11/01/18	BILLTM	23823 Aucon & Assoc, Inc Monthly Operator Fees for Wastewater Treatment Plant and Water Plant	Monthly Management Fees - Timbercrest	\$1,490.00	50830 Sanitation - Operators	Expense	50830 Sanitation - Operators	Aucon & Assoc, Inc
50	12/01/18	BILLTM	23852 Aucon & Assoc, Inc Monthly Operator Fees for Wastewater Treatment Plant and Water Plant	Monthly Management Fees - Timbercrest	\$1,490.00	50830 Sanitation - Operators	Expense	50830 Sanitation - Operators	Aucon & Assoc, Inc
50840 Sanitation - Other (Expense)									
51	03/23/18	BILLTM	23310 Aucon & Assoc, Inc PULL LIFT PUMP REMOVE DEBRIS,New belts/ blowers, new blower filters, 2	Monthly Management Fees - Timbercrest	\$1,021.54	50840 Sanitation - Other	Expense	50840 Sanitation - Other	Aucon & Assoc, Inc
52	03/23/18	BILLTM	23310 Aucon & Assoc, Inc haul sludge	Monthly Management Fees - Timbercrest	\$1,101.77	50840 Sanitation - Other	Expense	50840 Sanitation - Other	Aucon & Assoc, Inc
53	03/31/18	BILLTM	23374 Aucon & Assoc, Inc Haul sludge	Monthly Management Fees - Timbercrest	\$1,229.73	50840 Sanitation - Other	Expense	50840 Sanitation - Other	Aucon & Assoc, Inc
54	03/31/18	BILLTM	23374 Aucon & Assoc, Inc clean lift stat/ Jet Machine+ Vacotr Trk, due to so much grease	Monthly Management Fees - Timbercrest	\$4,065.60	50840 Sanitation - Other	Expense	50840 Sanitation - Other	Aucon & Assoc, Inc
55	05/08/18	BILLTM	23438 Aucon & Assoc, Inc Remove debris,New belts/ blowers, blower filters,3xupmate digester	Monthly Management Fees - Timbercrest	\$1,034.22	50840 Sanitation - Other	Expense	50840 Sanitation - Other	Aucon & Assoc, Inc
56	06/13/18	BILLTM	23503 Aucon & Assoc, Inc haul sludge	Monthly Management Fees - Timbercrest	\$1,446.77	50840 Sanitation - Other	Expense	50840 Sanitation - Other	Aucon & Assoc, Inc
57	07/11/18	BILLTM	23566 Aucon & Assoc, Inc haul sludge	Monthly Management Fees - Timbercrest	\$2,439.30	50840 Sanitation - Other	Expense	50840 Sanitation - Other	Aucon & Assoc, Inc
58	08/06/18	BILLTM	23690 Aucon & Assoc, Inc Haul sludge	Monthly Management Fees - Timbercrest	\$1,101.44	50840 Sanitation - Other	Expense	50840 Sanitation - Other	Aucon & Assoc, Inc
59	12/01/18	BILLTM	23852 Aucon & Assoc, Inc haul sludge	Monthly Management Fees - Timbercrest	\$1,233.14	50840 Sanitation - Other	Expense	50840 Sanitation - Other	Aucon & Assoc, Inc
52040 Utilities - Electricity (Expense)									
60	01/31/18	BILLTM	Multipl invs- J Champion Energy Services acc 110404108 RV Row A- used 4000 KW more due to the freeze, told b	Monthly Management Fees - Timbercrest	\$1,035.70	52040 Utilities - Electricity	Expense	52040 Utilities - Electricity	Champion Energy Serv
61	01/31/18	BILLTM	Multipl invs- J Champion Energy Services ACC 0809030021 WWTP	Monthly Management Fees - Timbercrest	\$1,096.86	52040 Utilities - Electricity	Expense	52040 Utilities - Electricity	Champion Energy Serv
62	01/31/18	BILLTM	Multipl invs- J Champion Energy Services Acc# 0809030021 Sewer plant	Monthly Management Fees - Timbercrest	\$1,681.95	52040 Utilities - Electricity	Expense	52040 Utilities - Electricity	Champion Energy Serv
63	02/28/18	BILLTM	Feb Elec Bill Champion Energy Services Acc# 0809030021 Sewer plant	Monthly Management Fees - Timbercrest	\$1,214.21	52040 Utilities - Electricity	Expense	52040 Utilities - Electricity	Champion Energy Serv
64	03/31/18	JOURNL	J75978 D&H AJE - To record fiscal year 2018 transactions per the Augusta Equities, LLC gl	Monthly Management Fees - Timbercrest	\$1,605.34	52040 Utilities - Electricity	Expense	52040 Utilities - Electricity	Champion Energy Serv
65	03/31/18	JOURNL	J75978 D&H AJE - To record fiscal year 2018 transactions per the Elmfield Holdings, LLC GL	Monthly Management Fees - Timbercrest	\$9,260.11	52040 Utilities - Electricity	Expense	52040 Utilities - Electricity	Champion Energy Serv
66	03/31/18	BILLTM	March Bill Champion Energy Services Acc# 0809030021 Sewer plant	Monthly Management Fees - Timbercrest	\$1,281.63	52040 Utilities - Electricity	Expense	52040 Utilities - Electricity	Champion Energy Serv
67	04/30/18	BILLTM	April 2018 Champion Energy Services Acc# 0809030021 Sewer plant	Monthly Management Fees - Timbercrest	\$1,390.16	52040 Utilities - Electricity	Expense	52040 Utilities - Electricity	Champion Energy Serv
68	05/31/18	BILLTM	May 2018 Champion Energy Services ACC 0809030020 WWTP	Monthly Management Fees - Timbercrest	\$1,010.81	52040 Utilities - Electricity	Expense	52040 Utilities - Electricity	Champion Energy Serv
69	05/31/18	BILLTM	May 2018 Champion Energy Services Acc# 0809030021 Sewer plant	Monthly Management Fees - Timbercrest	\$1,381.71	52040 Utilities - Electricity	Expense	52040 Utilities - Electricity	Champion Energy Serv
70	06/30/18	BILLTM	June 2018 Champion Energy Services Acc# 0809030021 Sewer plant	Monthly Management Fees - Timbercrest	\$1,451.68	52040 Utilities - Electricity	Expense	52040 Utilities - Electricity	Champion Energy Serv
71	07/31/18	BILLTM	July 2018 Champion Energy Services acc 110404108 RV Row A-	Monthly Management Fees - Timbercrest	\$1,034.09	52040 Utilities - Electricity	Expense	52040 Utilities - Electricity	Champion Energy Serv
72	07/31/18	BILLTM	July 2018 Champion Energy Services ACC 0809030020 WWTP	Monthly Management Fees - Timbercrest	\$1,283.31	52040 Utilities - Electricity	Expense	52040 Utilities - Electricity	Champion Energy Serv
73	07/31/18	BILLTM	July 2018 Champion Energy Services Acc# 0809030021 Sewer plant	Monthly Management Fees - Timbercrest	\$1,483.44	52040 Utilities - Electricity	Expense	52040 Utilities - Electricity	Champion Energy Serv
74	08/31/18	BILLTM	August 2018 Champion Energy Services acc 110404108 RV Row A-	Monthly Management Fees - Timbercrest	\$1,208.82	52040 Utilities - Electricity	Expense	52040 Utilities - Electricity	Champion Energy Serv
75	08/31/18	BILLTM	August 2018 Champion Energy Services ACC 0809030020 WWTP	Monthly Management Fees - Timbercrest	\$1,532.36	52040 Utilities - Electricity	Expense	52040 Utilities - Electricity	Champion Energy Serv
76	08/31/18	BILLTM	August 2018 Champion Energy Services Acc# 0809030021 Sewer plant	Monthly Management Fees - Timbercrest	\$1,637.38	52040 Utilities - Electricity	Expense	52040 Utilities - Electricity	Champion Energy Serv
77	09/30/18	BILLTM	Sep 2018 Champion Energy Services ACC 0809030020 WWTP	Monthly Management Fees - Timbercrest	\$1,278.97	52040 Utilities - Electricity	Expense	52040 Utilities - Electricity	Champion Energy Serv
78	09/30/18	BILLTM	Sep 2018 Champion Energy Services Acc# 0809030021 Sewer plant	Monthly Management Fees - Timbercrest	\$1,313.30	52040 Utilities - Electricity	Expense	52040 Utilities - Electricity	Champion Energy Serv
79	10/29/18	BILLTM	Oct 2018 Champion Energy Services Acc# 0809030020 - WWTP	Monthly Management Fees - Timbercrest	\$1,277.46	52040 Utilities - Electricity	Expense	52040 Utilities - Electricity	Champion Energy Serv
80	10/29/18	BILLTM	Oct 2018 Champion Energy Services Acc# 0809030021 - Sewer plant	Monthly Management Fees - Timbercrest	\$1,493.04	52040 Utilities - Electricity	Expense	52040 Utilities - Electricity	Champion Energy Serv
81	11/30/18	BILLTM	Dec 2018 Champion Energy Services Acc# 0809030020 WWTP	Monthly Management Fees - Timbercrest	\$1,311.68	52040 Utilities - Electricity	Expense	52040 Utilities - Electricity	Champion Energy Serv
82	11/30/18	BILLTM	Dec 2018 Champion Energy Services Acc# 0809030021 Sewer plant	Monthly Management Fees - Timbercrest	\$1,606.65	52040 Utilities - Electricity	Expense	52040 Utilities - Electricity	Champion Energy Serv
83	12/28/18	BILLTM	Dec 2018 Champion Energy Services Acc# 0809030021 Sewer plant	Monthly Management Fees - Timbercrest	\$1,331.96	52040 Utilities - Electricity	Expense	52040 Utilities - Electricity	Champion Energy Serv

LARGE ITEM DETAIL (Data from Timbercrest GL) *

Property: Timbercrest Village
Detail 01/01/18 - 12/31/18 (accrual basis)

Ln No.	Date	Type	Reference	Description	Debit	Account Name	Account Type	Account Name	Tenant Name
6105 Insurance - Umbrella (Expense)									
84	03/31/18	JOURNL	J75978	D&H A JE - To record fiscal year 2018 transactions per the Elmfield Holdings, LLC GL	\$4,584.50	6105 Insurance - Umbrella	Expense	6105 Insurance - Umbrella	
6110 Insurance - General (Expense)									
85	01/31/18	JOURNL	J69278	Journal Entry	\$2,806.17	6110 Insurance - General	Expense	6110 Insurance - General	
86	02/28/18	JOURNL	J70065	Journal Entry	\$2,806.17	6110 Insurance - General	Expense	6110 Insurance - General	
87	03/31/18	JOURNL	J70484	Journal Entry	\$2,806.17	6110 Insurance - General	Expense	6110 Insurance - General	
88	03/31/18	JOURNL	J75978	D&H A JE - To record fiscal year 2018 transactions per the Elmfield Holdings, LLC GL	\$9,047.40	6110 Insurance - General	Expense	6110 Insurance - General	
89	04/30/18	JOURNL	J70485	Journal Entry	\$2,806.17	6110 Insurance - General	Expense	6110 Insurance - General	
90	05/31/18	JOURNL	J70486	Journal Entry	\$2,806.17	6110 Insurance - General	Expense	6110 Insurance - General	
91	06/30/18	JOURNL	J71892	Journal Entry	\$3,180.92	6110 Insurance - General	Expense	6110 Insurance - General	
92	07/31/18	JOURNL	J73318	Journal Entry	\$3,180.92	6110 Insurance - General	Expense	6110 Insurance - General	
93	08/31/18	JOURNL	J73450	Journal Entry	\$3,180.92	6110 Insurance - General	Expense	6110 Insurance - General	
94	09/30/18	JOURNL	J73451	Journal Entry	\$3,180.92	6110 Insurance - General	Expense	6110 Insurance - General	
95	10/31/18	JOURNL	J74771	Journal Entry	\$3,180.92	6110 Insurance - General	Expense	6110 Insurance - General	
96	11/30/18	JOURNL	J75070	Journal Entry	\$3,180.92	6110 Insurance - General	Expense	6110 Insurance - General	
97	12/31/18	JOURNL	J76010	Journal Entry	\$3,180.92	6110 Insurance - General	Expense	6110 Insurance - General	
6010 Accounting Expense (Expense)									
98	01/15/18	BILLTM	593742	London Computer System: Vancouver Office Licences	\$1,015.00	6010 Accounting Expense	Expense	6010 Accounting Expense	London Computer System
99	02/01/18	BILLTM	600360	London Computer System: Vancouver Office Licences	\$1,150.00	6010 Accounting Expense	Expense	6010 Accounting Expense	London Computer System
100	03/01/18	BILLTM	607356	London Computer System: Vancouver Office Licences	\$1,150.00	6010 Accounting Expense	Expense	6010 Accounting Expense	London Computer System
101	04/01/18	BILLTM	614108	London Computer System: Vancouver Office Licences	\$1,150.00	6010 Accounting Expense	Expense	6010 Accounting Expense	London Computer System
102	05/01/18	BILLTM	621053	London Computer System: Vancouver Office Licences	\$1,150.00	6010 Accounting Expense	Expense	6010 Accounting Expense	London Computer System
103	06/01/18	BILLTM	627967	London Computer System: Vancouver Office Licences	\$1,150.00	6010 Accounting Expense	Expense	6010 Accounting Expense	London Computer System
104	07/01/18	BILLTM	639641	London Computer System: Vancouver Office Licences	\$1,150.00	6010 Accounting Expense	Expense	6010 Accounting Expense	London Computer System
105	08/01/18	BILLTM	646547	London Computer System: Vancouver Office Licences	\$1,150.00	6010 Accounting Expense	Expense	6010 Accounting Expense	London Computer System
106	09/01/18	BILLTM	653546	London Computer System: Vancouver Office Licences	\$1,150.00	6010 Accounting Expense	Expense	6010 Accounting Expense	London Computer System
107	10/01/18	BILLTM	660739	London Computer System: Vancouver Office Licences	\$1,150.00	6010 Accounting Expense	Expense	6010 Accounting Expense	London Computer System
108	11/01/18	BILLTM	667922	London Computer System: Vancouver Office Licences	\$1,150.00	6010 Accounting Expense	Expense	6010 Accounting Expense	London Computer System
109	12/01/18	BILLTM	675466	London Computer System: Vancouver Office Licences	\$1,150.00	6010 Accounting Expense	Expense	6010 Accounting Expense	London Computer System
6011 Legal expense (Expense)									
110	01/31/18	BILLTM	84053	Wells & Cuellar File # 7439	\$2,029.50	6011 Legal expense	Expense	6011 Legal expense	Wells & Cuellar
111	03/31/18	JOURNL	J75978	D&H A JE - To record fiscal year 2018 transactions per the Elmfield Holdings, LLC GL	\$9,101.50	6011 Legal expense	Expense	6011 Legal expense	
112	03/31/18	JOURNL	J75978	D&H A JE - To record fiscal year 2018 transactions per the Augusta Equities, LLC gl	\$19,005.80	6011 Legal expense	Expense	6011 Legal expense	
113	03/31/18	JOURNL	J75978	D&H A JE - To reclassify retail commissions and legal expenses paid in relation to various retail leases	(\$28,047.30)	6011 Legal expense	Expense	6011 Legal expense	
6080 Bank Charges (Expense)									
114	04/12/18	JOURNL	J70775	Bankcard charges	\$1,086.26	6080 Bank Charges	Expense	6080 Bank Charges	
115	09/12/18	JOURNL	J73870	Bankcard charges	\$1,028.62	6080 Bank Charges	Expense	6080 Bank Charges	
116	03/31/18	JOURNL	J75978	D&H A JE - To record fiscal year 2018 transactions per the Elmfield Holdings, LLC GL	\$3,383.52	9040 Consulting Fee	Expense	9040 Consulting Fee	
117	08/28/18	BILLTM	2146157946	O'Connor & Associates Acct#0420940000050 - 2018 Property Tax Saving	\$6,189.72	9040 Consulting Fee	Expense	9040 Consulting Fee	O'Connor & Associates
6210 Property Taxes - General (Expense)									
118	01/31/18	JOURNL	J69364	Timbercrest Monthly Property Tax Accrual	\$6,047.02	6210 Property Taxes - General	Expense	6210 Property Taxes - General	
119	02/28/18	JOURNL	J70066	Timbercrest Monthly Property Tax Accrual	\$6,047.02	6210 Property Taxes - General	Expense	6210 Property Taxes - General	
120	03/31/18	JOURNL	J70469	Timbercrest Monthly Property Tax Accrual	\$6,047.02	6210 Property Taxes - General	Expense	6210 Property Taxes - General	
121	03/31/18	JOURNL	J71620	Timbercrest Property Tax ADJ	\$9,180.00	6210 Property Taxes - General	Expense	6210 Property Taxes - General	
122	03/31/18	JOURNL	J75978	D&H A JE - To record adjustment as a result of the property tax appeal being accepted as per Steve	(\$20,625.63)	6210 Property Taxes - General	Expense	6210 Property Taxes - General	
123	04/30/18	JOURNL	J70490	Timbercrest Monthly Property Tax Accrual	\$9,107.02	6210 Property Taxes - General	Expense	6210 Property Taxes - General	
124	05/31/18	JOURNL	J70491	Timbercrest Monthly Property Tax Accrual	\$9,107.02	6210 Property Taxes - General	Expense	6210 Property Taxes - General	
125	06/30/18	JOURNL	J71895	Timbercrest Monthly Property Tax Accrual	\$9,107.02	6210 Property Taxes - General	Expense	6210 Property Taxes - General	
126	07/31/18	JOURNL	J73323	Timbercrest Monthly Property Tax Accrual	\$9,107.02	6210 Property Taxes - General	Expense	6210 Property Taxes - General	
127	08/03/18	BILLTM	PLT 08 03 2C	Harris County Tax Collector: PLC April Penalty for dealer inventory	\$1,000.00	6210 Property Taxes - General	Expense	6210 Property Taxes - General	Harris County Tax Collector
128	08/31/18	JOURNL	J73452	Timbercrest Monthly Property Tax Accrual	\$9,107.02	6210 Property Taxes - General	Expense	6210 Property Taxes - General	
129	09/30/18	JOURNL	J73453	Timbercrest Monthly Property Tax Accrual	\$9,107.02	6210 Property Taxes - General	Expense	6210 Property Taxes - General	
130	10/31/18	JOURNL	J73454	Timbercrest Monthly Property Tax Accrual	\$9,107.02	6210 Property Taxes - General	Expense	6210 Property Taxes - General	
131	11/30/18	JOURNL	J73455	Timbercrest Monthly Property Tax Accrual	\$9,107.02	6210 Property Taxes - General	Expense	6210 Property Taxes - General	
132	12/31/18	JOURNL	J76011	Timbercrest Monthly Property Tax Accrual	\$15,435.34	6210 Property Taxes - General	Expense	6210 Property Taxes - General	
133	01/01/18	JOURNL	J69595	Timbercrest 2017 Property Tax ADJ	(\$4,261.77)	6214 Property Taxes - Adjustment	Expense	6214 Property Taxes - Adjustment	
6015 Annual Filing Fees (Expense)									
134	03/31/18	JOURNL	J75978	D&H A JE - To record fiscal year 2018 transactions per the Augusta Equities, LLC gl	\$1,505.00	6015 Annual Filing Fees	Expense	6015 Annual Filing Fees	
135	03/31/18	JOURNL	J75978	D&H A JE - To record fiscal year 2018 transactions per the Elmfield Holdings, LLC GL	\$7,201.24	6090 Fees & Permits	Expense	6090 Fees & Permits	

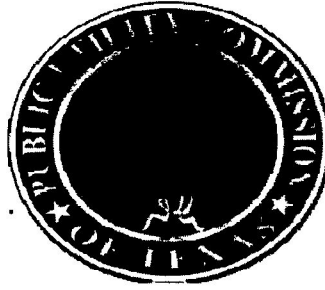
* Note that items above reflect pre - functionalized or allocated amounts

ATTACHMENT 3

ORIGINAL COST STUDY

DERIVATION OF ORIGINAL COST PLANT - TIMBERCREST RATE FILING

DOCKET 50197



CLASS C RATE/TARIFF CHANGE APPLICATION
DOCKET NO: 50197

UTILITY NAME: TIMBERCREST PARTNERS LLC

CCN No. 11744 / 20583

ADDRESS OF UTILITY: 25903 Elmfield Drive
P.O. Box, Street and suite number, if applicable

Spring, Texas 77389
City and Zip Code

PHONE NUMBER: 281.351.4111
area code

NAME OF PERSON TO CONTACT REGARDING THIS FILING:

NAME: Ms Tammy Shea

PHONE: 713 410 08560

EMAIL ADDRESS: tshea@tshcalaw.com

PUCT CLASS SIZE: ☐ C ☒ X ☐ D (Mark One Box)
 Connection Count **500-2299** **0-499**

FOR TEST YEAR ENDING December 31, 2018 (Enter Month/ Date/Year)

AMOUNT INCREASE (DECREASE) **Water \$85,574 Sewer \$104,370** (From Schedule VII-1, Column B, Line 5 or
 Schedule VII-2, Column C, Line 29 or
 Schedule VII-3, Column C, Line 51)
in dollars

PERCENT INCREASE (DECREASE). **Water 89.45% Sewer 102.45%** (From Schedule VII-1, Column B, Line 6 or
 Schedule VII-2, Column C, Line 30 or
 Schedule VII-3, Column C, Line 52)
percent above (below) current revenue requirement

DESCRIBE OWNERSHIP OF COMPANY
Limited Liability Company

PUBLIC UTILITY COMMISSION OF TEXAS (PUCT) DOCKET NUMBER OF LAST MAJOR RATE FILING* Final Order not available
 (If the last major rate filing was at the Texas Commission on Environmental Quality (TCEQ), provide a copy of the final order)

RATE CASE OR DOCKET NUMBER OF LAST MINOR TARIFF RATE CHANGE** Not applicable

IF ANY UTILITY ASSETS WERE TRANSFERRED IN A SALE, TRANSFER, MERGER APPLICATION (STM), 35637-S
 PROVIDE THE DOCKET NO (S) OR TCEQ APPLICATION NUMBER(S)

*(e.g. Class B, C or D Rate Change application or TCEQ Rate/Tariff change application)

** (e.g. pass-through rate change or temporary water rate provision)

UTILITY NAME: **TIMBERCREST PARTNERS LLC**
 GENERAL WATER RATE/TARIFF CHANGE APPLICATION
 SCHEDULES

Complete all of the following schedules for your Class C or D utility (if the schedule does not apply, include it marked "N/A")

TABLE OF CONTENTS (Page 1 of 2)

FOR TEST YEAR ENDED: **12/31/2018**

DATE SUBMITTED TO PUCT: Refer to Docket 50197

	<u>Attachment Schedule</u>	<u>Items Checked</u>
SECTION I	<u>REVENUES AND REVENUE REQUIREMENT</u>	
Revenue Requirement Summary	<u>I-1</u>	☒
Historical Revenue Summary	<u>I-2</u>	☒
<u>Include the appropriate schedules:</u>		
Connection Count	<u>I-3</u>	☒
Metered Active Connections by Meter Size	<u>I-3(a)</u>	☒
Unmetered Active (Flat Rate) Customers	<u>I-3(b)</u>	☒
SECTION II	<u>OPERATIONS AND EXPENSES</u>	
Production	<u>II-1</u>	☒
Water & Sewer Production (metered rates)	<u>II-1(a)</u>	☒
Water Production (with unmetered rates)	<u>II-1(b)</u>	☒
Other Revenues & Expenses passed through	<u>II-2</u>	☒
Operating Expenses	<u>II-3</u>	☒
Large Items	<u>II-4</u>	☒
Known & Measurable Changes	<u>II-5</u>	☒
Allocation of Payroll Expenses	<u>II-6</u>	☒
Employee Pensions/Benefits	<u>II-7</u>	☒
Rate Case Expense	<u>II-8</u>	☒
SECTION III	<u>RETURN AND RATE BASE/PLANT & EQUIPMENT INFORMATION</u>	
Requested Return	<u>III-1</u>	☒
Rate Base Summary	<u>III-2</u>	☒
Utility Plant - Original Cost & Depreciation	<u>III-3</u>	☒
Utility Plant reconciled to previous filing	<u>III-3(a)</u>	☒
Accumulated Depreciation	<u>III-3(b)</u>	☒
Construction Work in Progress	<u>III-4</u>	☒
Developer Construction work in progress	<u>III-4(a)</u>	☒
Materials and Supplies Inventory	<u>III-4(b)</u>	☒
Working Cash Allowance Calculations	<u>III-5</u>	☒
Long Term Debt/ Notes Payable – Water and Sewer	<u>III-6</u>	☒
Contributions in Aid of Construction and Advances	<u>III-7</u>	☒
Advances for Construction	<u>III-7(a)</u>	☒
Contributions in Aid of Construction	<u>III-7(b)</u>	☒

UTILITY NAME: TIMBERCREST PARTNERS LLC GENERAL WATER RATE/TARIFF CHANGE APPLICATION SCHEDULES

Complete all of the following schedules for your Class C or D utility (if the schedule does not apply, include it marked "N/A")

TABLE OF CONTENTS (Page 2 of 2)

FOR TEST YEAR ENDED: 12/31/2018DATE SUBMITTED TO PUCT: Refer to Docket 50197

		<u>Attachment Schedule</u>	<u>Items Checked</u>
SECTION IV	<u>TAXES OTHER THAN INCOME</u>	IV	
	Property Taxes	<u>IV-1(a)</u>	☒
	Payroll Taxes	<u>IV-1(b)</u>	☒
	Other Taxes	<u>IV-1(c)</u>	☒
	Revenue Related Taxes	<u>VI-2</u>	☒
SECTION V	<u>FEDERAL INCOME TAXES (FIT)</u>		
	Income Taxes at Present Rates-effective rate	<u>V</u>	☒
SECTION VI	<u>RATE DESIGN</u>		
<u>SUBSTITUTE FOUND IN ATTACHMENT 2 WORKPAPERS "WP RATE DESIGN"</u>			
	Fixed & Variable Revenue Requirement Allocation	<u>VI-1</u>	☐ N/A
	Flat Rate	<u>VI-2</u>	☐ N/A
	Rate Calculation for Single Tier Gallonage Charge for		
	All Usage	<u>VI-3</u>	☐ N/A
	Multi-Tiered Rate Calculation	<u>VI-4</u>	☐ N/A
	Surcharge Calculation	<u>VI-5</u>	☐ N/A
	Flat Rate Surcharge Calculation	<u>VI-5(a)</u>	☐ N/A
	Meter Equivalent Surcharge Calculation	<u>VI-5(b)</u>	☐ N/A
SECTION VII	<u>RATES & REVENUE GENERATED FOR NOTICE</u>		
<u>SUBSTITUTE FOUND IN ATTACHMENT 2 WORKPAPERS "WP RATE DESIGN"</u>			
	Revenue Generated for Flat Rate	<u>VII-1</u>	☐ N/A
	Revenue Generated for Single Tier Gallonage Charge		
	for All Usage	<u>VII-2</u>	☐ N/A
	Revenue Generated for Multi-Tier Gallonage Charges	<u>VII-3</u>	☐ N/A
	Surcharge Revenue Calculation	<u>VII-4</u>	☐ N/A
	Revenue Generated for Flat Rate Surcharge	<u>VII-4(a)</u>	☐ N/A
	Revenue Generated for Meter Equivalent Surcharge	<u>VII-4(b)</u>	☐ N/A

SCHEDULE I-1 REV REQUIREMENT

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UTILITY NAME TIMBERCREST PARTNERS LLC						
SCHEDULES - CLASS C RATE/TARIFF CHANGE						
I-1 REVENUE REQUIREMENT SUMMARY						
PUCT Docket No. 50197			Test Year End		12/31/2018	

A	B		C	D	E	F=D+E	G
	Acct. No.			Historical Test Year *	K & M Changes *	Adjusted Test Year *	
Line	Water	Sewer	Account Name				Reference / Instructions
1	610	710	Purchased water/sewer treatment	\$0		\$0	Schedule II-3, Columns C-E, Line 1
2		711	Sludge Removal Expense	\$0		\$0	Schedule II-3, Columns C-E, Line 2
3	615 1	715 1	Power Expense-production only	\$30,542	\$6,701	\$37,243	Schedule II-3, Columns C-E, Line 3
4	618	718	Chemicals and other volume related expenses	\$151,248	\$61,484	\$212,732	Schedule II-3, Columns C-E, Line 4
5	601 1	701 1	Employee labor	\$14,347	\$0	\$14,347	Schedule II-3, Columns C-E, Line 5
6	620	720	Materials	\$0	\$0	\$0	Schedule II-3, Columns C-E, Line 6
7	631-636	731-736	Contract work	\$53,247	\$0	\$53,247	Schedule II-3, Columns C-E, Line 7
8	650	750	Transportation expenses	\$924	\$0	\$924	Schedule II-3, Columns C-E, Line 8
9	664	764	Other plant maintenance	\$24,713	\$0	\$24,713	Schedule II-3, Columns C-E, Line 9
10	601 2	702 2	Office salaries	\$23,076	\$0	\$23,076	Schedule II-3, Columns C-E, Line 10
11	603	703	Mgmt salaries	\$0	\$0	\$0	Schedule II-3, Columns C-E, Line 11
12	604	704	Employee pensions & benefits	\$36	\$0	\$36	Schedule II-3, Columns C-E, Line 12
13	615 2	715 2	Purchased power-Office only	\$0	\$0	\$0	Schedule II-3, Columns C-E, Line 13
14	670	770	Bad debt expense	\$94	\$0	\$94	Schedule II-3, Columns C-E, Line 14
15	676	776	Office services & rentals	\$4,578	\$0	\$4,578	Schedule II-3, Columns C-E, Line 15
16	677	777	Office supplies & expenses	\$483	\$0	\$483	Schedule II-3, Columns C-E, Line 16
17	678	778	Professional services	\$4,929	\$0	\$4,929	Schedule II-3, Columns C-E, Line 17
18	684	756-759	Insurance	\$16,079	\$0	\$16,079	Schedule II-3, Columns C-E, Line 18
19	667	767	Regulatory expense (other)	\$12,578	\$0	\$12,578	Schedule II-3, Columns C-E, Line 19
20	675	775	Miscellaneous expenses	\$2,070	\$0	\$2,070	Schedule II-3, Columns C-E, Line 20
21			Total operating Expenses	\$338,946	\$68,185	\$407,131	Add Lines 1-20
22	403		Depreciation	\$31,596		\$31,596	Schedule III-3, Column F, Line 32
23	408		Taxes Other than Income	\$23,344		\$23,344	Schedule IV(b), Column F, Line 8
24	409/10		Income Tax Expense	\$0	\$20,880	\$20,880	Schedule V, Column C, Line 6
25			TOTAL EXPENSES	\$393,885	\$89,066	\$482,951	Add Lines 21-24
26			TOTAL HISTORIC REVENUE	\$202,340			Schedule I-2, Line 7
27			HISTORICAL TEST YEAR RETURN	\$191,545			Line 26 less Line 25
28			REQUESTED RETURN			\$113,941	Schedule III-1, Line 3
29			TOTAL REVENUE REQUIREMENT			\$596,891	Line 25 plus Line 28
30			LESS OTHER REVENUES			\$4,799	Schedule II-2(b), Column D, Line 8
31			Revenue for Rate Design		(to VI, line 1)	\$601,690	Line 29 less Line 30 (if line 30 is negative, add the two lines)

32	666	766	Regulatory (rate case) expense				Schedule II-8, Column D, Line 19
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* Amounts can be found in Attachment 2 Workpapers "WP Cust Class Cost of Ser Study"

UTILITY NAME: TIMBERCREST PARTNERS LLC	
SCHEDULES - CLASS C RATE/TARIFF CHANGE	
FOR TEST YEAR ENDED:	12/31/2018
I-2 HISTORICAL REVENUE SUMMARY	

Line No.	NARUC A/C Description	Historical Test Year *	
1.	461 Metered connections base rate revenue	\$5,804	From financial records
2.	461 Metered connection gallonage rate revenue	\$52,239	From financial records
3.	460 Unmetered (Flat rate) revenue	\$139,499	From financial records
4.	Total Metered & Flat Rate Revenue	\$197,542	
5.	Plus: Total Other Revenues **	\$4,799	From Schedule II-2(b), Column B, Line 8
6.	Total Historic Test Year Revenues per income statement and Annual Report*		Line 4 + Line 5

(to I-1, Column D, line 26)

*	Water and Sewer Base Rate Revenues Estimated
**	Represents Allocated Amounts

UTILITY NAME: **TIMBERCREST PARTNERS LLC**

SCHEDULES - CLASS C RATE/TARIFF CHANGE

I-3 CONNECTION COUNT

FOR TEST YEAR ENDED:

12/31/2018**I-3(a): METERED ACTIVE CONNECTIONS BY METER SIZE
(COMPANIES WITH METERED RATE CUSTOMERS)**

A	B	C	D	E	F	G	H
		Number of Connections					
Line No.	Meter Size	End of Prior Year	Test Year Additions	End of Test Year	Average	Meter Ratios	Meter Equivalencies End of TY
		PUCT report Sch. 9		(C+D)	(C + E) /2		(E x G)
1.	5/8" x 3/4"					1.0	
2.	3/4"					1.5	
3.	1"					2.5	
4.	1 1/2"	2	1	3	2.5	5.0	15
5.	2"	1	1	2	1.5	8.0	16
6.	8"	0	1	1	0.5	80	80
7.							
8.							
9.	Total						111
10.	Average						

**I-3(b) UNMETERED ACTIVE (FLAT RATE) CUSTOMERS
(COMPANIES WITH UNMETERED (FLAT) RATE CUSTOMERS)**

A	B	C	D	E	F
		Number of Active Connections			
Line No.	Flat Rate Unit	End of Prior Year	Test Year Additions	End of Year	Average
		PUCT report Sch. 9		(C + D)	(C + E) /2
1.		338	-3	335	336.5
2.					
3.					
4.					
5.	Total	338		335	336.5

SCHEDULE II-1 PRODUCTION

Dkt 50197, Page 7

UTILITY NAME	TIMBERCREST PARTNERS LLC
SCHEDULES - CLASS C RATE/TARIFF CHANGE	
II-1 - PRODUCTION	
FOR TEST YEAR ENDED	12/31/2018

II-1(a): WATER & SEWER PRODUCTION: (COMPANIES WITH METERED RATE CUSTOMERS)

Line No.	(1,000 Gallons)	A Test Year	B K & M Changes	C= A+B Adjusted Test Year	D Reference
	Water Production				
1	Total water pumped	Total Number of Gallons Treated (Pumped) (Total Master Meter Reading for the year for the utility only.)			PUCT Annual Report
2	Total water purchased	Total Number of Gallons Treated by Another Source (Purchased Treatment)	N/A See Below		PUCT Annual Report
3	Total water produced	Total Number of Gallons Treated			Line 1 + Line 2
4	Total water sold	Total Number of Gallons Billed			PUCT Annual Report
5	Total accounted for non-revenue water*				
6	Total unaccounted for water				Lines 3 less 4 less 5
7	Percentage				Line 6 divided by Line 3

* Describe the tracking technique for calculating line 5 and provide the records reflecting the calculation

Known and measurable calculations and explanations

II-1(b) WATER PRODUCTION (COMPANIES WITH UNMETERED (FLAT) RATE CUSTOMERS)

Line No.	Description	A Test Year	B K & M Change	C=A+B Adjusted Test Year	D Reference
1	Water Purchased (1,000 gallons)	0	0	0	PUCT report Sch D-1
2	Water Pumped (1,000 gallons)	43,582,000	9,562,720	53,144,720	PUCT report Sch D-1
3	Total production (1,000 gallons)	43,582,000		53,144,720	Line 1 + Line 2

Known and measurable calculations and explanations

UTILITY NAME **TIMBERCREST PARTNERS LLC**

SCHEDULES - CLASS C RATE/TARIFF CHANGE

II-2 OTHER REVENUES & EXPENSES PASSED THROUGHFOR TEST YEAR ENDED **12/31/2018****II-2(a) PURCHASED WATER OR OTHER PASS THROUGH EXPENSES***

Line No	A	B	C	D	E
	Purchased from	Units purchased (in _____) (e g 1,000 gal, AC - FT)	Price Per Unit *	Total Calculated Cost (B x C)	Actual Cost paid per financial records
1.	North Harris County Regional Water Authority	43,582	\$3.32	\$144,585	\$144,585
2.					
3.					
4.	Total**	43,582		\$144,585	\$144,585

* **Average effective rate due to rate increase during 2018, \$2.90 to \$3.40 (Affective April 1)****II-2(b) OTHER REVENUES COLLECTED FROM CUSTOMERS**

Line No.	A	B		D
	Item passed thru or type of other revenue	Test year historical revenues collected		Test year revenues netted against COS
1.	*Tap Fees*	\$0		\$0
2.	Late Fees	\$0		\$0
3.	Meter Test Fees	\$0		\$0
4.	Reconnect Fees	\$0		\$0
5.	Purchased Water Fees**	\$0		\$0
6.	Groundwater Conservation District Fees**	\$0		\$0
7.	Other (attach detail) **	\$4,799		\$4,799
8.	Total Other Revenues	\$4,799		\$4,799

(to Sch I-2, line 5)

(to Sch I-1, line 30)

* *

Allocated Revenues, see Attachment 2 workpapers

SCHEDULE II-3 OPERATING EXP

Dkt 50197, Page 9

UTILITY NAME	TIMBERCREST PARTNERS LLC
SCHEDULES - CLASS C RATE/TARIFF CHANGE	
II-3 OPERATING EXPENSES	
FOR TEST YEAR ENDED	12/31/2018

INSTRUCTIONS: This page is required to support Schedule I-1 Rev Requirement. Complete the columns A and B with historical financial data for the last two record periods and column C with the actual financial data for the test year. Indicate the kinds of expenses included in this account by identifying all large* items in Schedule II-4 Large Items Identified. The known and measurable (K&M) change column represents the total change in expenses anticipated for the year after the test year. Identify all K&M expenses anticipated in Schedule II-5 Known & Measurable Revenues or Expenses Justifications. The K&M amount represents only the increase or decrease in line item expense from the test year.

If the actual for the Test Year is higher than previous years, explain the increase.

* A large item is more than 10% of the test year account balance and more than \$1,000.

			A	B	C	D	E
NARUC Acct. No			2 Years before Test Year *	1 Year before Test Year *	Test Year *	K & M Change (K&M) Positive or (negative)	Adjusted Test Year (Column C plus Column D) **
Water	Sewer	NARUC Account Description					
1	610	710	Purchased Water / Sewer Treatment	\$0	\$0	\$0	\$0
2		711	Sludge Removal Expense	\$0	\$0	\$0	\$0
3	615.1	715.1	Power Expense-Production Only	\$30,542	\$30,542	\$30,542	\$6,701
4	618	718	Chemicals and other volume related expenses	\$108,175	\$104,932	\$151,248	\$61,484
5	601.1	701.1	Employee Labor (non-administrative)	\$12,549	\$13,111	\$14,347	\$0
6	620	720	Materials and Supplies	\$0	\$0	\$0	\$0
7	631-636	731-736	Contract Work	\$47,419	\$44,977	\$53,247	\$0
8	650	750	Transportation Expenses	\$812	\$513	\$924	\$0
9	664	764	Other Plant Maintenance	\$23,469	\$22,893	\$24,713	\$0
10	601.2	702.2	Office Salaries	\$18,083	\$20,628	\$23,076	\$0
12	604	704	Employee Pensions & Benefits	\$43	\$42	\$36	\$0
13	615.2	715.2	Purchased Power - Office Only	\$0	\$0	\$0	\$0
14	670	770	Bad Debt Expense	\$28,931	\$14	\$94	\$0
15	676	776	Office Services & Rentals	\$4,868	\$4,753	\$4,578	\$0
16	677	777	Office Supplies & Expenses	\$588	\$73	\$483	\$0
17	678	778	Professional Services	\$2,547	\$8,012	\$4,929	\$0
18	684	756-759	Insurance	\$11,568	\$11,725	\$16,079	\$0
19	667	767	Regulatory Expense (Other)	\$6,779	\$5,204	\$12,578	\$0
20	675	775	Miscellaneous Expenses	\$13,156	\$54	\$2,070	\$0
21			TOTAL	\$309,531	\$267,472	\$338,946	\$68,185

* Amounts in Columns A, B & C have been functionalized (allocated) between Water and Sewer. See Attachment 2 Workpapers, "WP Sch I.1 & Sch II.3".

** Amounts in Column E have been functionalized (allocated) between Water and Sewer. See Attachment 2 Workpapers, "WP Cust Class Cost of Serv Study".

SCHEDULE II-4 LARGE ITEMS

Dkt 50197, Page 10

UTILITY NAME TIMBERCREST PARTNERS LLC SCHEDULES - CLASS C RATE/TARIFF CHANGE II-4 LARGE ITEMS FOR TEST YEAR ENDED 12/31/2018
--

INSTRUCTIONS: Describe all large items listed in Schedule II-3 Operating Expenses in the test year column, the amount of the large item, and the justification for the large item. For each large item, provide documentation from the vendor, contractor, etc. that supports the cost.

* A large item is more than 10% of the test year account balance and more than \$1,000

	NARUC Account Number	Description of Expense	Amount of Large Item	Justification	Schedule Reference	Supporting documentation attachment number
1						
2						
3						
4						
5	SEE "WP Large Item Detail" FOUND IN ATTACHMENT 2 WORKPAPERS					
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						

UTILITY NAME TIMBERCREST PARTNERS LLC
 SCHEDULES - CLASS C RATE/TARIFF CHANGE
II-5 KNOWN & MEASURABLE REVENUES OR EXPENSES JUSTIFICATION
 FOR TEST YEAR ENDED **12/31/2018**

INSTRUCTIONS: Describe all known and measurable changes in revenues and expenses, the amount of the change, and the justification for the change. For each change, provide documentation from the vendor, contractor, etc. that supports the increase or decrease in costs. Adequate supporting documentation consists of a rate change notice, a new contract etc. which must be submitted with the application. Reference the source documentation to this schedule.

	NARUC Account Number	Description of Expense	Amount of Large Item	Justification	Schedule Reference	Supporting documentation attachment number
1	618	52020 Utilities - N.Harris County Water Auth	\$60,022	Remove NHCRWA charges for surcharge	"WP Norm Vol"	N/A
2	615.1/715.1	52040 Utilities - Electricity	\$6,701	volumes due to additional customers	"WP Norm Vol"	N/A
3	618/718	50810 Sanitation - Chemicals	\$1,462	volumes due to additional customers	"WP Norm Vol"	N/A
4						
5						
6						
7						
8						
9						
10						
11						
12						
13						
14						
15						
16						
17						
18						
19						
20						

UTILITY NAME **TIMBERCREST PARTNERS LLC**
 SCHEDULES - CLASS C RATE/TARIFF CHANGE
II-6 ALLOCATION OF PAYROLL EXPENSES
 FOR TEST YEAR ENDED **12/31/2018**

SOME SALARIES MUST BE CAPITALIZED IN THIS REPORT IF EMPLOYEES INSTALL PLANT IN SERVICE

II-6(a) PAYROLL COSTS

Line No	Employee Name	A Test Year Payroll	B Capitalized Payroll	C Expensed Payroll	D 1st 7000 or new limit (FUTA max)	E 7,001 to 9000 or new limit (SUTA max)	F 9,001 to 118500 or new limit (or FICA max)	G over 118500 or new limit	H Total Payroll
1									
2									
3									
4									
5									
6	The Timbercrest Utility Operation Uses Outside Contractors For Additions And Replacements. A Reasonable Amount of Indirect Office Employee Salaries have been Allocated. See Attachment 2 "WP Cust Class Cost of Serv Study".								
7									
8									
9	Total								
10	Column B, Line 9 divided by Column A, Line 9 multiplied by 100 for percentage			Percentage Capitalized					

II-6(b) ALLOCATION OF PAYROLL TO EXPENSE:

Line 'Total Payroll Expenses' should equal the total from 'Expensed Payroll' (Column C, Line 9) above

Line No	Acct No	Account Name	Test Year Expense
	Water	Sewer	
1	601 1	701 1 Employee labor	
2	601 2	702 2 Office salaries	
3	603	703 Management salaries	
4	Total Payroll Expenses (Add Lines 1-3)		

Should equal Schedule II-3, Column C, Line 5

Should equal Schedule II-3, Column C, Line 10

Should equal Schedule II-3, Column C, Line 11

Should equal Schedule II-6(a), Column C, Line 9

*Attach a brief summary of the utility's capitalization policy and explain any changes in capitalization rates of more than 5% per year

** Attach an explanation and calculation for K&M salary changes from test year

UTILITY NAME: **TIMBERCREST PARTNERS LLC**

SCHEDULES - CLASS C RATE/TARIFF CHANGE

II-7 EMPLOYEE PENSIONS AND BENEFITSFOR THE TEST YEAR ENDED: **12/31/2018**

This page is supplemental information. It is required to complete Schedule I-1.
References below refer to Schedule I-1.

Line No.	Account No.	Account Name
13.	604	Employee pensions and benefits

Employee pensions and benefits

List the amount spent on Employee's pensions and benefits for the last two record periods and estimate for the Test Year. Indicate the kinds of expenses included in this account by identifying all items by category. For example, Pensions includes such items as ESOPs and IRAs. The "Other" column includes such items as dental, vision, life insurance, etc. Also include the number of employees covered and charged to account 674 and indicate the cost per employee. As applicable, provide information on any qualified pensions offered to employees and documentation, such as actuarial studies, discussing net pension costs as well as current funding status of the utility's projected benefit obligation. If the Test Year amount is higher than previous years, indicate the reason for the anticipated change:

List types of Pensions & Benefits:

Year	\$ Total Amount	\$ Pensions	\$ Health	\$ Other	\$ Amount Capitalized*
------	-----------------	-------------	-----------	----------	------------------------

Cost per Employee:

Year	\$ Total Amount	\$ Pensions	\$ Health	\$ Other	\$ Amount Capitalized*
------	-----------------	-------------	-----------	----------	------------------------

A Reasonable Amount of Indirect Office Employee Benefits has been Allocated. See Attachment 2 workpapers "WP Cust Class Cost of Ser Study".

Number of Employees covered:

Cost per Employee:

List types of Pensions & Benefits:

Year	\$ Total Amount	\$ Pensions	\$ Health	\$ Other	\$ Amount Capitalized*
------	-----------------	-------------	-----------	----------	------------------------

Number of Employees covered:

Cost per Employee:

*(use % on Schedule 11-6(a), line 10)

THE TIMBERCREST UTILITY OPERATION USES OUTSIDE CONTRACTORS

UTILITY NAME: **TIMBERCREST PARTNERS LLC**
 SCHEDULES - CLASS C RATE/TARIFF CHANGE
II-8 RATE CASE EXPENSE

FOR THE TEST YEAR ENDED: **12/31/2018**

INSTRUCTIONS: List the amount spent on rate case expense. Provide the items comprising the rate case expense claim (include the actual billings or invoices in support of each kind of rate case expense) and the items comprising the actual expenses of the prior rate cases. Invoices should include number of hours billed, hourly rate, and services performed for each block of time billed, and the name of the person providing the service. Include a detailed list of travel, entertainment, meals expense included in rate case expense specifically by item with an attached invoice, and summarized by type of expense. Record Commission filing fees or fees to consultants, attorneys, etc. in formal and informal rate cases, complaints, or other dealings with the Commission, which are not reported under Professional Services. Typically, the commission allows recovery of rate case expense through a surcharge. If the applicant does not file every year, the expense must be amortized over the time between filings and only one year's worth should be charged to customers. Add additional pages if necessary.

ESTIMATE OF RATE CASE EXPENCES

	A	B	C	D	E
	Vendor	Posting Date	Invoice Date	Amount	Supporting documentation attachment number
1.	RATE CONSULTANT - GDS			\$ 50,000.00	
2.	ATTORNEY - COZEN			\$ 30,000.00	
3.			Total	\$ 80,000.00	
4.					
5.					
6.					
7.					
8.					
9.					
10.					
11.					
12.					
16.					
17.					
18.					
19.	Total (Sum Lines 1 - 18)				

UTILITY NAME **TIMBERCREST PARTNERS LLC**
SCHEDULES - CLASS C RATE/TARIFF CHANGE

III-1 REQUESTED RETURN
FOR THE TEST YEAR ENDED **12/31/2018**

RETURN ON RATE BASE:

Line No		
1	Test year end rate base (from Schedule III-2, Line 14)	\$1,438,645
2	Requested ROR (Column F, Line 7 below)	7.92%
3	Return on rate base (Line 1 x Line 2)	\$113,941

Rate of Return:

For col A line 2, actual equity should equal the amount the owner has contributed to the business to finance invested capital. However, if your actual debt percentage or equity percentage is greater than 60%, then use a 50/50% claimed capital structure.

Line No.	Description	A Actual Amount	B Actual Percentage	C Claimed Percentage	D Rate	E Reference	F Weighted Average Rate
			Amount from previous column divided by Line 6, Column C	Proposed Capital Structure Percentage			$F = C \times D$
4	Long Term Debt and Advances from associated companies from III-6, Col E, Line 9	N/A	N/A	50.00%	4.92%	BAA 12/31/2018	2.46%
5	Equity (Balance sheet plus adjustments)	N/A	N/A	50.00%	10.92%	BAA + 6 POINTS	5.46%
6	Total Capitalization Col A line 4 plus Col A line 5	N/A					
7	Overall Rate of Return					Line 4 + Line 5	7.92%

Total Col F, Line 7 to Line 2 above

* Please explain the applicant's requested return on Equity on Column D line 5. Include all calculations.

COMMENTS: As discussed in the Statement of Intent the Timbercrest utility is embedded in a trailer park rental operation. Thus, Timbercrest does not maintain debt specifically for the utility operation and is proposing a 50/50 hypothetical capital structure, a cost of debt based on the BAA bond rate at 12/31/2018 of 4.92 provided by the PUC website. The proposed return on equity represents the BAA Bond rate proposed plus 6 points or 10.92.

UTILITY NAME: **TIMBERCREST PARTNERS LLC**
 SCHEDULES - CLASS C RATE/TARIFF CHANGE
III-2 RATE BASE SUMMARY

FOR THE TEST YEAR ENDED: **12/31/2018**

If more than one public water system (PWS) or Wastewater System enter the total of all of the systems here.

Line No.	A Description	B Amount *	C Reference (From)
	Additions:		
1.	Utility plant (Original Cost)	\$2,177,413	Schedule III-3, Column D, Line 32
2.	Construction work in progress	\$0	Schedule III-4, Column C, Line 5
3.	Materials and supplies	\$0	Schedule III-4, Column B, Line 3
4.	Prepayments	\$0	Schedule III-4, Column C, Line 3
5.	Working cash (capital)	\$53,809	Schedule III-5, Line 2, Corresponding Column for Class C or D, Water or Sewer
6.	Other Additions	\$0	Provide documentation to support
7.	TOTAL ADDITIONS (Add Lines 1 through 6)	\$2,231,222	
	Deductions:		
8.	Reserve for depreciation (Accumulated)	\$792,578	Schedule III-3, Column G, Line 32
9.	Advances for construction	\$0	Schedule III-7(a), Column F, Line 6
10.	Developer Contributions in aid of construction	\$0	Schedule III-7(b), Column G, Line 6
12.	Other Deductions	\$0	Add schedule
13.	TOTAL DEDUCTIONS (Add lines 8 through 12)	\$792,578	
14.	RATE BASE (Line 7 less Line 13)	\$1,438,645	

* Amounts Reflect Both Water & Wastewater See Attachment 2 Workpapers see "WP Original Cost Detail" and "WP Cust Cost of Serv Study".

SCHEDULE III-3 PLANT IN SERVICE

Dkt 50197, Page 17

UTILITY NAME			TIMBERCREST PARTNERS LLC			FOR THE TEST YEAR ENDED			12/31/2018			PWS ID or WQ Discharge Permit Number						
SCHEDULES CLASS RATE/TARIFF CHANGE																(Provide a schedule for each PWS or Wastewater system. Add schedules as needed, provide a summary also)		
III-3 UTILITY PLANT ORIGINAL COST & DEPRECIATION																		
			[A.1]	[A.2]	[B]	[C]	[D.1]	[D.2]	[D]	[E.1]	[E.2]	[F]	[G]	[H]	[I]			
Line No.	NARUC Acct. No.		Item Description	Plant Name	Date of Installation (MM/DD/YYYY)	Service Life (Yrs)	Original Cost When Installed (\$)	Customer CIAC Account# (\$)	Adjusted Original Cost (\$)	Economic Life (Total Days In Service)	Remaining Service Life (Yrs)	Annual Depreciation (\$)	Accumulated Depreciation (Reserve) (\$)	Net Book Value (\$)	Developer Contributions as % of Construction (CIAC) (\$)			
	Water	Sewer																
			Examples of descriptions															
			Well #1	Plant # 1														
			Well Pump 3 hp	Plant # 1														
			Booster Pump 25 hp	Plant # 1														
			Chlorination Equip	Plant # 1														
			20,000 gallon Ground Storage Tank	Plant # 1														
			5,000 gallon Pressure Tank	Plant # 1														
			3" PVC 8 meter Lines	Plant # 1														
			3" Sch 80 PVC Pressure Main 2,352 LF	Plant # 1														
			4" Gate Valves	Plant # 1														
			Gravelly Collection Lines	Plant # 1														
			Gravel Pumps	Plant # 1														
1	303	353	Land															
1.01																		
1.02																		
1.03																		
2	304	354	Structures & Improvements															
2.01																		
2.02																		
2.03																		
3	310	355	Power Generation Equipment (Electrical/Generator)															

UTILITY NAME: **TIMBERCREST PARTNERS LLC**
 SCHEDULES - CLASS C RATE/TARIFF CHANGE

III-3(a) UTILITY PLANT IN SERVICE-RECONCILIATION TO PRIOR CASE *

FOR TEST YEAR ENDED: **12/31/2018**

ORIGINAL COST DATA

A	B	C	D
Line No.	Description	Amount	Amount
1.	Beginning Gross Plant balance - (from previous rate case)	Must match previous rate case	\$
2.	Plant additions after previous rate case		
3.		\$	
4.			
5.			
6.			
7.			
8.			
9.			
10.			
11.	Total additions (add lines 3 through 10, Col C)		\$
	Test year plant retirements after previous rate case:		
12.		\$	
13.			
14.			
15.			
16.			
17.			
18.			
19.			
20.	Total retirements (add line 12 through 19, Col C)		\$
21.	Ending balance (line 1 + line 11 - line 20)	Equals III-3, Column D, line 32	\$

Please provide a full explanation of any adjustments to accounts from the prior period.

*** Timbercrest Utility Does Not Have a PUC or TCEQ Approved Rate Base Established in Prior Proceedings.**

UTILITY NAME: TIMBERCREST PARTNERS LLC SCHEDULES - CLASS C RATE/TARIFF CHANGE III-3(b) ACCUMULATED DEPRECIATION FROM PRIOR RATE CASE * FOR THE TEST YEAR ENDED: 12/31/2018
--

ACCUMULATED DEPRECIATION:

Line No.	Description	Dollar Amount
1.	Ending-Prior Rate Case (Docket No. _____)	
2	Ending balance per Sch III-3, Column G, Line 32	
	Describe accounting adjustments made between the prior rate case and the current rate case:	

Must match previous rate case.

* **Timbercrest Utility Does Not Have a PUC or TCEQ Approved Rate Base Established in Prior Proceedings.**

UTILITY NAME: **TIMBERCREST PARTNERS LLC**
 SCHEDULES - CLASS C RATE/TARIFF CHANGE
**III-4 AVERAGE CONSTRUCTION WORK IN PROGRESS,
 MATERIALS & SUPPLIES INVENTORY & PREPAYMENTS**

FOR THE TEST YEAR ENDED: **12/31/2018**

Complete if the utility maintains these accounts. **Do not include this amount in your rate base unless the utility provides testimony meeting the requirements of PUCT Subst. Rule § 24.41(c)(4).**

III-4(a) AVERAGE CONSTRUCTION WORK IN PROGRESS *

A	B	C
Line No.	Description	Test Year Amount
1.	Beginning balance	
2.	Test year costs added	N/A
3.	Test year construction costs completed	
4.	Ending balance	
5.	Average balance - test year (line 1 plus line 4, divided by 2)	

Typically zero, to Schedule III-2, Line 2

III-4(b) MATERIALS & SUPPLIES / PREPAID EXPENSES *

Include the un-expensed or capitalized portion of materials and supplies on your balance sheet. Prepayments include amounts, such as annual insurance, that the utility has prepaid, such as a discount. Prepayments must be reasonable.

A		B	C
		Materials & Supplies inventory	Prepaid Expenses
1.	Sum of 12 test year month end balances		
2.	One month prior to the test year, month end balance	N/A	N/A
3.	13 Month Average balance (line 6 plus line 7, divided by 13)		

To III-2, Line 3.

To III-2, Line 4.

*** Timbercrest does not record and/or maintain CWIP balances, prepaids and M&S on behalf of its Utilities**

UTILITY NAME: **TIMBERCREST PARTNERS LLC**
 SCHEDULES FOR CLASS C RATE/TARIFF CHANGE
III-5 WORKING CASH ALLOWANCE CALCULATIONS
 FOR THE TEST YEAR ENDED: **12/31/2018**

For Class C Utilities, one-twelfth of O&M expense (excluding amounts charged to O&M expense for materials, supplies, expenses recovered through a pass-through provision or through charges other than base rate and gallonage charges, and prepayments) will be considered a reasonable allowance for cash working capital. For purposes of working capital calculations, O&M expense does not include depreciation, other taxes, or federal income taxes.

1. No working cash allowance is permitted when a utility bills its customers in advance and provides service to flat rate customers only. Sewer connections count for the purposes of this schedule.
2. A utility which has all metered customers and bills monthly must divide its annual Operating and Maintenance (O&M) expenses (excluding all taxes and depreciation) by 12 if it is a Class C utility, or by 8 if it is a Class D utility filing a Class C package to calculate working cash allowance. An example follows:

	Class C	Class D
1. Annual Expenses	\$70,000	\$70,000
2. Taxes and depreciation	(10,000)	(10,000)
3. Net Expenses (Line 1 - Line 2)	60,000	60,000
4. Working Cash (Line 3 / line 5)	\$5,000	\$7,500
5. Divisor	12	8

A Line No	B Description	Water	Sewer	Water	Sewer
		Class C		Class D	
1	Annual O & M Expenses *			\$91,687	\$43,368
2	Working Cash (Line 1 / Line 3)			\$11,461	\$5,421
3	Divisor	12	12	8	8

From "WP Cust Class
Cost of Ser Study"

To Sch III-2, line 5

* Refer to Attachment 2 workpapers "WP Cust Class Cost of Ser Study"

SCHEDULE III-6 DEBT

Dkt 50197, Page 22

UTILITY NAME **TIMBERCREST PARTNERS LLC**

SCHEDULES - CLASS C RATE/TARIFF CHANGE

III-6 LONG TERM DEBT/ NOTES PAYABLE - WATER AND SEWER

FOR THE YEAR ENDED **12/31/2018**

List the following information concerning debt and equity of the utility and attach copies of notes payable used. Round all percentages to two (2) decimal places. If debt from affiliated interests is allocated to the utility, provide workpapers demonstrating and justifying the allocation.

	A	B	C	D	E	F	G
	Long Term Debt Name of Bank/Lender	Date of Issue	Date of Maturity	Original Amount of Loan	Outstanding or Unpaid Balance-End of Test Year	Interest Rate	Weighted Average [G=Column E x Column F]
1							
2							
3	Timbercrest Does Not Maintain Separate Debt Related to Utility Operations. See Schedule III.1 Return for Proposed Proxy.						
4							
5							
6							
7							
8							
9	Total						

Column G To Sch
III-1, Column D,
Line 4

List short term debt, if any

UTILITY NAME: **TIMBERCREST PARTNERS LLC**
 SCHEDULES - CLASS C RATE/TARIFF CHANGE
III-7 ADVANCES FOR CONSTRUCTION AND CONTRIBUTIONS IN AID OF CONSTRUCTION
 FOR THE TEST YEAR ENDED **12/31/2018**

III-7(a) ADVANCES FOR CONSTRUCTION

	A	B	C	D	E	F	G
Line No.	Item	Date of Installation	Total Cost	Amount of Advance	Repayments made to developer	(F)=(D)-(E) Rate base Value (to Sch III-2, Line 9)	Amount to be refunded in the future*
1.							
2.							
3.	Timbercrest Does Not Have Advances for Construction						
4.							
5.							
6.	Total						

*If any advances or CIAC from developers or customers are refundable, please provide the potential date of refunding, if known

III-7(b) DEVELOPER CONTRIBUTIONS IN AID OF CONSTRUCTION*

	A	B	C	D	E	F	G
Line No.	Item	Date of Installation or Contribution	Total Cost	Amount of Developer Contribution	Annual amortization	Accumulated Amortization	(G)=(D) - (F) Rate Base Value (to Sch III-2, Line 10)
1.							
2.	Timbercrest Does Not Have Developer CIAC						
3.							
4.							
5.							
6.	Total						

*Customer CIAC is entered directly on III-3

SCHEDULE IV-1 ESTIMATED TAXES

Dkt 50197, Page 24

UTILITY NAME TIMBERCREST PARTNERS LLC SCHEDULES - CLASS C RATE/TARIFF CHANGE IV-1 ESTIMATE OF TAXES OTHER THAN INCOME FOR THE TEST YEAR ENDED 12/31/2018
--

IV-1(a) PROPERTY TAXES

A	B	C	D	E
Line No	Description	Plant Additions	Property Taxes	Reference
1	Utility plant added in test year			Schedule III-3(a), Column D, Line 11
2	Utility plant retirements in test year			Schedule III-3(a), Column D, Line 20
3	Net additions			Line 1 minus line 2

Property Taxes Paid Are For The Entire Trailer Park Property Which Includes Utility Plant. A Reasonable Allocation of TY Property Taxes Can be Found In Attachment 2 "WP Cust Class Cost of Ser Study" .

4	Property taxes paid in in test year			per property tax bills
5	Beginning Gross Plant balance			Schedule III-3(a), Column D, Line 1
6	Net Property tax rate			Line 4 divided by Line 5 times 100
7	Test year property tax on additions (Known and measurable change)			Line 3 times Line 6
8	Adjusted Test year property tax expense			Line 4 plus Line 7

IV-1(b) PAYROLL TAXES (BASED ON ADJUSTED TEST YEAR NUMBERS)

A	B	C	D	E	F	G
Line No	Tax Type	Wage Level	Tax Rate	Taxable Wages	Reference	Tax
					SCHEDULE II-6(a)	(D x E)
9	FICA	wages to _____	%		Column D+E+F Line 9	
10	Medicare	wages to _____	%		Column H Line 9	

A Reasonable Allocation of TY Indirect Office Employee Payroll Taxes Can be Found In Attachment 2 "WP Cust Class Cost of Ser Study" .

11	Added Medicare (Affordable Care Act)	wages to _____	%			
12	Federal unemployment	wages to _____	%		Column D Line 9	
13	State unemployment	wages to _____	%		Column D+E Line 9	
14	Total (add Lines 11 through 14)					
15	Less Capitalized	Use % on Sch II-6(a), line 10	%			
16	Test year Payroll Tax Expense	Line 13 less 14				
17	Known and measurable change				(Line 13 minus Line 14)	

IV-1(c) OTHER TAXES:

A	B	C	D	E
Line No.	Description	Test year	K & M change	Adjusted Test Year
18	Other taxes & licenses			
19				
20				
21	Total Other Taxes (Line 18 + Line 19 + Line 20)			
22	Total this page - taxes other than income (Sch IV-1(a) Line 8, Column D) + (Sch IV-1(b) Line 16, Column G) + (Sch IV-1(c) Line 21, Column E)		N/A	
23	Total known and measurable change (Sch IV-1(a) Line 7, Column D) + (Sch IV-1(b) Line 17, Column G) + (Sch IV-1(c) Line 21, Column D)			

UTILITY NAME **TIMBERCREST PARTNERS LLC**
 SCHEDULES - CLASS C RATE/TARIFF CHANGE
IV-2 REVENUE RELATED TAXES AND EXPENSES

FOR THE TEST YEAR ENDED **12/31/2018**

	A	B	C	D	E	F
Line No		Texas Margins Tax	City Franchise Taxes	Bad Debt Expense	Other Revenue Related	Totals (F=B+C+D+E)
1	Test year expense					
2	Test year effective rate (test year tax expense/historic test year revenues-Sch I-1)					

A Reasonable Allocation of TY Indirect Taxes Can be Found In Attachment 2 "WP Cust Class Cost of Ser Study" .

3	Gross up factor (1.0 divided by (1.0 minus Line (example below))					
4	Change in revenue requirement (Sch I-1, line 33)					
5	Adjusted revenue requirement (Line 3 x Line 4)					
6	Adjusted expense (Line 3 times Line 4)					
7	Add Schedule IV-1(c), Line 21, Column E					
8	Total taxes other than FIT (to Sch I-1, Col F, Line 26)					

Example Test Year Franchise tax	\$	100
Test Year revenues	\$	2,000
Percentage (100/2000)		0.050
Gross up factor (1/(1-0.05))		1.052631579

UTILITY NAME: **TIMBERCREST PARTNERS LLC**
 SCHEDULES - CLASS C RATE/TARIFF CHANGE
V SCHEDULE OF EFFECTIVE FEDERAL TAX RATE
 FOR THE TEST YEAR ENDED: **12/31/2018**

Section V calculated federal income tax at present rates.

PUCT allows utilities to include normalized federal income tax in the cost of service. The federal income tax calculation is based on the utility's return dollars. The schedule includes a "gross up of taxes to allow for the cost of service to include changes in taxes due to the changes in proposed revenues.

A	B	C	D
Line		Amount	Reference
1	Requested Return	\$113,941	Schedule III-1, Line 3
2	Less: Synchronized Interest	\$35,391	Schedule III-1, Column F, Line 4 x Schedule III-2, Column B, Line 14
3	Requested taxable return	\$78,550	Line 1 minus Line 2
4	Corp Tax Rate	21%	
5	Tax Factor	1.2658	1.0 divided by (1.0 minus Corp. Tax Rate)*Corp. Tax Rate = (1/(1- 0.21)*0.21)
6	Grossed up federal income tax	\$20,880	Line 3 times line 5

To Sch I-1, Line 27

UTILITY NAME: **TIMBERCREST PARTNERS LLC**
SCHEDULES - CLASS C RATE/TARIFF CHANGE

Instructions for Section VI

Complete schedules per instructions found in the column headers and reference column.

For a flat rate calculation, use VI-2 Flat Rate Calc

For a fixed rate and a variable rate, use VI-1 Fixed & Variable Alloc and

For a single tier variable rate, use VI-3 1 Tier Gallonage Rate Calc

For a multi-tier variable rate, use VI-4 Multi-Tier Rate Calc

For surcharges, use VI-5 Surcharge Calc

SEE "WP-RATE DESIGN" FOUND IN ATTACHMENT 2 WORKPAPERS

UTILITY NAME: **TIMBERCREST PARTNERS LLC**
SCHEDULES - CLASS C RATE/TARIFF CHANGE

Instructions for Section VII

Complete schedules per instructions found in the reference column.

Use schedules in this section to calculate the proposed rates and total revenue to include in notice to customers. Only use the needed schedule depending on which schedule rates were calculated with.

For **VI-2 Flat Rate Calc** use **VII-1 Revenue Flat Rate**.

For **VI-3 1 Tier Gallonage Rate Calc** use **VII-2 Revenue Generated 1 Tier**.

For **VI-4 Multi-Tier Rate Calc** use **VII-3 Revenue Gen Multi-Tier**.

For **VI-5(a) Flat Rate Surcharge Calc** use **VII-4(a) Revenue Generated for Flat Rate Surcharge**.

For **VI-5(b) Meter Equivalents Surcharge Calc** use **VII-4(b) Revenue Generated for Meter Equivalents Surcharge**.

SEE "WP-RATE DESIGN" FOUND IN ATTACHMENT 2 WORKPAPERS

ATTACHMENT 4

NOTICE

TIMBERCREST RATE FILING

DOCKET 50197

NOTICE OF PROPOSED RATE CHANGE
TO BE PROVIDED TO RATEPAYERS
PURSUANT TO
TEXAS WATER CODE §§ 13.1871 AND 13.18715

AFFIDAVIT

STATE OF TEXAS

COUNTY OF _____

I, _____ being duly sworn, file this **NOTICE OF PROPOSED RATE CHANGE** as _____ (indicate relationship to Utility that is, owner, member of partnership, title as officer of corporation, or other authorized representative of Utility); that, in such capacity, I am qualified and authorized to file and verify such notice; and that all statements made and matters set forth herein are true and correct.

I further represent that a copy of the attached notice was provided by _____ (method of delivery)

to each customer or other affected party on or about _____, 20 ____.

AFFIANT
(Utility's Authorized Representative)

TIMBERCREST PARTNERS, LLC
NAME OF UTILITY

If the Affiant to this form is any person other than the sole owner, partner, officer of the Utility, or its attorney, a properly verified Power of Attorney must be enclosed.

SUBSCRIBED AND SWORN TO BEFORE
this the _____ day of _____, 20 ____, to certify which witness my hand and seal of office.

SEAL

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

PRINT OR TYPE NAME OF NOTARY

MY COMMISSION EXPIRES _____

PUCT DOCKET NO. 50197
NOTICE OF PROPOSED RATE CHANGE PURSUANT TO
TEXAS WATER CODE §§ 13.1871 AND 13.18715

Company Name: Timbercrest Partners LLC

CCN Numbers: 11744 / 20583

has filed a rate change application with the Public Utility Commission of Texas (Commission or PUCT). The application may be reviewed online at interchange.puc.texas.gov. You may also inspect a copy of the rate change application at your utility's office at the address below or at the Commission's office (1701 N. Congress Ave, Austin, TX 78701). The proposed rates will apply to service received after the effective date provided below, unless modified or suspended by the Commission. If the Commission receives a sufficient number of protests, separately or in a combined protest letter, from at least [number of] ratepayers (10 percent of the utility's customers over whose rates the Commission has original jurisdiction) or from any affected municipality before the 91st day after the proposed effective date, the matter will be set for hearing. **See Protest Form on the next page for instructions on how to protest.**

EFFECTIVE DATE OF PROPOSED INCREASE: February 7, 2020

must be at least 35 days after notice is provided to customers and 35 days after application is filed)
(Proposed rates requested by the utility are not final. The Commission may modify the rates and order a refund or credit against future bills all sums collected during the pendency of the rate proceeding in excess of the rate finally ordered plus interest.)

Reason(s) for Proposed Rate Change:

Increases in operational costs and the addition of Commercial customers.

BILLING COMPARISON

Water

Residential(1)

Existing 5,000 gallons:	\$ 21.25	mo	Proposed 5,000 gallons:	\$ 31.91	mo
Existing 10,000 gallons:	\$ 27.50	mo	Proposed 10,000 gallons:	\$ 31.91	mo

Commercial(2)

Existing 5,000 gallons:	\$ 86.25	mo	Proposed 5,000 gallons:	\$ 330.37	mo
Existing 10,000 gallons:	\$ 92.50	mo	Proposed 10,000 gallons:	\$ 330.62	mo

Sewer

Residential(1)

Existing 5,000 gallons:	\$ 18.30	mo	Proposed 5,000 gallons:	\$ 31.91	mo
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Commercial(2)

Existing 5,000 gallons:	\$96.25	mo	Proposed 5,000 gallons:	\$ 334.82	mo
Existing 10,000 gallons:	\$108.75	mo	Proposed 10,000 gallons:	\$ 339.51	mo

(1) Assumes 5 8" Meter

(2) Assumes 2" Meter

Subdivision(s) of System(s) Affected by Rate Change: Timbercrest, PWS # 1011973

Company Address: 25903 Elmfield Drive, Spring, Texas 77389 **Company Phone No:** 281.351.4184

Annual Revenue Increase: Water \$292,765 | Sewer \$102,487 **Date Notice Delivered:** January 3, 2020

Date of Last Rate Change: Unknown

Date Meters Typically Read: 1st of the month

* Prior to providing notice, the utility shall file a request for the assignment of a docket number for the application.

**PUCT DOCKET NO. 50197
RATEPAYER PROTEST**

If you wish to PROTEST the proposed rate change, you must submit this form and 10 copies to:

**Filing Clerk
Public Utility Commission of Texas
1701 North Congress Avenue
P.O. Box 13326
Austin, Texas 78711-3326**

Unless protests are received from at least 10% of ratepayers or from any affected municipality, or the Commission Staff requests a hearing, no hearing will be held and the rates will be effective as proposed.

CUSTOMER INFORMATION (to be completed by customers submitting protests)

First Name: _____ Last Name: _____
Phone Number: _____ Fax Number: _____
Address, City, State: _____
Location where service is received: _____
(if different from the mailing address)

Please fill out the following:

I wish to PROTEST the following proposed rate action/s:

- ☐ Water Rate Change ☐ Sewer Rate Change ☐ Both Water and Sewer Rate Change
☐ Other (please specify below)

Signature of Protestant:

-

Date: _____

**Si desea informacion en Espanol, puede llamar al
1-888-782-8477**

**Hearing- and speech-impaired individuals with text telephones may contact the PUCT's Customer Assistance
Hotline at
512-936-7136**

NOTICE OF PROPOSED RATE CHANGE - WATER AND SEWER

WATER - CURRENT BASE RATES		WATER - PROPOSED BASE RATES	
Monthly base rate including 3,000 gallons		Monthly base rate including 0 gallons	
WATER -RESIDENTIAL-Meter Size Charge		WATER -RESIDENTIAL-Meter Size Charge	
5/8" or 3/4"	\$18.75	5/8" or 3/4"	\$31.91
1"	\$26.25	1"	\$79.77
1 1/2"	\$63.75	1 1/2"	\$159.54
2"	\$83.75	2"	\$255.26
3"	N/A	3"	\$478.61
4"	N/A	4"	\$797.68
CURRENT GALLONAGE CHARGE (per 1,000 gallons)		PROPOSED GALLONAGE CHARGE (per 1,000 gallons)	
VOLUME	CHARGE	VOLUME	CHARGE
All Gallons	\$1.25/1000 gals.	All Gallons	\$0.00/1000 gals.
WATER -COMMERCIAL-Meter Size Charge		WATER -COMMERCIAL-Meter Size Charge	
5/8" or 3/4"	\$18.75	5/8" or 3/4"	\$41.27
1"	\$26.25	1"	\$103.16
1 1/2"	\$63.75	1 1/2"	\$206.33
2"	\$83.75	2"	\$330.13
3"	N/A	3"	\$618.99
4"	N/A	4"	\$1,031.64
6"	N/A	6"	\$2,063.29
8"	N/A	8"	\$3,301.26
10"	N/A	10"	\$4,745.57
12"	N/A	12"	\$8,872.14
CURRENT GALLONAGE CHARGE (per 1,000 gallons)		PROPOSED GALLONAGE CHARGE (per 1,000 gallons)	
VOLUME	CHARGE	VOLUME	CHARGE
All Gallons	\$1.25/1000 gals.	All Gallons	\$0.05/1000 gals.
EXISTING PASS THROUGH CLAUSE (Water):		PROPOSED PASS THROUGH CLAUSE (Water):	
Timbercrest is located within the boundaries of the North Harris County Regional Water Authority (the "NHCRWA") which levies a pumpage fee on each 1,000 gallons of well water pumped by the Utility. A fee shall be added to each customer bill equal to the current NHCRWA pumpage fee multiplied by the number of gallons used by the customer divided by 1,000 and multiplied by 10%.		Timbercrest is located within the boundaries of the North Harris County Regional Water Authority (the "NHCRWA") which levies a pumpage fee on each 1,000 gallons of well water pumped by the Utility. A fee shall be added to each Commercial water customer's bill equal to the current NHCRWA pumpage fee divided by 1 minus the water loss factor of 15%. The NHCRWA pass through rate will be update as the fee changes per NHCRWA notice. PTR = Pass Through Clause Rate Charged Per 1,000 Gallons CR = Current up to date NHCRW Pumpage Rate in Effect Loss Factor = 0.15 PTR = CR ÷ (1-.15)	

RESIDENTIAL SEWER - CURRENT BASE RATES		RESIDENTIAL SEWER - PROPOSED BASE RATES	
Monthly usage based winter average which includes the following months: December, January & February		Monthly usage based on actual usage	
SEWER -RESIDENTIAL-Meter Size Charge		SEWER -RESIDENTIAL-Meter Size Charge	
5 8" or 3 4"	\$15.00	5 8" or 3 4"	\$31.91
1"	\$26.25	1"	\$79.77
1 1 2"	\$63.75	1 1 2"	\$159.54
2"	\$83.75	2"	\$255.26
3"	N/A	3"	\$478.61
4"	N/A	4"	\$797.68
CURRENT GALLONAGE CHARGE (per 1,000 gallons)		PROPOSED GALLONAGE CHARGE (per 1,000 gallons)	
VOLUME	CHARGE	VOLUME	CHARGE
All Gallons	\$1.65/1000 gals.	All Gallons	\$0.00/1000 gals.
COMMERCIAL SEWER - CURRENT BASE RATES		COMMERCIAL SEWER - PROPOSED BASE RATES	
Monthly usage based on actual usage		Monthly usage based on actual usage	
SEWER -COMMERCIAL-Meter Size Charge		SEWER -COMMERCIAL-Meter Size Charge	
5 8" or 3 4"	\$15.00	5 8" or 3 4"	\$41.27
1"	\$26.25	1"	\$103.16
1 1 2"	\$63.75	1 1 2"	\$206.33
2"	\$83.75	2"	\$330.13
3"	N/A	3"	\$618.99
4"	N/A	4"	\$1,031.64
6"	N/A	6"	\$2,063.29
8"	N/A	8"	\$3,301.26
10"	N/A	10"	\$4,745.57
12"	N/A	12"	\$8,872.14
CURRENT GALLONAGE CHARGE (per 1,000 gallons)		PROPOSED GALLONAGE CHARGE (per 1,000 gallons)	
VOLUME	CHARGE	VOLUME	CHARGE
All Gallons	\$2.50/1000 gals.	All Gallons	\$0.94/1000 gals.
NO CHANGES TO MISCELLANEOUS FEES			

If applicable, list any bill payment assistance programs to low income ratepayers. NONE

ATTACHMENT 5

VERIFICATION OF ACCURACY

TIMBERCREST RATE FILING

DOCKET 50197

PUC DOCKET NO. 50197
UTILITY NAME: TIMBERCREST PARTNERS, LLC
WATER CCN NO. 11744 / SEWER CCN NO. 20583
FOR TEST YEAR ENDED: DECEMBER 31, 2018

VERIFICATION OF ACCURACY

OATH

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

State of Texas

County of Harris as:

Sidney Coleman makes oath and says that he/she is Director
(Name of Affiant) (Official Title of Affiant)

of Timbercrest Partners, LLC
(Exact Legal Title or Name of the Respondent)

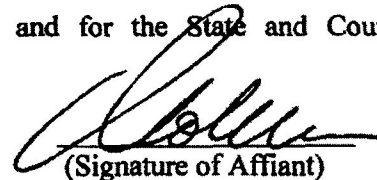
The signed officer has reviewed the application.

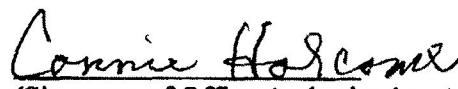
Based on the officer's knowledge, the application does not contain any untrue statements of a material fact or omit to state a material fact necessary in order to make the statements made, in light of the circumstances under which such statements were made, not misleading.

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

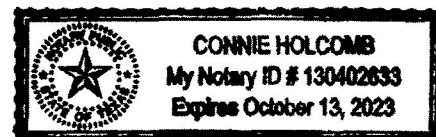
He/she swears that all other statements contained in the said rate application are true, and that the said rate application is a correct and complete statement of the business and the above-named respondent during the test year time frame of January 1, 2018 to December 31, 2018 and including any additional time frames aside from the aforementioned test year resulting from rate case requests for information.

Subscribed and sworn to and before me, a Notary Public in and for the State and County above-names, this 19th day of December, 2019.


(Signature of Affiant)


(Signature of Office Authorized to Administer Oaths)

My commission expires: 10/13/23

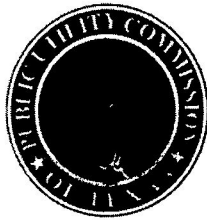


ATTACHMENT 6

PROPOSED TARIFFS

TIMBERCREST RATE FILING

DOCKET 50197



WATER UTILITY TARIFF

Docket Number: 50197

(this number will be assigned by the Public Utility Commission after your tariff is filed)

TIMBERCREST PARTNERS, LLC

(Utility Name)

25903 ELMFIELD DRIVE

(Business Address)

SPRING, TEXAS 77389

(City, State, Zip Code)

281.351.4184

(Area Code/Telephone)

This tariff is effective for utility operations under the following Certificate of Convenience and Necessity: 11744

This tariff is effective in the following counties:

HARRIS

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

NONE

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

TIMBERCREST SUBDIVISION PWS # 1011973

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):

TABLE OF CONTENTS

SECTION 1.0-RATE SCHEDULE	2
SECTION 2.0- SERVICE RULES AND POLICIES	5
SECTION 3.0- EXTENSION POLICY	14
APPENDIX A - DROUGHT CONTINGENCY PLAN	19
APPENDIX B- APPLICATION FOR SERVICE	20

Note: Appendix A – Drought Contingency Plan (DCP) is approved by the Texas Commission on Environmental Quality; however, the DCP is included as part of your approved utility tariff pursuant to PUC rules. If you are establishing a tariff for the first time, please contact the TCEQ to complete and submit a DCP for approval

SECTION 1.0 -- RATE SCHEDULE

Section 1.01 – Rates

RESIDENTIAL RATES:

Meter Size	Monthly Minimum Charge	Gallage
5/8" or 3/4"	\$ 0.00 (Includes 0 gallons)	\$0.00 per 1000 gallons
1"	\$ _____	
1½ "	\$ _____	
2"	\$ _____	
3"	\$ 478.61	
4"	\$ 797.68	

COMMERCIAL RATES

Meter Size	Monthly Minimum Charge	Gallage
5/8" or 3/4"	\$ 41.27 (Include 0 gallons)	\$0.05 per 1000 gallons
1"	\$ 103.16	
1½ "	\$ 206.33	
2"	\$ 330.13	
3"	\$ 618.99	
4"	\$ 1,031.64	
6"	\$ 2,063.29	
8"	\$ 3,301.26	
10"	\$ 4,745.57	
12"	\$ 8,872.14	

PASS THROUGH RATE

Timbercrest is located within the boundaries of the North Harris County Regional Water Authority (the "NHCRWA") which levies a pumpage fee on each 1,000 gallons of well water pumped by the Utility. A fee shall be added to each Commercial water customer's bill equal to the current NHCRWA pumpage fee divided by 1 minus the water loss factor of 15%. The NHCRWA pass through rate will be update as the fee changes per NHCRWA notice.

PTR = Pass Through Clause Rate Charged Per 1,000 Gallons
CR = Current up to date NHCRW Pumpage Rate in Effect
Loss Factor = 0.15
PTR = CR / (1-.15)

SECTION 1.0 – RATE SCHEDULE (Continued)

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

Cash ☒ Check ☒ Money Order ☒ Credit Card _____ Other (specify _____)

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

REGULATORY ASSESSMENT

1.0%

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

Section 1.02 - Miscellaneous Fee

TAP FEE

\$ 300.00

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

METER TEST FEE

Actual cost up to \$ 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.

SECTION 1.0 – RATE SCHEDULE (Continued)

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) Nonpayment of bill (Maximum \$25.00) | \$ <u>25.00</u> |
| b) Customer's request that service be disconnected | \$ <u>25.00</u> |
| c) <u>n/a</u> | \$ <u> </u> |

TRANSFER FEE

\$ 0.00

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)

\$ 5.00

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

\$ 10.00

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

CUSTOMER DEPOSIT RESIDENTIAL (Maximum \$50)

\$ 0.00

COMMERCIAL & NON-RESIDENTIAL DEPOSIT

1/6TH OF ESTIMATED ANNUAL BILL

GOVERNMENTAL TESTING, INSPECTION AND COSTS SURCHARGE

\$ 0.00

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. [P.U.C. SUBST. R. 24.21(k)(2)]

LINE EXTENSION AND CONSTRUCTION CHARGES:

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

SECTION 2.0 -- SERVICE RULES AND POLICIES

The utility will have the most current Public Utility Commission of Texas (PUC or commission rules relating to Water and Wastewater Utility regulations, available at its office for reference purposes. The Rules and this tariff shall be available for public inspection and reproduction at a reasonable cost. The latest Rules or commission approved changes to the Rules supersede any rules or requirements in this tariff.

Section 2.01 - Application for Water Service

All applications for service will be made on the utility's standard application or contract form (attached in the Appendix to this tariff), will be signed by the applicant, any required fees (deposits, reconnect, tap, extension fees, etc. as applicable) will be paid and easements, if required, will be granted before service is provided by the utility. A separate application or contract will be made for each service location.

Section 2.02 - Refusal of Service

The utility may decline to serve an applicant until the applicant has complied with the regulations of the regulatory agencies (state and municipal regulations) and for the reasons outlined in the PUC Rules. In the event that the utility refuses to serve an applicant, the utility will inform the applicant in writing of the basis of its refusal. The utility is also required to inform the applicant that a complaint may be filed with the commission.

Section 2.03 - Fees and Charges & Easements Required Before Service Can Be Connected

(A) Customer Deposits

If a residential applicant cannot establish credit to the satisfaction of the utility, the applicant may be required to pay a deposit as provided for in Section 1.02 - Miscellaneous Fees of this tariff. The utility will keep records of the deposit and credit interest in accordance with PUC Rules.

Residential applicants 65 years of age or older may not be required to pay deposits unless the applicant has an outstanding account balance with the utility or another water or sewer utility which accrued within the last two years.

Nonresidential applicants who cannot establish credit to the satisfaction of the utility may be required to make a deposit that does not exceed an amount equivalent to one-sixth of the estimated annual billings.

SECTION 2.0 – SERVICE RULES AND POLICIES (Continued)

Refund of deposit - If service is not connected, or after disconnection of service, the utility will promptly refund the customer's deposit plus accrued interest or the balance, if any, in excess of the unpaid bills for service furnished. The utility may refund the deposit at any time prior to termination of utility service but must refund the deposit plus interest for any residential customer who has paid 18 consecutive billings without being delinquent.

(B) Tap or Reconnect Fees

A new customer requesting service at a location where service has not previously been provided must pay a tap fee as provided in Section 1. A customer requesting service where service has previously been provided must pay a reconnect fee as provided in Section 1. Any applicant or existing customer required to pay for any costs not specifically set forth in the rate schedule pages of this tariff shall be given a written explanation of such costs prior to request for payment and/or commencement of construction. If the applicant or existing customer does not believe that these costs are reasonable or necessary, the applicant or existing customer shall be informed of their right to appeal such costs to the PUC or such other regulatory authority having jurisdiction over the utility's rates in that portion of the utility's service area in which the applicant's or existing customer's property(ies) is located.

Fees in addition to the regular tap fee may be charged if listed specifically in Section 1 to cover unique costs not normally incurred as permitted by P.U.C. SUBST.

R. 24.86(a)(1)(C). For example, a road bore for customers outside a subdivision or residential area could be considered a unique cost.

(C) Easement Requirement

Where recorded public utility easements on the service applicant's property do not exist or public road right-of-way easements are not available to access the applicant's property, the utility may require the applicant to provide it with a permanent recorded public utility easement on and across the applicant's real property sufficient to provide service to that applicant. Such easement(s) shall not be used for the construction of production, storage, transmission or pressure facilities unless they are needed for adequate service to that applicant.

SECTION 2.0 – SERVICE RULES AND POLICIES (Continued)

Section 2.04 - Utility Response to Applications for Service

After the applicant has met all the requirements, conditions and regulations for service, the utility will install tap, meter and utility cut-off valve and/or take all necessary actions to initiate service. The utility will serve each qualified applicant for service within 5 working days unless line extensions or new facilities are required. If construction is required to fill the order and if it cannot be completed within 30 days, the utility will provide the applicant with a written explanation of the construction required and an expected date of service.

Except for good cause where service has previously been provided, service will be reconnected within one working day after the applicant has met the requirements for reconnection.

Section 2.05 - Customer Responsibility

The customer will be responsible for furnishing and laying the necessary customer service pipe from the meter location to the place of consumption. Customers will not be allowed to use the utility's cutoff valve on the utility's side of the meter. Existing customers may install cutoff valves on their side of the meter and are encouraged to do so. All new customers may be required to install and maintain a cutoff valve on their side of the meter.

No direct connection between a public water supply system and any potential source of contamination or between a public water supply system and a private water source (ex. private well) will be allowed. A customer shall not connect, or allow any other person or party to connect, onto any water lines on his premises.

Section 2.06 - Customer Service Inspections

Applicants for new service connections or facilities which have undergone extensive plumbing modifications are required to furnish the utility a completed customer service inspection certificate. The inspection certificate shall certify that the establishment is in compliance with the Texas Commission on Environmental Quality (TCEQ) Rules and Regulations for Public Water Systems, Section 290.46(j). The utility is not required to perform these inspections for the applicant/customer, but will assist the applicant/customer in locating and obtaining the services of a certified inspector.

SECTION 2.0 – SERVICE RULES AND POLICIES (Continued)

Section 2.07 - Back Flow Prevention Devices

No water connection shall be allowed to any residence or establishment where an actual or potential contamination hazard exists unless the public water facilities are protected from contamination by either an approved air gap, backflow prevention assembly, or other approved device. The type of device or backflow prevention assembly required shall be determined by the specific potential hazard identified in Title 30 Texas Administrative Code (TAC) §290.47(i) Appendix I, Assessment of Hazards and Selection of Assemblies of the TCEQ Rules and Regulations for Public Water Systems.

The use of a backflow prevention assembly at the service connection shall be considered as additional backflow protection and shall not negate the use of backflow protection on internal hazards as outlined and enforced by local plumbing codes. When a customer service inspection certificate indicates that an adequate internal cross-connection control program is in effect, backflow protection at the water service entrance or meter is not required.

At any residence or establishment where it has been determined by a customer service inspection, that there is no actual or potential contamination hazard, as referenced in 30 TAC §290.47(i) Appendix I, Assessment of Hazards and Selection of Assemblies of the TCEQ Rules and Regulations for Public Water Systems, then a backflow prevention assembly or device is not required. Outside hose bibs do require, at a minimum, the installation and maintenance of a working atmospheric vacuum breaker.

All backflow prevention assemblies or devices shall be tested upon installation by a TCEQ certified backflow prevention assembly tester and certified to be operating within specifications. Backflow prevention assemblies which are installed to provide protection against health hazards must also be tested and certified to be operating within specifications at least annually by a certified backflow prevention assembly tester.

If the utility determines that a backflow prevention assembly or device is required, the utility will provide the customer or applicant with a list of TCEQ certified backflow prevention assembly testers. The customer will be responsible for the cost of installation and testing, if any, of backflow prevention assembly or device. The customer should contact several qualified installers to compare prices before installation. The customer must pay for any required maintenance and annual testing and must furnish a copy of the test results demonstrating that the assembly is functioning properly to the utility within 30 days after the anniversary date of the installation unless a different date is agreed upon.

SECTION 2.0 -- SERVICE RULES AND POLICIES (Continued)

Section 2.08 - Access to Customer's Premises

The utility will have the right of access to the customer's premises at all reasonable times for the purpose of installing, testing, inspecting or repairing water mains or other equipment used in connection with its provision of water service, or for the purpose of removing its property and disconnecting lines, and for all other purposes necessary to the operation of the utility system including inspecting the customer's plumbing for code, plumbing or tariff violations. The customer shall allow the utility and its personnel access to the customer's property to conduct any water quality tests or inspections required by law. Unless necessary to respond to equipment failure, leak or other condition creating an immediate threat to public health and safety or the continued provision of adequate utility service to others, such entry upon the customer's property shall be during normal business hours and the utility personnel will attempt to notify the customer that they will be working on the customer's property. The customer may require any utility representative, employee, contractor, or agent seeking to make such entry identify themselves, their affiliation with the utility, and the purpose of their entry.

All customers or service applicants shall provide access to meters and utility cutoff valves at all times reasonably necessary to conduct ordinary utility business and after normal business hours as needed to protect and preserve the integrity of the public drinking water supply.

Section 2.09 - Meter Requirements, Readings, and Testing

One meter is required for each residential, commercial, or industrial connection. All water sold by the utility will be billed based on meter measurements. The utility will provide, install, own and maintain meters to measure amounts of water consumed by its customers.

Meters will be read at monthly intervals and as nearly as possible on the corresponding day of each monthly meter reading period unless otherwise authorized by the Commission.

SECTION 2.0 -- SERVICE RULES AND POLICIES(Continued)

Meter tests. The utility will, upon the request of a customer, and, if the customer so desires, in his or her presence or in that of his or her authorized representative, make without charge a test of the accuracy of the customer's meter. If the customer asks to observe the test, the test will be made during the utility's normal working hours at a time convenient to the customer. Whenever possible, the test will be made on the customer's premises, but may, at the utility's discretion, be made at the utility's testing facility. If within a period of two years the customer requests a new test, the utility will make the test, but if the meter is found to be within the accuracy standards established by the American Water Works Association, the utility will charge the customer a fee which reflects the cost to test the meter up to a maximum \$25 for a residential customer. Following the completion of any requested test, the utility will promptly advise the customer of the date of removal of the meter, the date of the test, the result of the test, and who made the test.

Section 2.10 - Billing

(A) Regular Billing

Bills from the utility will be mailed monthly unless otherwise authorized by the Commission. The due date of bills for utility service will be at least sixteen (16) days from the date of issuance. The postmark on the bill or, if there is no postmark on the bill, the recorded date of mailing by the utility will constitute proof of the date of issuance. Payment for utility service is delinquent if full payment, including late fees and the regulatory assessment, is not received at the utility or the utility's authorized payment agency by 5:00 p.m. on the due date. If the due date falls on a holiday or weekend, the due date for payment purposes will be the next workday after the due date.

(B) Late Fees

A late penalty of either \$5.00 or 10.0% will be charged on bills received after the due date. The penalty on delinquent bills will not be applied to any balance to which the penalty was applied in a previous billing. The utility must maintain a record of the date of mailing to charge the late penalty.

(C) Information on Bill

Each bill will provide all information required by the PUC Rules. For each of the systems it operates, the utility will maintain and note on the monthly bill a local or toll-free telephone number (or numbers) to which customers can direct questions about their utility service.

SECTION 2.0 -- SERVICE RULES AND POLICIES (Continued)

(D) Prorated Bills

If service is interrupted or seriously impaired for 24 consecutive hours or more, the utility will prorate the monthly base bill in proportion to the time service was not available to reflect this loss of service.

Section 2.11- Payments

All payments for utility service shall be delivered or mailed to the utility's business office. If the business office fails to receive payment prior to the time of noticed disconnection for non-payment of a delinquent account, service will be terminated as scheduled. Utility service crews shall not be allowed to collect payments on customer accounts in the field.

Payment of an account by any means that has been dishonored and returned by the payor or payee's bank, shall be deemed to be delinquent. All returned payments must be redeemed with cash or valid money order. If a customer has two returned payments within a twelve month period, the customer shall be required to pay a deposit if one has not already been paid.

Section 2.12 - Service Disconnection

(A) With Notice

Utility service may be disconnected if the bill has not been paid in full by the date listed on the termination notice. The termination date must be at least 10 days after the notice is mailed or hand delivered.

The utility is encouraged to offer a deferred payment plan to a customer who cannot pay an outstanding bill in full and is willing to pay the balance in reasonable installments. However, a customer's utility service may be disconnected if a bill has not been paid or a deferred payment agreement entered into within 26 days from the date of issuance of a bill and if proper notice of termination has been given.

Notice of termination must be a separate mailing or hand delivery in accordance with the PUC Rules.

B) Without Notice

Utility service may also be disconnected without notice for reasons as described in the PUC Rules.

SECTION 2.0 -- SERVICE RULES AND POLICIES (Continued)

Section 2.13 - Reconnection of Service

Utility personnel must be available during normal business hours to accept payments on the day service is disconnected and the following day unless service was disconnected at the customer's request or due to a hazardous condition.

Service will be reconnected within 36 hours after the past due bill, reconnect fees and any other outstanding charges are paid or the conditions which caused service to be disconnected are corrected.

Section 2.14 - Service Interruptions

The utility will make all reasonable efforts to prevent interruptions of service. If interruptions occur, the utility will re-establish service within the shortest possible time. Except for momentary interruptions due to automatic equipment operations, the utility will keep a complete record of all interruptions, both emergency and scheduled and will notify the commission in writing of any service interruptions affecting the entire system or any major division of the system lasting more than four hours. The notice will explain the cause of the interruptions.

Section 2.15 - Quality of Service

The utility will plan, furnish, and maintain production, treatment, storage, transmission, and distribution facilities of sufficient size and capacity to provide a continuous and adequate supply of water for all reasonable consumer uses. Unless otherwise authorized by the TCEQ, the utility will maintain facilities as described in the TCEQ Rules and Regulations for Public Water Systems.

Section 2.16 - Customer Complaints and Disputes

If a customer or applicant for service lodges a complaint, the utility will promptly make a suitable investigation and advise the complainant of the results. Service will not be disconnected pending completion of the investigation. If the complainant is dissatisfied with the utility's response, the utility must advise the complainant that he has recourse through either the TCEQ or PUC complaint process, depending on the nature of the complaint. Pending resolution of a complaint, the commission may require continuation or restoration of service.

SECTION 2.0 -- SERVICE RULES AND POLICIES (Continued)

The utility will maintain a record of all complaints which shows the name and address of the complainant, the date and nature of the complaint and the adjustment or disposition thereof, for a period of two years after the final settlement of the complaint.

In the event of a dispute between a customer and a utility regarding any bill for utility service, the utility will conduct an investigation and report the results to the customer. If the dispute is not resolved, the utility will inform the customer that a complaint may be filed with the commission.

Section 2.17 - Customer Liability

Customer shall be liable for any damage or injury to utility-owned property shown to be caused by the customer.

SECTION 3.0--EXTENSION POLICY

Section 3.01 - Standard Extension Requirements

LINE EXTENSION AND CONSTRUCTION CHARGES: NO CONTRIBUTION IN AID OF CONSTRUCTION MAY BE REQUIRED OF ANY CUSTOMER EXCEPT AS PROVIDED FOR IN THIS APPROVED EXTENSION POLICY.

The utility is not required to extend service to any applicant outside of its certified service area and will only do so under terms and conditions mutually agreeable to the utility and the applicant, in compliance with PUC rules and policies, and upon extension of the utility's certified service area boundaries by the PUC.

The applicant for service will be given an itemized statement of the costs, options such as rebates to the customer, sharing of construction costs between the utility and the customer, or sharing of costs between the customer and other applicants prior to beginning construction.

The utility is not required to extend service to any applicant outside of its certificated service area and will only do so under terms and conditions mutually agreeable to the utility and the applicant, in compliance with PUC rules and policies, and upon extension of the utility's certificated service area boundaries by the PUC.

Section 3.02 - Costs Utilities and Service Applicants Shall Bear

Within its certified area, the utility will pay the cost of the first 200 feet of any water main or distribution line necessary to extend service to an individual residential customer within a platted subdivision.

However, if the residential customer requesting service purchased the property after the developer was notified in writing of the need to provide facilities to the utility, the utility may charge for the first 200 feet. The utility must also be able to document that the developer of the subdivision refused to provide facilities compatible with the utility's facilities in accordance with the utility's approved extension policy after receiving a written request from the utility.

SECTION 3.0 -- EXTENSION POLICY (Continued)

Residential customers will be charged the equivalent of the costs of extending service to their property from the nearest transmission or distribution line even if that line does not have adequate capacity to serve the customer. However, if the customer places unique, non-standard service demands upon the system, the customer may be charged the additional cost of extending service to and throughout their property, including the cost of all necessary transmission and storage facilities necessary to meet the service demands anticipated to be created by that property.

Unless an exception is granted by the TCEQ, the residential service applicant shall not be required to pay for costs of main extensions greater than 2" in diameter for water distribution and pressure wastewater collection lines and 6" in diameter for gravity wastewater lines.

Exceptions may be granted by the TCEQ if:

- adequate service cannot be provided to the applicant using the maximum line sizes listed due to distance or elevation, in which case, it shall be the utility's burden to justify that a larger diameter pipe is required for adequate service;
- or larger minimum line sizes are required under subdivision platting requirements or building codes of municipalities within whose corporate limits or extraterritorial jurisdiction the point of use is located; or the residential service applicant is located outside the CCN service area.

If an exception is granted by the TCEQ, the utility shall establish a proportional cost plan for the specific extension or a rebate plan which may be limited to seven years to return the portion of the applicant's costs for oversizing as new customers are added to ensure that future applicants for service on the line pay at least as much as the initial service applicant.

For purposes of determining the costs that service applicants shall pay, commercial customers with service demands greater than residential customer demands in the certified area, industrial, and wholesale customers shall be treated as developers. A service applicant requesting a one inch meter for a lawn sprinkler system to service a residential lot is not considered nonstandard service.

If an applicant requires service other than the standard service provided by the utility, such applicant will be required to pay all expenses incurred by the utility in excess of the expenses that would be incurred in providing the standard service and connection beyond 200 feet and throughout his property including the cost of all necessary transmission facilities.

SECTION 3.0 -- EXTENSION POLICY (Continued)

The utility will bear the full cost of any over-sizing of water mains necessary to serve other customers in the immediate area. The individual residential customer shall not be charged for any additional production, storage, or treatment facilities. Contributions in aid of construction may not be required of individual residential customers for production, storage, treatment or transmission facilities unless otherwise approved by the Commission under this specific extension policy.

Section 3.03 - Contributions in Aid of Construction

Developers may be required to provide contributions in aid of construction in amounts sufficient to furnish the development with all facilities necessary to provide for reasonable local demand requirements and to comply with TCEQ minimum design criteria for facilities used in the production, transmission, pumping, or treatment of water or TCEQ minimum requirements. For purposes of this subsection, a developer is one who subdivides or requests more than two meters on a piece of property. Commercial, industrial, and wholesale customers will be treated as developers.

Any applicant who places unique or non-standard service demands on the system may be required to provide contributions in aid of construction for the actual costs of any additional facilities required to maintain compliance with the TCEQ minimum design criteria for water production, treatment, pumping, storage and transmission.

Any service extension to a subdivision (recorded or unrecorded) may be subject to the provisions and restrictions of P.U.C. SUBST. R. 24.86(d). When a developer wishes to extend the system to prepare to service multiple new connections, the charge shall be the cost of such extension, plus a pro-rata charge for facilities which must be committed to such extension compliant with the TCEQ minimum design criteria. As provided by P.U.C. SUBST. R. 24.85(e)(3), for purposes of this section, commercial, industrial, and wholesale customers shall be treated as developers.

A utility may only charge a developer standby fees for unrecovered costs of facilities committed to a developer's property under the following circumstances:

- Under a contract and only in accordance with the terms of the contract; or
- if service is not being provided to a lot or lots within two years after installation of facilities necessary to provide service to the lots has been completed and if the standby fees are included on the utilities approved tariff after a rate change application has been filed. The fees cannot be billed to the developer or collected until the standby fees have been approved by the commission or executive director.

for purposes of this section, a manufactured housing rental community can only be charged standby fees under a contract or if the utility installs the facilities necessary to provide individually metered service to each of the rental lots or spaces in the community.

SECTION 3.0 -- EXTENSION POLICY (Continued)

Section 3.04 - Appealing Connection Costs

The imposition of additional extension costs or charges as provided by Sections 3.0 - Extension Policy of this tariff shall be subject to appeal as provided in this tariff, PUC rules, or the rules of such other regulatory authority as may have jurisdiction over the utility's rates and services. Any applicant required to pay for any costs not specifically set forth in the rate schedule pages of this tariff shall be given a written explanation of such costs prior to payment and/or commencement of construction. If the applicant does not believe that these costs are reasonable or necessary, the applicant shall be informed of the right to appeal such costs to the PUC or such other regulatory authority having jurisdiction over the utility's rates in that portion of the utility's service area in which the applicant's property(ies) is located.

Section 3.05 - Applying for Service

The utility will provide a written service application form to the applicant for each request for service received by the utility's business offices. A separate application shall be required for each potential service location if more than one service connection is desired by any individual applicant. Service application forms will be available at the utility's business office during normal weekday business hours.

Service applications will be sent by prepaid first class United States mail to the address provided by the applicant upon request. Completed applications should be returned by hand delivery in case there are questions which might delay fulfilling the service request. Completed service applications may be submitted by mail if hand delivery is not possible.

Where a new tap or service connection is required, the service applicant shall be required to submit a written service application and request that a tap be made. A diagram, map, plat, or written metes and bounds description of precisely where the applicant desires each tap or service connection is to be made and, if necessary, where the meter is to be installed, along the applicant's property line may also be required with the tap request. The actual point of connection and meter installation must be readily accessible to utility personnel for inspection, servicing, and meter reading while being reasonably secure from damage by vehicles and mowers. If the utility has more than one main adjacent to the service applicant's property, the tap or service connection will be made to the utility's nearest service main with adequate capacity to service the applicant's full potential service demand. Beyond the initial 200 feet, the customer shall bear only the equivalent cost of extending from the nearest main. If the tap or service connection cannot be made at the applicant's desired location, it will be made at another location mutually acceptable to the applicant and the utility. If no agreement on location can be made, the applicant may refer the matter to the PUC for resolution.

SECTION 3.0 -- EXTENSION POLICY (Continued)

Section 3.06 - Qualified Service Applicant

A "qualified service applicant" is an applicant who has: (1) met all of the utility's requirements for service contained in this tariff, PUC rules and/or PUC order, (2) has made payment or made arrangement for payment of tap fees, (3) has provided all easements and rights-of-way required to provide service to the requested location, (4) delivered an executed customer service inspection certificate to the utility, if applicable, and (5) has executed a customer service application for each location to which service is being requested.

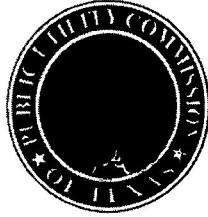
The utility shall serve each qualified service applicant within its certified service area as soon as practical after receiving a completed service application. All service requests will be fulfilled within the time limits prescribed by PUC rules once the applicant has met all conditions precedent to achieving "qualified service applicant" status. If a service request cannot be fulfilled within the required period, the applicant shall be notified in writing of the delay, its cause and the anticipated date that service will be available. The PUC service dates shall not become applicable until the service applicant has met all conditions precedent to becoming a qualified service applicant as defined by PUC rules.

Section 3.07 - Developer Requirements

As a condition of service to a new subdivision, the utility shall require a developer (as defined by PUC rule) to provide permanent recorded public utility easements as a condition of service to any location within the developer's property.

**APPENDIX A – DROUGHT CONTINGENCY PLAN
(Utility Must Attach TCEQ-Approved Plan)**

**APPENDIX B -- APPLICATION FOR SERVICE
(Utility Must Attach Blank Copy)**



SEWER UTILITY TARIFF

Docket No. 50197

(this number will be assigned by the Public Utility Commission after your tariff is filed)

TIMBERCREST PARTNERS, LLC

(Utility Name)

25903 ELMFIELD DRIVE

(Business Address)

SPRING, TEXAS 77389

(City, State, Zip Code)

281.351.4184

(Area Code/Telephone)

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

20583

This tariff is effective in the following county (ies):

HARRIS

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

NONE

This tariff is effective in the following subdivision or systems:

TIMBERCREST SUBDIVISION

This tariff is effective for the following public Sewer system numbers(s):

NONE

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

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SECTION 1.0 -- RATE SCHEDULE

Meter Size	Monthly Minimum Charge	Gallonge Charge
5/8" or 3/4"	\$ <u>31.91</u> (Includes 0 gallons)	\$ <u>0.00</u> per 1000 gallons
1"	\$ <u>79.97</u>	
1½ "	\$ <u>159.54</u>	
2"	\$ <u>255.26</u>	
3"	\$ <u>478.61</u>	
4"	\$ <u>797.68</u>	

Meter Size	Monthly Minimum Charge	Gallonge Charge
5/8" or 3/4"	\$ 41.27 (Include 0 gallons)	\$ 0.94 per 1000 gallons
1"	\$ 103.16	
1½ "	\$ 206.33	
2"	\$ 330.13	
3"	\$ 618.99	
4"	\$ 1,031.64	
6"	\$ 2,063.29	
8"	\$ 3,301.26	
10"	\$ 4,745.57	
12"	\$ 8,872.14	

December, January, and February

Cash ☒, Check ☒, Money Order ☒, Credit Card ☐, Other (specify) _____

REGULATORY ASSESSMENT

1.0%

Section 1.02 - Miscellaneous Fee

TAP FEE

\$200.00

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

TAP FEE (Large Connection Tap)

Actual Cost

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