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

APPLICATION OF TIMBERCREST PARTNERS LLC FOR AUTHORITY TO CHANGE RATES	**§** **§** **§**	**BEFORE THE STATE OFFICE OF ADMINISTRATIVE HEARINGS**

UNANIMOUS STIPULATION AND SETTLEMENT AGREEMENT

This Unanimous Stipulation and Settlement Agreement (Stipulation) is entered into by the parties in this case, which are Timbercrest Partners LLC (Timbercrest) and the Staff (Staff) of the Public Utility Commission of Texas (Commission) (collectively, Signatories).

I. BACKGROUND

On November 15, 2019, Timbercrest filed its Application for Authority to Change Rates in this matter (Rate Application). Timbercrest is a Class D utility. On June 29, 2020, the Commission found Timbercrest's Rate Application administratively complete, and suspended Timbercrest's proposed rates until 35 days after the provision of a revised notice. On November 10, 2020, Timbercrest filed its Revised proof of notice. On December 4, 2020, the Commission found notice sufficient. On March 18, 2021, the Commission suspended Timbercrest's rates until the earlier of the date established under 24.33(a)(2) or upon the issuance of an order setting interim or final rates. On May 4, 2021 the Commission referred the Rate Application to the State Office of Administrative Hearings (SOAH). On July 12, 2021, SOAH abated the proceeding and referred the case to mediation. After two scheduled mediations, the parties were unable to settle at mediation; accordingly, a new procedural schedule was entered on September 23, 2022.

The direct and rebuttal testimony of Timbercrest was filed on September 27, 2022 and October 24, 2022, respectively. Staff filed direct testimony on October 14, 2022.

On November 4, 2022, Signatories reached a settlement agreement in principle and notified SOAH on November 8, 2022. On November 8, 2022, SOAH abated the proceeding and cancelled the hearing on the merits pending final settlement documents.

The Signatories submit that a resolution of this docket, pursuant to the terms stated below, is reasonable and in the public interest. The Signatories jointly request Commission approval of this Stipulation and the entry of the Joint Proposed Order, including findings of fact, and conclusions of law, and ordering paragraphs included as Attachment 1.

II. STIPULATION AND AGREEMENT

With this Stipulation, the Signatories hereby resolve all issues related to Timbercrest's application and agree as follows:

1. **Retail Water Utility Rates.** The Signatories agree that Timbercrest will be allowed to implement the retail water utility rates contained in the tariff included as Exhibit A to the Joint Proposed Order attached to this Stipulation. The Signatories agree that Timbercrest's water rates will go into effect upon approval of a Final Order in this proceeding. There will be no refunds as Timbercrest never implemented new rates. The Signatories agree that the rates shown on Exhibit A are just and reasonable and consistent with the public interest. The rates contained in Exhibit A will be effective for usage on and after the date of the Commission's final order setting the rates in this docket.

   Retail Wastewater Utility Rates. The Signatories agree that Timbercrest will be allowed to implement the retail wastewater utility rates contained in the tariff included as Exhibit B to the Joint Proposed Order attached to this Stipulation for the wastewater systems included in Timbercrest's Rate Application. There will be no refunds as Timbercrest never implemented new rates. The Signatories agree that the rates shown on Exhibit B are just and reasonable and consistent with the public interest. The rates contained in Exhibit B will be effective for usage on and after the date of the Commission's final order setting the rates in this docket.

2. **Revenue Requirement and Rate Base.** The Signatories agree that Timbercrest's total annual revenue requirement for rate design is $157,425 for water, and $184,811 for wastewater, for a total revenue requirement of $342,236. The Signatories agree that these amounts are reasonable and necessary. The Signatories agree that approval of invested capital (Rate Base), as of December 31, 2018, of $804,725 for water and $602,784 for wastewater is reasonable and in the public interest. The Signatories further agree that Timbercrest shall apply the depreciation rates as proposed in the Rate Application. In addition, the Signatories agree that facilities used and useful in providing utility service as of December 31, 2018, as set out in the engineering study attached as Attachment 2, will be binding in future rate cases for the purposes of determining Timbercrest's total Rate Base as of December 31, 2018.

3. **Rate of Return and Capital Structure.** The Signatories have agreed for Timbercrest to have a ratio of 50% debt to 50% equity for Timbercrest's cost of capital and for Timbercrest to have a 4.67% cost of debt and an 8.5% return on equity. These ratios and percentages result in a total cost of capital of 6.59%.

4. **Tariff Provisions.** The Signatories agree that Exhibit A to the Joint Proposed Order attached to this Stipulation will be the governing water utility rates, terms, and conditions for Timbercrest's ratepayer customers. The Signatories agree that Exhibit B to the Joint Proposed Order attached to this Stipulation will be the governing wastewater utility rates, terms, and conditions for Timbercrest's ratepayer customers.

5. **Rate Case Expenses.** The Signatories agree that Timbercrest is entitled to recover up to $50,214 in reasonable and necessary rate case expenses for this docket to be collected via surcharge to its metered customers, $23,742 of which will be collected from a $5.54 monthly surcharge per meter equivalent to metered water customers and $26,472 of which will be collected from a $6.75 monthly surcharge per meter equivalent to metered wastewater customers. The Signatories agree that Timbercrest may collect the surcharges over a 36-month period or until the full amount in rate-case expenses is collected, whichever occurs first. The Signatories agree that Timbercrest will file an annual update to the Commission, within one year from the date of the final order, and every year thereafter, that contains the number of customers charged the rate case expense surcharges, the amount collected to date, and the remaining balance of rate case expenses. The Signatories agree that Timbercrest may not seek to recover any additional rate case expenses incurred in connection with this application in a future proceeding and that Timbercrest will not seek to recover such expenses from its non-metered tenants at the mobile home park owned by Timbercrest.

6. **Pass-Through Fees.** The Signatories agree that Timbercrest will recover fees related to the North Harris County Regional Water Authority (NHCRWA) through the pass-through rate identified in Exhibit A to the Joint Proposed Order attached to this Stipulation. The Signatories further agree that, although the non-metered tenants at the mobile home park are not subject to this pass-through rate, the fees from NHCRWA that are allocated to these residential tenants are reasonably recoverable through the rent revenues, while the fees that are allocated to the metered customers are reasonably recoverable through the pass-through

rate. The Signatories agree that the pass-through rate will be subject to an annual true-up as the fee changes from NHCRWA. Until the true-up, the Signatories agree that the appropriate pass-through rate is $5.41 per 1,000 gallons.

7. **Shared Services.** Using the allocation methodology developed by Timbercrest's witness Chuck Loy, the Signatories agree that Timbercrest properly allocated expenses that are common to both the utility and non-utility functions. Going forward, the Signatories agree that Timbercrest will file annual compliance reports tracking its affiliates to include executed contracts with affiliates, specifically with regard to transactions within the mobile home park rental property operation and allocations of costs in lieu of payments. The Signatories agree that the annual reports will include updates to the comprehensive organizational structure, which includes Timbercrest; Haven at Augusta Woods Village, LP; and August Woods, among others, and indicate the extent to which entities are added or removed. The Signatories agree that, if any entity provides a service to Timbercrest, Timbercrest will reduce the terms to writing and maintain the information that it relies upon for determining the arms-length nature of the transaction. The Signatories agree that, to the extent that common-cost allocations change from year to year, Timbercrest will update its cost allocation manual or study accordingly.

8. **Rate Design.** The Signatories agree that Timbercrest will use a 12 inch proxy master meter for the residential mobile home park for purposes of rate design.

9. **Joint Proposed Order.** The Signatories jointly propose a final order in the form attached as Attachment 1. The Signatories submit the stipulated and agreed-upon findings of fact and conclusions of law included in the proposed order in Attachment 1 for the Commission's adoption and inclusion in a final order in this case implementing the terms of this Stipulation.

III. IMPLEMENTATION OF AGREEMENT

1. **Obligation to Support this Stipulation.** The Signatories will support this Stipulation before the Commission and will take reasonable steps to support expeditious entry of orders fully consistent with this Stipulation. This provision shall not preclude any party from taking action that is mandatory and nondiscretionary pursuant to a law enacted after the date this Stipulation is filed at the Commission.

2. **Effect of Stipulation.**

a. The non-litigation of any specific issue in this docket, or not addressing it in the Stipulation, does not waive any Signatory's right to contest that issue in any other current or future proceeding. The non-litigation of an issue, or not addressing an issue in the Stipulation, cannot be asserted as a defense or estoppel by or against any Signatory in any other proceeding.

b. The terms of this Stipulation may not be used either as an admission or concession of any sort or as evidence in any proceeding except to enforce the terms of this Stipulation. Oral or written statements made during the course of the settlement negotiations may not be used for any purposes other than as necessary to support the entry by the Commission of an order implementing this Stipulation. All oral or written statements made during the course of the settlement negotiations are governed by Tex. R. Evid. 408.

c. This Stipulation reflects a compromise, settlement, and accommodation among the Signatories, and the Signatories agree that the terms and conditions herein are interdependent. The Signatories agree that this Stipulation is in the public interest. All actions by the Signatories contemplated or required by this Stipulation are conditioned upon entry by the Commission of a final order fully consistent with this Stipulation.

d. If the Commission does not accept this Stipulation as presented or enters an order inconsistent with any term of this Stipulation, any Signatory shall be released from all commitments and obligations, and shall have the right to seek hearing on all issues, present evidence, and advance any positions it desires, as if it had not been a Signatory, to the extent allowable under Commission rules and related procedural requirements.

e. This Stipulation is binding on each of the Signatories only for the purpose of settling the issues as set forth herein and for no other purposes. It is acknowledged that a Signatory's support of the matters contained in this Stipulation may differ from the position taken or testimony presented by it in this proceeding or other proceedings. To the extent that there is a difference, a Signatory does not waive its position in any other proceedings. Because this is a stipulated resolution, no

Signatory is under any obligation to take the same positions as set out in this Stipulation in other proceedings, whether those proceedings present the same or a different set of circumstances, except as may otherwise be explicitly provided in this Stipulation.

f. This Stipulation supersedes any prior written or oral agreement in this docket regarding the subject matter of this Stipulation, as well as any stipulation or agreement adopted by the Commission in any preceding docket regarding the rates of Timbercrest.

g. Except as provided in this Stipulation, the final resolution of this docket does not impose any conditions, obligations, or limitations on Timbercrest's right to file a future rate application and obtain rate relief in accordance with the Texas Water Code.

3. **Effect of Stipulation on Other Matters**. Except to the extent that the Stipulation expressly governs a Signatory's rights and obligations for future periods, this Stipulation shall not be binding or precedential upon a Signatory outside this docket, and the Signatories retain their rights to pursue relief to which they may be entitled in other proceedings.

4. **Execution.** The Signatories agree that this Stipulation may be executed m multiple counterparts and filed with facsimile or computer image signatures.

Executed as shown below:

Dated this 13th day of March, 2023.

/s/ Tammy Shea

Tammy Wavle-Shea
State Bar No. 24008908
400 N Sam Houston Pkwy E, Suite 413
Houston, Texas 77060
Telephone: (713) 410.0856
Email: tshea@tshealaw.com

ATTORNEYS FOR TIMBERCREST PARTNER LLC

PUBLIC UTILITY COMMISSION OF TEXAS

LEGAL DIVISION

Keith Rogas
Division Director

Sneha Patel
Managing Attorney

/s/ Scott Miles
Scott Miles
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Austin, Texas 78711-3326
(512) 936-7203
(512) 936-7268 (facsimile)
scott.miles@puc.texas.gov

SOAH DOCKET NO. 473-21-2237
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CERTIFICATE OF SERVICE

I certify that unless otherwise ordered by the presiding officer, notice of the filing of this document was provided to all parties of record via electronic mail on March 13, 2023 in accordance with the Second Order Suspending Rules, issued in Project No. 50664.

/s/ Tammy Shea
Tammy Wavle-Shea

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APPLICATION OF TIMBERCREST PARTNERS LLC FOR AUTHORITY TO CHANGE RATES	**§** **§** **§**	**BEFORE THE STATE OFFICE OF ADMINISTRATIVE HEARINGS**

JOINT PROPOSED ORDER

This Order addresses the application of Timbercrest Partners LLC ("Timbercrest") for authority to change its rates for water and wastewater services. Timbercrest and Commission Staff filed a unanimous agreement regarding the rate changes. The Commission approves the terms of the settlement to the extent provided in this Order.

I. Findings of Fact

The Commission adopts the following findings of fact.

Applicant

1. Timbercrest Partners LLC is a Delaware Limited Liability Corporation registered to do business in Texas under Texas Secretary of State File No. 800696741.
2. Timbercrest owns and operates facilities for providing water service in Harris County, Texas.
3. Timbercrest provides water and sewer service for compensation to five connections, which consist of a residential mobile home community and four commercial establishments, under water and sewer Certificates of Convenience and Necessity Nos. 11744 and 20583.

Application

4. On November 15, 2019, Timbercrest filed its application to change rates for water and wastewater service.
5. The application is based on a historical test year ending December 31, 2018, adjusted for known and measurable changes.
6. Timbercrest requested that the Commission approve a revenue requirement of $181,237 for water, and $206,248 for wastewater, as well as a rate of return of 7.29%
7. Timbercrest also requested approval of a pass-through fee for the North Harris County Regional Water Authority.
8. Timbercrest further requested recovery of all reasonable and necessary rate case expenses.

ATTACHMENT 1

9. On April 16, 2020, Timbercrest filed responses to Commission Staff's recommendations and requests for additional information for application sufficiency.

10. In Order No. 5 filed on June 29, 2020, the Commission administrative law judge (ALJ) found Timbercrest's rate application administratively complete and suspended the effective date for all proposed rates for the pendency of the proceeding.

Notice

11. On November 10, 2020, Timbercrest filed its revised proof of notice.

12. In Order No. 9 filed on December 4, 2020, the Commission ALJ found notice sufficient.

Referral to the State Office of Administrative Hearings

13. On May 4, 2021, the Commission referred the proceeding to the State Office of Administrative Hearings (SOAH) for a contested case hearing.

14. On June 14, 2021, the Commission filed a preliminary order.

15. In SOAH Order No. 3 filed on July 12, 2021, the SOAH ALJ abated the proceeding and referred it mediation.

16. On July 20, 2022, Timbercrest filed a motion to lift the abatement.

17. In SOAH Order No. 4 filed on July 22, 2022, the SOAH ALJ set a prehearing conference.

18. On September 9, 2022, Commission Staff filed a proposed procedural schedule.

19. In SOAH Order No. 6 filed on September 23, 2022, the SOAH ALJ adopted the proposed procedural schedule and set the proceeding for a hearing on the merits.

20. On November 8, 2022, Timbercrest and Commission Staff filed a joint motion to cancel the hearing and abate the proceeding pending the filing of final settlement documents.

21. In SOAH Order No. 8 filed on November 8, 2022, the SOAH ALJ canceled the hearing and abated the proceeding.

22. On March 13, 2023, Timbercrest and Commission Staff filed a unanimous agreement.

23. In SOAH Order No. __ filed on _____, the SOAH ALJ dismissed the proceeding from SOAH's docket and remanded the case to the Commission.

Evidentiary Record

24. In SOAH Order No. __ filed on _____, the SOAH ALJ admitted the following evidence into the record:

    a) The Application of Timbercrest Partners LLC for Authority to Change Rates

filed on January 17, 2020;

b) Errata No. 1 filed on June 17, 2020;

c) Timbercrest's Response to Order No. 1 filed on January 31, 2020;

d) Timbercrest's Response to Order No. 2 (Infrastructure Division) filed on April 16, 2020;

e) Timbercrest's Response to Order No. 2 (Rate Regulation) filed on April 16, 2020;

f) Timbercrest's Confidential Response to Order No. 2 filed on April 20, 2020;

g) Timbercrest's Amended Response to Order No. 2 (Infrastructure Division) filed on August 26, 2020;

h) Timbercrest's Revised Proof of Notice filed on November 10, 2020;

i) Timbercrest's Response to Commission Staff's Requests for Information Nos. 1-11 filed on August 26, 2020, May 12, June 8, September 27, 2021, June 17, August 15 and 31, September 8, 9, and 19, October 20, and November 3, 2022;

j) Direct Testimony of Charles Loy filed on September 27, 2022;

k) Direct Testimony of Tammy Shea filed on September 27, 2022;

l) Confidential Attachment TRS-3 filed on September 27, 2022;

m) Confidential Attachment CEL-3 filed on September 27, 2022;

n) Direct Testimony of Heidi Graham filed on October 14, 2022;

o) Direct Testimony of Kathryn Eiland filed on October 14, 2022;

p) Direct Testimony of Emily Sears filed on October 14, 2022;

q) Direct Testimony of Adrian Narvaez filed on October 14, 2022;

r) Rebuttal Testimony of Charles E. Loy filed on October 24, 2022;

s) Amended Rebuttal Testimony of Charles E. Loy filed on October 25, 2022;

t) Unanimous Stipulation and Settlement Agreement, along with Joint Proposed Order and Proposed Tariffs, filed on March 13, 2023;

u) Staff's Testimony in Support of Stipulation filed on March 13, 2023;

v) Timbercrest's Testimony in Support of Stipulation, filed on March 13, 2023; and

w) Supplemental Affidavit on Rate Case Expenses filed on March 13, 2023.

Terms of Settlement Agreement

Rate Base

25. Timbercrest's transmission rate base of $804,725 for water and $602,784 for wastewater is based on a test year ending December 31, 2018.

26. Timbercrest's rate base was determined using the engineering study conducted by Water Engineers, Inc.

27. The rate base established by the engineering study is reasonable.

28. Timbercrest's investment included in its proposed rate base is used and useful and prudently incurred.

29. Timbercrest's proposed water and wastewater rate base is reasonable and necessary.

Revenue Requirement

30. Timbercrest's total annual revenue requirement for rate design is $157,425 for water, and $184,811 for wastewater, for a total revenue requirement of $342,236.

31. Timbercrest's revenue requirement reflects operation and maintenance expense of $181,398, depreciation and amortization expense of $31,596, taxes other than income taxes of $25,383, federal income taxes of $15,901, and a return on rate base of $92,755, less other revenues of $4,798.

32. Timbercrest's operation and maintenance expenses, depreciation and amortization expenses, taxes other than income taxes, federal income taxes, and return on rate base, as stated above are reasonable and necessary.

Rate of Return

33. Timbercrest's rate of return is 6.59% based on a 8.5% cost of equity and 4.67% cost of debt and a proxy capital structure of 50% equity and 50% debt.

34. Timbercrest's rate of return is reasonable.

35. Timbercrest's proxy capital structure is reasonable.

36. Timbercrest's rates will provide it a reasonable opportunity to earn a reasonable return on its invested capital used and useful in providing service to the public in excess of its reasonable and necessary operating expenses.

Rates

37. Timbercrest's proposed water rates are reflected in the tariff attached as Exhibit A.

38. Timbercrest's proposed rates are reasonable and necessary.

39. The rate design of a fixed base rate and a single tier volumetric rate is reasonable and necessary.

40. Timbercrest proposed wastewater rates are included in the tariff attached as Exhibit B.

41. The rate design of a fixed sewer rate with no volumetric rate is reasonable and necessary.

42. The use of a 12" proxy meter for purposes of determining total meter equivalent values is reasonable and necessary for the design of both water and sewer rates.

43. Timbercrest's wastewater rates are reasonable and necessary.

Rate Case Expenses

44. Timbercrest's rate case expense that will be recovered through metered customers is $50,214, $23,742 of which will be collected from water customers and $26,472 of which will be collected from wastewater customers. Timbercrest will recover its rate case expenses over a three-year period.

45. Timbercrest will recover rate case expenses through a surcharge as reflected in the tariff's attached hereto as Exhibits A and B.

46. Timbercrest's proposed rate case expenses and recovery period are reasonable and necessary.

47. Timbercrest may not seek to recover any additional rate case expenses incurred in connection with this application in a future proceeding and will not seek to recover such expenses from its non-metered tenants at the residential mobile home park owned by Timbercrest.

48. Timbercrest will file an annual update to the Commission, within one year from the date of the final order, and every year thereafter, that contains the number of customers charged the rate case expense surcharge, the amount to be collected to date, and the remaining balance of rate case expenses.

Pass-Through Fees

49. Timbercrest will recover fees related to the North Harris County Regional Water Authority through the pass-through rate identified on Exhibit A.

50. Timbercrest will recover the share of the fees for the non-metered residential customer of the mobile home park through rent revenues.

51. The pass-through rate will be subject to an annual true-up as the fee changes from NHCRWA.

52. Until the true-up, the appropriate pass-through rate is $5.41 per gallon.

Affiliate Expenses

53. Timbercrest omitted any affiliate expenses from this filing. Instead Timbercrest relied upon the common-cost allocation methodology developed by its witness, Chuck Loy. The cost allocation methodology properly allocated expenses that are common to both the utility and non-utility functions.

54. Timbercrest will file an annual update within one year from the date of the final order to indicate any changes in the organizational structure of Timbercrest Partners LLC, Haven at Augusta Woods Village, LP, and August Woods, among others. To the extent any affiliate provides services to Timbercrest for payment, Timbercrest will execute a written agreement with such affiliate for such services.

Rate Design

55. Timbercrest will use a proxy master meter of 12 inch for the residential home park for purposes of rate design.

56. The rates, terms, and conditions of the tariffs resulting from the agreement are just and reasonable.

Informal Disposition

57. More that 15 days have passed since the completion of notice provided in this docket.

58. Timbercrest and Commission Staff are the only parties to this proceeding.

59. No hearing is necessary.

60. The decision is not adverse to any party.

II. Conclusions of Law

The Commission adopts the following conclusions of law:

1. Timbercrest is a retail public utility as defined in TWC § 13.002(19) and 16 Texas Administrative Code (TAC)§ 24.3(31).

2. Timbercrest is a class D utility under TWC § 13.002(4-d) and 16 TAC § 24.3(8) because it has less than 500 active water connections.

3. The Commission has jurisdiction to consider Timbercrest's application for rate increases

and related tariff changes, and to conduct both formal and informal ratemaking hearings in accordance with TWC §§ 13.041, 13.181, and 13.1872, using the procedures in subchapter B of 16 TAC Chapter 24.

4. The Commission processed this Docket in accordance with the requirements of the TWC, the Administrative Procedure Act,[1] and Commission rules.
5. Timbercrest complied with the requirement to provide notice of the rate application as required by TWC § 13.1871(b) and 16 TAC § 24.27(d).
6. The rates approved in this proceeding are just and reasonable under TWC § 13.182(a).
7. As required by TWC § 13.182(b), the rates approved in this proceeding are not unreasonably preferential, prejudicial, or discriminatory and are sufficient, equitable, and consistent in application to each class of customers.
8. Under TWC § 13.183(a), the Commission is required to establish a revenue requirement in setting rates.
9. Timbercrest's overall revenues will permit it a reasonable opportunity to earn a reasonable return on its invested capital used and useful in providing service to the public over and above its reasonable and necessary operating expenses and will preserve Timbercrest's financial integrity.
10. The rate-case expenses approved in this Order are just, reasonable, necessary, and in the public interest as required under 16 TAC § 24.44(a).
11. The requirements for informal disposition under 16 TAC § 22.35 have been met in this proceeding.

III. Ordering Paragraphs

In accordance with these findings of fact and conclusions of law, the Commission issues the following Order:

1. The Commission approves the terms of the settlement agreement to the extent discussed in this Order.
2. The Commission approves the tariffs, including its rates, pass-through rate (until the annual true-up), rate case expense surcharges, terms, and conditions included in the tariffs. The approved tariffs are effective the first day of the month following the date of

[1] Administrative Procedure Act, Tex. Gov't Code §§ 2001.001-.902 (APA).

this Order is signed.

3. Within one year of this Order, Timbercrest must file compliance reports tracking its affiliates to include executed contracts with affiliates, specifically with regard to transactions within the trailer park rental property operation and allocations of costs in lieu of payments. Timbercrest agrees to provide annual updates to the comprehensive organizational structure, which includes Timbercrest; Haven at Augusta Woods Village, LP; and August Woods, among others. To the extent entities are added or removed, Timbercrest agrees to include the updates.

4. Beginning with the next billing cycle after the date of this Order, Timbercrest must recover its rate case expenses through the monthly surcharges of $5.54 and $6.75 included in the tariffs in Exhibits A and B as follows:

   a) the surcharge must be applied equally to all present and future utility customers; and
   b) the surcharge must be collected for 36 months or until the amount of $23,742 is collected from water customers and the amount of $26,472 is collected from wastewater customers, whichever occurs first.

5. Beginning with the next billing cycle after the date of this Order, Timbercrest must submit annual reports to the Commission that contain the following:

   a) the number of customers charged the rate case expense surcharges authorized in this Order;
   b) the amount collected to date by the rate case expense surcharges authorized by this Order; and
   c) the remaining balance of rate case expenses.

6. Timbercrest must implement the surcharge for rate case expenses described in Ordering Paragraph No. 4 and file the annual reports described in Ordering Paragraphs Nos. 3 and 5 in Docket No. __ (*Compliance Filing for Docket No. 50197 (Application of Timbercrest Partners LLC for Authority to Change Rates)*.

7. Within ten days of the date of this Order, Commission Staff must file a clean copies of Timbercrest's tariffs, modified to comply with this Order, with Central Records to be marked Approved and kept in the Commission's tariff book.

8. The Commission denies all other motions and any other requests for general or specific relief, if not expressly granted.

SIGNED AT AUSTIN, TEXAS the ____day of _____ 2023.

PUBLIC UTILITY COMMISSION OF TEXAS

_____

PETER M. LAKE, CHAIRMAN

_____

WILL MCADAMS, COMMISSIONER

_____

LORI COBOS, COMMISSIONER

_____

JIMMY GLOTFELTY, COMMISSIONER

_____

KATHLEEN JACKSON, COMMISSIONER

WATER UTILITY TARIFF
Docket No. 50197

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 county:

Harris

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

None

This tariff is effective in the following subdivisions and 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):

EXHIBIT A

SECTION 1.0 -- RATE SCHEDULE

Section 1.01 - Rates

Meter Size	Monthly Minimum Charge	Gallonage Charge
5/8"	$35.35 (Includes 0 gallons)	$0.34 per 1000 gallons
3/4"	$53.03	
1"	$88.38	
1½"	$176.75	
2"	$282.80	
3"	$530.25	
4"	$883.75	
6"	$1,767.50	
8"	$2,828.00	
10"	$4,065.25	
12"	$7,600.25	

*North Harris County Regional Water Authority: .....$5.41 per 1,000 for all gallons used
Docket No. 50197

RATE CASE EXPENSE... ..... $5.54 per month, per meter equivalency
The water rate case expense surcharge will be collected for 36 months or until the full $23,742 of water rate case expenses related to Docket No. 50197 is collected, whichever occurs first.

FORM OF PAYMENT: The utility will accept the following forms of payment:
Cash__X__, Check___X___, Money Order_X___, 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%
PUCT RULES REQUIRE THE UTILITY TO COLLECT A FEE OF ONE PERCENT OF THE RETAIL MONTHLY BILL.

Section 1.02 - Miscellaneous Fees

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.

SECTION 1.0 -- RATE SCHEDULE (Continued)

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.

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) $25.00
b) Customer's request that service be disconnected $25.00

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

PUCT 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 PUCT AND AFTER NOTICE TO CUSTOMERS, THE UTILITY MAY INCREASE RATES TO RECOVER INCREASED COSTS FOR INSPECTION FEES AND WATER TESTING. [16 TEXAS ADMINISTRATIVE CODE (TAC) § 24.25(b)(2)(G)].

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 1.0 -- RATE SCHEDULE (Continued)

Pass Through Provision:
For Utilities subject to changes in costs imposed by any non-affiliated provider of purchased water or sewer or a groundwater conservation district having jurisdiction over the Utility, these increases (decreases) shall be passed through as an adjustment to the gallonage charge according to the formula:

$$R = G / (1 - L)$$

Where:
R = the proposed pass-through rate;
G = the new gallonage charge (per 1,000 gallons) by source supplier;
L = the actual line loss for the preceding 12 months, not to exceed 0.15

SECTION 2.0 -- SERVICE RULES AND POLICIES

The utility will have the most current Public Utility Commission of Texas (PUCT or commission) rules relating to Water and Wastewater Utility Regulation, 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 PUCT 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 PUCT 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.

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 customer who has paid 18 consecutive billings without being delinquent.

SECTION 2.0 -- SERVICE RULES AND POLICIES (Continued)

(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 PUCT 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 16 TAC § 24.163(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 2.04 - 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

SECTION 2.0 -- SERVICE RULES AND POLICIES (Continued)

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, Title 30 TAC § 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 2.07 - 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 30 TAC § 290.47(f) Appendix F, 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(f) Appendix F, 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.

SECTION 2.0 -- SERVICE RULES AND POLICIES (Continued)

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 2.08 - 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.

SECTION 2.0 -- SERVICE RULES AND POLICIES (Continued)

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.

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 PUCT 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.

(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 2.0 -- SERVICE RULES AND POLICIES (Continued)

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 PUCT Rules.

(B) Without Notice
Utility service may also be disconnected without notice for reasons as described in the PUCT Rules.

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 2.0 -- SERVICE RULES AND POLICIES (Continued)

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 Commission, the utility will maintain facilities as described in the Texas Commission on Environmental Quality 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 PUCT complaint process. Pending resolution of a complaint, the commission may require continuation or restoration of service.

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 PUCT rules and policies, and upon extension of the utility's certified service area boundaries by the PUCT.

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.

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.

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 PUCT, 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 PUCT 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

SECTION 3.0 -- EXTENSION POLICY (Continued)

- 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, 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 over sizing 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.

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

SECTION 3.0 -- EXTENSION POLICY (Continued)

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 Texas Commission on Environmental Quality 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 30 TAC 291.86(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 Texas Commission on Environmental Quality minimum design criteria. As provided by 30 T.A.C. 291.85(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 utility's 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 3.04 - 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, TCEQ 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 TCEQ 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 3.0 -- EXTENSION POLICY (Continued)

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 TCEQ for resolution.

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, TCEQ rules and/or TCEQ 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.

SECTION 3.0 -- EXTENSION POLICY (Continued)

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 TCEQ 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 TCEQ service dates shall not become applicable until the service applicant has met all conditions precedent to becoming a qualified service applicant as defined by TCEQ rules.

Section 3.07 - Developer Requirements

As a condition of service to a new subdivision, the Utility shall require a developer (as defined by TCEQ 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

(This page incorporates by reference the utility's Drought Contingency Plan, as approved and periodically amended by the Texas Commission on Environmental Quality.)

APPENDIX A – SAMPLE SERVICE AGREEMENT
From TCEQ Rules, 30 TAC § 290.47(b), Appendix B

SERVICE AGREEMENT

I. PURPOSE. The NAME OF SEWER SYSTEM is responsible for protecting the drinking water supply from contamination or pollution which could result from improper private water distribution system construction or configuration. The purpose of this service agreement is to notify each customer of the restrictions which are in place to provide this protection. The utility enforces these restrictions to ensure the public health and welfare. Each customer must sign this agreement before the NAME OF SEWER SYSTEM will begin service. In addition, when service to an existing connection has been suspended or terminated, the sewer system will not re-establish service unless it has a signed copy of this agreement.

II. RESTRICTIONS. The following unacceptable practices are prohibited by State regulations.

A. No direct connection between the public drinking water supply and a potential source of contamination is permitted. Potential sources of contamination shall be isolated from the public water system by an air-gap or an appropriate backflow prevention device.

B. No cross-connection between the public drinking water supply and a private water system is permitted. These potential threats to the public drinking water supply shall be eliminated at the service connection by the installation of an air-gap or a reduced pressure-zone backflow prevention device.

C. No connection which allows water to be returned to the public drinking water supply is permitted.

D. No pipe or pipe fitting which contains more than 8.0% lead may be used for the installation or repair of plumbing at any connection which provides water for human use.

E. No solder or flux which contains more than 0.2% lead can be used for the installation or repair of plumbing at any connection which provides water for human use.

III. SERVICE AGREEMENT. The following are the terms of the service agreement between the NAME OF SEWER SYSTEM (the Sewer System) and NAME OF CUSTOMER (the Customer).

A. The Sewer System will maintain a copy of this agreement as long as the Customer and/or the premises are connected to the Sewer System.

B. The Customer shall allow his property to be inspected for possible cross-connections and other potential contamination hazards. These inspections shall be conducted by the Sewer System or its designated agent prior to initiating new water service; when there is reason to believe that cross-connections or other potential contamination hazards exist; or after any major changes to the private water distribution facilities. The inspections shall be conducted during the Sewer System's normal business hours.

C. The Sewer System shall notify the Customer in writing of any cross-connection or other potential contamination hazard which has been identified during the initial inspection or the periodic reinspection.

D. The Customer shall immediately remove or adequately isolate any potential cross-connections or other potential contamination hazards on his premises.

E. The Customer shall, at his expense, properly install, test, and maintain any backflow prevention device required by the Sewer System. Copies of all testing and maintenance records shall be provided to the Sewer System.

IV. ENFORCEMENT. If the Customer fails to comply with the terms of the Service Agreement, the Sewer System shall, at its option, either terminate service or properly install, test, and maintain an appropriate backflow prevention device at the service connection. Any expenses associated with the enforcement of this agreement shall be billed to the Customer.

CUSTOMER'S SIGNATURE:

DATE:

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

SEWER UTILITY TARIFF
DOCKET NO. 50197

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:

Harris

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

None

This tariff is effective in the following subdivisions or systems:

Timbercrest Subdivision

This tariff is effective for the following water quality permit number:

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):

TABLE OF CONTENTS

SECTION 1.0 - RATE SCHEDULE

Meter Size	Monthly Minimum Charge	Gallonage Charge
5/8"	$47.53 (Includes 0 gallons)	$0.00 per 1000 gallons thereafter
3/4"	$71.30	
1"	$118.83	
1 ½"	$237.65	
2"	$380.24	
3"	$712.95	
4"	$1,188.25	
6"	$2,376.50	
8"	$3,802.40	
10"	$5,465.95	
12"	$10,218.95	

RATE CASE EXPENSE..... $6.75 per month, per meter equivalency
The sewer rate case expense surcharge will be collected for 36 months or until the full $26,472 of sewer rate case expenses related to Docket No. 50197 is collected, whichever occurs first.

FORM OF PAYMENT: The utility will accept the following forms of payment:
Cash__X__, Check__X___, Money Order__X__, 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%
PUCT RULES REQUIRE THE UTILITY TO COLLECT A FEE OF ONE PERCENT OF THE RETAIL MONTHLY BILL.

Section 1.02 - Miscellaneous Fees

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 TAP SIZE INSTALLED.

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) Non payment of bill (Maximum $25.00) $25.00
b) Customer's request that service be disconnected $25.00

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

PUCT 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) $50.00

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

GOVERNMENTAL TESTING, INSPECTION AND COSTS SURCHARGE $0.00

WHEN AUTHORIZED IN WRITING BY PUCT AND AFTER NOTICE TO CUSTOMERS, THE UTILITY MAY INCREASE RATES TO RECOVER INCREASED COSTS FOR INSPECTION FEES AND WATER TESTING. 16 TEXAS ADMINISTRATIVE CODE (TAC) § 24.25(b)(2)(G)].

LINE EXTENSION AND CONSTRUCTION CHARGES:

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

SECTION 2.0 -- SERVICE RULES AND POLICIES

The utility will have the most current Public Utility Commission of Texas (PUCT or commission), rules relating to Water and Wastewater Utility Regulation, 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 Sewer 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 PUCT 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 PUCT 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.

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 customer who has paid 18 consecutive billings without being delinquent.

SECTION 2.0 -- SERVICE RULES AND POLICIES (Continued)

(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 PUCT 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 to cover unique costs not normally incurred as permitted by 16 TAC § 24.163(a)(1)(C) if they are listed on this approved tariff. 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 2.04 - Utility Response to Applications for Service

After the applicant has met all the requirements, conditions and regulations for service, the utility will install tap and utility cut-off 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 tap location to the place of consumption. Customers will not be allowed to use the utility's cutoff.

SECTION 2.0 -- SERVICE RULES AND POLICIES (Continued)

2.06 Access to Customer's Premises

All customers or service applicants shall provide access to utility cutoffs 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 2.07 - Back Flow Prevention Devices

No water connection shall be made to any establishment where an actual or potential contamination or system hazard exists without an approved air gap or mechanical backflow prevention assembly. The air gap or backflow prevention assembly shall be installed in accordance with the American Water Works Association (AWWA) standards C510, C511 and AWWA Manual M14 or the University of Southern California Manual of Cross-Connection Control, current edition. The backflow assembly installation by a licensed plumber shall occur at the customer's expense.

The back flow assembly shall be tested upon installation by a recognized prevention assembly tester and certified to be operating within specifications. Back flow prevention assemblies which are installed to provide protection against high health hazards must be tested and certified to be operating within specifications at least annually by a recognized back flow prevention device tester. The maintenance and testing of the back flow assembly shall occur at the customer=s expense.

Section 2.08 - 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 PUCT 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 2.09- 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 2.10 - 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 PUCT Rules.

(B) Without Notice
Utility service may also be disconnected without notice for reasons as described in the PUCT Rules.

Section 2.11 - 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 24 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 2.0 -- SERVICE RULES AND POLICIES (Continued)

Section 2.12 - 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 2.13 - Quality of Service

The utility will plan, furnish, and maintain and operate production, treatment, storage, transmission, and collection facilities of sufficient size and capacity to provide continuous and adequate service for all reasonable consumer uses and to treat sewage and discharge effluent of the quality required by its discharge permit issued by the Commission. Unless otherwise authorized by the Commission, the utility will maintain facilities as described in the TCEQ and PUC Rules.

Section 2.14 - 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 the PUCT complaint process. Pending resolution of a complaint, the commission may require continuation or restoration of service.

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 2.15 - 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 Commission rules and policies, and upon extension of the utility's certified service area boundaries by the Commission.

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.

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.

Residential customers will be charged the equivalent of the costs of extending service to their property from the nearest collection 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 PUCT, the residential service applicant shall not be required to pay for costs of main extensions greater than 6" in diameter for gravity wastewater lines.

SECTION 3.0 -- EXTENSION POLICY (Continued)

Exceptions may be granted by the PUCT 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, 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.

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.

The utility will bear the full cost of any over-sizing of sewer mains necessary to serve other customers in the immediate area. The individual residential customer shall not be charged for any additional 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, collection, transmission, pumping, or treatment of sewage 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.

SECTION 3.0 -- EXTENSION POLICY (Continued)

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 Texas Commission on Environmental Quality 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 16 TAC § 24.163(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 Texas Commission on Environmental Quality minimum design criteria. As provided by 16 TAC § 24.163(d)(4) 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 3.04 - 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, Commission 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 Commission 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.

SECTION 3.0 -- EXTENSION POLICY (Continued)

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 Commission for resolution.

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, Commission rules and/or 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 Commission 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 Commission service dates shall not become applicable until the service applicant has met all conditions precedent to becoming a qualified service applicant as defined by Commission rules.

Section 3.07 - Developer Requirements

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

Docket No. 50197

APPENDIX A -- SAMPLE SERVICE AGREEMENT
From 30 TAC Chapter 290.47(b), Appendix B
SERVICE AGREEMENT

I. PURPOSE. The NAME OF SEWER SYSTEM is responsible for protecting the drinking water supply from contamination or pollution which could result from improper private water distribution system construction or configuration. The purpose of this service agreement is to notify each customer of the restrictions which are in place to provide this protection. The utility enforces these restrictions to ensure the public health and welfare. Each customer must sign this agreement before the NAME OF SEWER SYSTEM will begin service. In addition, when service to an existing connection has been suspended or terminated, the sewer system will not re-establish service unless it has a signed copy of this agreement.

II. RESTRICTIONS. The following unacceptable practices are prohibited by State regulations.

A. No direct connection between the public drinking water supply and a potential source of contamination is permitted. Potential sources of contamination shall be isolated from the public water system by an air-gap or an appropriate backflow prevention device.

B. No cross-connection between the public drinking water supply and a private water system is permitted. These potential threats to the public drinking water supply shall be eliminated at the service connection by the installation of an air-gap or a reduced pressure-zone backflow prevention device.

C. No connection which allows water to be returned to the public drinking water supply is permitted.

D. No pipe or pipe fitting which contains more than 8.0% lead may be used for the installation or repair of plumbing at any connection which provides water for human use.

E. No solder or flux which contains more than 0.2% lead can be used for the installation or repair of plumbing at any connection which provides water for human use.

III. SERVICE AGREEMENT. The following are the terms of the service agreement between the NAME OF SEWER SYSTEM (the Sewer System) and NAME OF CUSTOMER (the Customer).

A. The Sewer System will maintain a copy of this agreement as long as the Customer and/or the premises are connected to the Sewer System.

B. The Customer shall allow his property to be inspected for possible cross-connections and other potential contamination hazards. These inspections shall be conducted by the Sewer System or its designated agent prior to initiating new water service; when there is reason to believe that cross-connections or other potential contamination hazards exist; or after any major changes to the private water distribution facilities. The inspections shall be conducted during the Sewer System's normal business hours.

C. The Sewer System shall notify the Customer in writing of any cross-connection or other potential contamination hazard which has been identified during the initial inspection or the periodic reinspection.

D. The Customer shall immediately remove or adequately isolate any potential cross-connections or other potential contamination hazards on his premises.

E. The Customer shall, at his expense, properly install, test, and maintain any backflow prevention device required by the Sewer System. Copies of all testing and maintenance records shall be provided to the Sewer System.

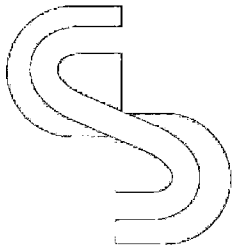
IV. ENFORCEMENT. If the Customer fails to comply with the terms of the Service Agreement, the Sewer System shall, at its option, either terminate service or properly install, test, and maintain an appropriate backflow prevention device at the service connection. Any expenses associated with the

enforcement of this agreement shall be billed to the Customer.

CUSTOMER'S SIGNATURE: _____

DATE: _____

EXHIBIT B



GDS Associates, Inc.

Engineers and Consultants

ORIGINAL COST TRENDING REPORT

Prepared for:

TIMBERCREST VILLAGE MOBILE HOME COMMUNITY

Final Report

August 15, 2019

ATTACHMENT 2

ORIGINAL COST TRENDING REPORT

Timbercrest Village Mobile Home Community - Water and Wastewater Systems

Introduction

This report was prepared to explain the application of valuation indices in computing the trended original cost of the utility assets owned by the Timbercrest Village Mobile Home Community (Timbercrest). The replacement costs and installation dates used in establishing those original costs were provided to GDS Associates, Inc. (GDS) by WaterEngineers, Inc. (WaterEngineers), a professional engineering firm licensed in the State of Texas (Exhibit 3).

Timbercrest was purchased by Harmony Communities in 2005. The previous owners of the utility did not maintain records of the original cost of utility assets. Thus, as required by the NARUC Chart of Accounts (COA) an original cost study of Timbercrest's plant was conducted.

Trended Original Cost Methodology Description

Various groups and agencies compile construction cost indices, in which materials, labor, equipment, overhead, and profit are summarized into an index number that is a percentage ratio between the cost of an item at any stated time and its cost at a base period. These cost indices are sometimes referred to by their functional use - trending indices. Because these construction indices relate construction costs to the same base period, indices can be used to relate costs from one time period to another time period by their ratio. Thus, known construction costs from an earlier period can be used to estimate construction costs at a later time period or from a later date to an earlier period. Three indices are used for the Timbercrest assets original cost trending study:

(1) Handy-Whitman Index of Water Utility Construction Costs for the South-Central Region

(2) Handy-Whitman Utility Plant Materials Index, Construction and Equipment, All Regions

(3) Engineering News-Record Building Cost Index

The Handy-Whitman Index was used as the primary reference source for this study because utility regulators and the industry routinely accept it. The Handy-Whitman Index is commonly used in many state regulatory commission ratemaking dockets. Whitman, Requardt and Associates from Baltimore, Maryland, prepare the Handy-Whitman Index for six different geographical regions of the United States. The Handy-Whitman Index has been reporting annual values since 1912 and bi-annual values for each year since 1973. Access to the Handy-Whitman Index is through a copyrighted subscription service available at https://www.wrallp.com/about-us/handy-whitman-index.

GDS has performed and assisted with the development of trending studies for water and wastewater utilities since 1998 and have consistently used Handy-Whitman to estimate original values of plant. These values have been accepted by commission staff in rate cases that were adjudicated. All choices of trending indices were approved by the commissioners. Based on our experience, GDS believes that the indices used in this asset study are reliable.

To estimate the original cost of an item, one uses the replacement cost of the item for the current date and multiplies that cost by the ratio of the trending index of the installation date to the trending index of the current date. The resulting value is an appropriate estimate of the original cost of the utility asset:

$$\text{Replacement Cost} \times \frac{\text{Installation Date Index Value}}{\text{Current Date Index Value}} = \text{Est. Original Cost}$$

For example, to estimate the original purchase price of 8" plastic pipes with a current replacement cost of $50,000 and an installation date of 6/1/2000, you must first determine the correct index to use for the item. In this case, the Handy-Whitman Index is appropriate, specifically the line for PVC Mains. Given a current index value for PVC Mains of 300 and an index value for the installation date of 150, the original cost of $50,000 is multiplied by the ratio of the two trending values in order to come up with an original cost of $25,000.

$$\$50{,}000 \times \frac{150}{300} = \$25{,}000$$

In order to calculate the net value of assets, service life values from Schedule III-3 of the Texas Public Utility Commission have been used when available. For assets not listed on Schedule III-3, a reasonable service life has been used.

Asset Specific Indices

Several asset types do not have directly corresponding indices. For these asset types, GDS has used the most appropriate index available, which are listed below along with a brief description of the justification for the use of that index. In cases where two indexes could potentially be applied, the more conservative of the two (i.e. the index resulting in a lower original cost) has been used.

Gate Valves and Boxes

Handy-Whitman Utility Plant Water Utility Index (Region 4) - Mains - Average All Types

In previous studies, GDS has calculated the original cost of gate valves and boxes individually using Handy-Whitman for the valves and ENR for the boxes. As the replacement costs for these items were given as one unit in the study provided by WaterEngineers, the more conservative of the two indexes was used.

Manholes

Handy-Whitman Utility Plant Water Utility Index (Region 4) - Transmission Plant - Concrete Cylinder Mains

GDS is using the Handy-Whitman Concrete Cylinder Mains index for manholes, consistent with the treatment of manholes in previous original cost studies. This index is appropriate due to the preformed nature of and the materials used in both concrete mains and manholes.

Sitework, Foundations, Large Structures, and Site Fencing

Engineering-News Record Construction Cost Index

Historically, ENR has been applied when computing original cost when provided with the replacement cost values for a water or wastewater treatment plant as opposed to individually identified assets. The use of the ENR was retained for structural and fencing assets as it returned a more conservative original cost value than the alternative Handy-Whitman Structures & Improvements index.

Electrical Services and Conduit

Handy-Whitman Utility Plant Water Utility Index (Region 4) - Pumping Plant - Electric Pumping Equipment

GDS has previously used both United States Bureau of Reclamation (USBR) Accessory Electric & Misc. Equipment index and the Handy-Whitman Electric Pumping Equipment index for electric equipment located on the utilities' side of the meter. As Handy-Whitman returned significantly lower original costs for the time period examined in this study, it has been used to value these assets.

150 kW Diesel Generator & 200 Amp ATS

Handy-Whitman Utility Plant Materials Index, Construction and Equipment - Construction Equipment

Although diesel generators are often found as backup systems at water and sewer facilities, the Handy-Whitman Water Utility index does not contain a diesel generator specific index. The index for construction equipment is the most applicable index to use for a diesel generator because there is no construction equipment index that is specific to items with characteristics like a diesel generator. This treatment is consistent with the classification used for generation equipment in previous original cost studies.

Results and Conclusion

Exhibit 1 attached summarizes the computation of the original costs derived from applying the appropriate indices to the reproduction costs of the assets. More detail of the trended original costs of the estimates are shown on Exhibit 2. Exhibit 3 is the replacement cost study prepared by WaterEngineers, Inc.

The trended original gross cost of the system assets identified by WaterEngineers placed into service between 1989 and 2018 total approximately $1.719 million with an associated depreciation reserve balance of approximately $0.793 million, resulting in a net plant in service value of $0.927 million, which should be included in Timbercrest's books and rate base. The amount of annual depreciation expense related to these assets is approximately $31.6 thousand.

Exhibit 1 - Original Cost Trending Summary

TIMBERCREST VILLAGE WATER AND SEWER SYSTEM ORIGINAL COST STUDY
Summary of Original Cost Study

Line No.	System/Asset Description	Estimated Replacement Cost	Estimated Original Cost	Estimated Accumulated Depreciation	Depreciation Expense	Estimated Net Value
	(a)	(b)	(c)	(d)		(e)
1	Water Supply Lines	$ 984,060	$ 410,477	$ 180,587	$ 8,210	$ 229,890
2	Sewer Lines	1,026,256	455,328	200,636	9,107	254,692
3	Water Plant	934,084	508,797	192,530	8,129	316,267
4	Wastewater Treatment Plant	893,200	344,881	218,824	6,150	126,057
5	**Total**	**$ 3,837,600**	**$ 1,719,483**	**$ 792,578**	**$ 31,596**	**$ 926,906**

Exhibit 2 - Original Cost Trending Detail

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	Replacement Cost Est.	Service Life Yrs.	Trending Index	In-Service Value	Current Value	Trending Ratio	Original Cost	Accumulated Depreciation	Depreciation Expense	Net Plant in Service
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)
	Timbercrest Water Distribution System											
1	6" Water Line - WP to Black Forest Drive	1988	$ 157,696	50	W-04-13				$ 56,258	$ 34,320	$ 1,125	$ 21,938
2	6" Water Line - Black Forest Drive	1988	54,208	50	W-04-13				19,339	11,798	387	7,541
3	6" Gate Valve & Box - Black Forest Drive	1988	1,232	50	W-04-13				440	268	9	171
4	2" Flushing Post - Black Forest Drive	1988	616	50	W-04-13				220	134	4	86
5	6" Water Line - Timbercrest Village Drive	1988	123,200	50	W-04-13				43,952	26,813	879	17,139
6	6" Gate Valve & Box - Timbercrest Village Drive	1988	1,232	50	W-04-13				440	268	9	171
7	2" Flushing Post - Timbercrest Village Drive	1988	616	50	W-04-13				220	134	4	86
8	6" Water Line - London Tower Drive	1988	110,880	50	W-04-13				39,556	24,131	791	15,425
9	6" Gate Valve & Box - London Tower Drive	1988	1,232	50	W-04-13				440	268	9	171
10	2" Flushing Post - London Tower Drive	1988	616	50	W-04-13				220	134	4	86
11	4" Water Line - Razorback Drive	2002	121,968	50	W-04-13				57,120	18,854	1,142	38,266
12	4" Gate Valve & Box - Razorback Drive	2002	1,848	50	W-04-13				865	286	17	580
13	2" Flushing Post - Razorback Drive	2002	1,232	50	W-04-13				577	190	12	387
14	4" Water Line - Pinecrest Drive	2002	107,184	50	W-04-13				50,196	16,569	1,004	33,628
15	4" Gate Valve & Box - Pinecrest Drive	2002	1,848	50	W-04-13				865	286	17	580
16	2" Flushing Post - Pinecrest Drive	2002	1,232	50	W-04-13				577	190	12	387
17	6" Water Line - London Tower Drive	2002	110,880	50	W-04-13				51,927	17,140	1,039	34,787
18	6" Gate Valve & Box - London Tower Drive	2002	1,232	50	W-04-13				577	190	12	387
19	2" Flushing Post - London Tower Drive	2002	616	50	W-04-13				288	95	6	193
20	6" Water Line - Ridgecrest Dr./Kyren Ln	2002	49,280	50	W-04-13				23,079	7,618	462	15,461
21	6" Gate Valve & Box - Ridgecrest Dr./Kyren Ln	2002	3,696	50	W-04-13				1,731	571	35	1,160
22	2" Flushing Post - Ridgecrest Dr./Kyren Ln	2002	616	50	W-04-13				288	95	6	193
23	4" Water Line - Deer Trail Drive	2002	77,616	50	W-04-13				36,349	11,998	727	24,351
24	4" Gate Valve & Box - Deer Trail Drive	2002	924	50	W-04-13				433	143	9	290
25	2" Flushing Post - Deer Trail Drive	2002	616	50	W-04-13				288	95	6	193
26	6" Water Line - Elmfield Drive	2002	39,424	50	W-04-13				18,463	6,094	369	12,369
27	6" Gate Valve & Box - Elmfield Drive	2002	1,232	50	W-04-13				577	190	12	387
28	2" Flushing Post - Elmfield Drive	2002	616	50	W-04-13				288	95	6	193
29	2" Water Line - Deer Trail Dr. to WWTP	2002	9,856	50	W-04-13				4,616	1,524	92	3,092
30	2" Gate Valve & Box - Deer Trail Dr. to WWTP	2002	616	50	W-04-13				288	95	6	193
31	**Total Water Distribution System**		**$ 984,060**						**$ 410,477**	**$ 180,587**	**$ 8,210**	**$ 229,890**

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	Replacement Cost Est.	Service Life Yrs.	Trending Index	In-Service Value	Current Value	Trending Ratio	Original Cost	Accumulated Depreciation	Depreciation Expense	Net Plant in Service
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)
	Timbercrest Sanitary Sewer System											
1	8" San Sewer Main, 6' - 10' Deep - Black Forest Drive	1988	$ 67,760	50	W-04-13				$ 24,173	$ 14,747	$ 483	$ 9,426
2	48" Manhole, 6' - 10' Deep - Black Forest Drive	1988	14,784	50	W-04-12				6,604	4,029	132	2,575
3	8" San Sewer Main, 6' - 8.5' Deep - London Tower Drive	1988	24,640	50	W-04-13				8,790	5,363	176	3,428
4	48" Manhole, 6' - 8.5' Deep - London Tower Drive	1988	4,928	50	W-04-12				2,201	1,343	44	858
5	8" San Sewer Main, 6' - 9.5' Deep - Timbercrest Village Drive	1988	101,640	50	W-04-13				36,260	22,120	725	14,140
6	48" Manhole, 6' - 10' Deep - Timbercrest Village Drive	1988	14,784	50	W-04-12				6,604	4,029	132	2,575
7	6" San Sewer , 4' - 6' Deep - Adjoining Timbercrest Village Driv	1988	68,992	50	W-04-13				24,613	15,015	492	9,598
8	8" San Sewer, 12' - 16' Deep - Elmfield Drive	1988	114,576	50	W-04-13				40,875	24,936	817	15,939
9	48" Manhole, 12' - 16' Deep - Elmfield Drive	1988	36,960	50	W-04-12				16,510	10,072	330	6,438
10	10" San. Sewer, 13' - 15' Deep - Deer Trail Dr. to WWTP	1988	36,960	50	W-04-13				13,185	8,044	264	5,142
11	8" San Sewer Main, 6' - 9.5' Deep - Razorback Drive	2002	98,560	50	W-04-13				46,158	15,235	923	30,922
12	48" Manhole, 6' - 9.5' Deep - Razorback Drive	2002	14,784	50	W-04-12				10,300	3,400	206	6,900
13	8" San Sewer Main, 6' - 8.6' Deep - Pinecrest Drive	2002	86,240	50	W-04-13				40,388	13,331	808	27,057
14	48" Manhole, 6' - 8.5' Deep - Pinecrest Drive	2002	14,784	50	W-04-12				10,300	3,400	206	6,900
15	8" San Sewer Main, 6' - 8.5' Deep - London Tower Drive	2002	49,280	50	W-04-13				23,079	7,618	462	15,461
16	48" Manhole, 6' - 8.5' Deep - London Tower Drive	2002	9,856	50	W-04-12				6,867	2,267	137	4,600
17	8" San Sewer Main, 6' - 9.5' Deep - Pinecrest Drive	2002	15,400	50	W-04-13				7,212	2,381	144	4,832
18	48" Manhole, 6' - 8.5' deep - Pinecrest Drive	2002	14,784	50	W-04-12				10,300	3,400	206	6,900
19	8" San Sewer Main, 10' - 12' Deep - Deer Trail Drive	2002	59,136	50	W-04-13				27,695	9,141	554	18,553
20	48" Manhole, 6' - 8.5' deep - Deer Trail Drive	2002	14,784	50	W-04-12				10,300	3,400	206	6,900
21	8" San Sewer, 8' - 10' Deep - Ridgecrest & Kyren Ln.	2002	73,920	50	W-04-13				34,618	11,427	692	23,192
22	48" Manhole, 8 - 10' Deep - Ridgecrest & Kyren Ln.	2002	14,784	50	W-04-12				10,300	3,400	206	6,900
23	6" San Sewer , 4' - 6' Deep - Trembling Oaks	2002	59,136	50	W-04-13				27,695	9,141	554	18,553
24	48" Manhole, 6" Deep - Trembling Oaks	2002	14,784	50	W-04-12				10,300	3,400	206	6,900
25	**Total Sanitary Sewer System**		**$ 1,026,256**						**$ 455,328**	**$ 200,636**	**$ 9,107**	**$ 254,692**

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	Replacement Cost Est.	Service Life Yrs.	Trending Index	In-Service Value	Current Value	Trending Ratio	Original Cost	Accumulated Depreciation	Depreciation Expense	Net Plant in Service
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)
	Timbercrest Groundwater Supply Plant											
1	Site Fencing - Chain Link	1989	$ 15,944	20	ENR-CCI				$ 6,458	$ 6,458	$ -	$ -
2	Water Well # 2, 8" Steel Casing, 30 HP Pump, 350 gpm	2002	181,500	50	W-04-02				102,036	33,679	2,041	68,356
3	Water Well # 3, 8" Steel Casing, 30 HP Pump, 350 gpm	2018	181,500	50	W-04-02				177,480	1,788	3,550	175,692
4	4" Steel Piping, Well # 3- GST # 1	2018	5,808	50	W-04-16				5,658	57	113	5,601
5	4" Steel Piping, Well # 2- GST # 2	2002	4,792	50	W-04-16				2,404	793	48	1,610
6	4" PVC Piping Well # 2 - GST # 1	2002	5,034	50	W-04-16				2,525	833	50	1,692
7	6" Steel Piping GST-Pump Bldg	1989	1,970	50	W-04-16				827	488	17	339
8	6" PVC Water Line to Disttribution System	1989	4,678	50	W-04-17				2,851	1,682	57	1,169
9	8" Steel GST - Pump Bldg	2002	3,872	50	W-04-16				1,942	641	39	1,301
10	8" GIP Piping OP Bldg -HPT- Dist	1989	2,770	50	W-04-16				1,163	686	23	477
11	Pump Suction Manifold & Valves	1989	12,312	50	W-04-13				4,562	2,692	91	1,870
12	Pump Discharge Manifold & Valves	1989	12,312	50	W-04-13				4,562	2,692	91	1,870
13	4" Butterfly Valve	1989	1,539	50	W-04-13				570	336	11	234
14	4" Gate Valve & Box	1989	1,847	50	W-04-13				684	404	14	281
15	6" Butterfly Valve	1989	1,724	50	W-04-13				639	377	13	262
16	8" Butterfly Valve	1989	1,231	50	W-04-13				456	269	9	187
17	8" Gate Valve & Box	1989	2,770	50	W-04-13				1,026	606	21	421
18	8" C-900 Piping HPT- Dist	1989	1,231	50	W-04-13				456	269	9	187
19	8" Gate Valve & Box	1989	1,847	50	W-04-13				684	404	14	281
20	GST Steel Ring & Rock Foundation	1989	18,468	50	ENR-CCI				7,480	4,414	150	3,066
21	Concrete Foundation For HPT	1989	3,694	30	ENR-CCI				1,496	1,471	50	25
22	Booster Pump Bldg	1989	25,855	15	W-04-04				10,560	10,560	-	-
23	Painting	1989	6,156	15	W-04-04				2,514	2,514	-	-
24	65,775 Gal Bolted Ground Storage Tank # 1	1989	80,027	50	W-04-08				17,208	10,154	344	7,054
25	65,775 Gal Bolted Ground Storage Tank # 2	2002	78,650	50	W-04-08				27,123	8,953	542	18,170
26	Hydropneumatic Tank, 10,000 gallon	2002	48,400	50	W-04-08				16,691	5,509	334	11,182
27	350 gpm @ 55 psi Booster Pumps, 25 HP	2002	21,780	10	W-04-06				9,936	9,936	-	-
28	210 gpm @ 55 psi Booster Pumps, 15 HP	1989	18,468	10	W-04-06				6,350	6,350	-	-
29	Chlorination Equipment (Gas)	1989	30,780	10	W-04-06				10,583	10,583	-	-
30	Misc Piping & Tubing in Conduit	1989	2,462	50	W-04-13				912	538	18	374
31	Well Booster Pump Control Panel & Pressure Switches	1989	14,774	5	W-04-06				5,080	5,080	-	-
32	Incoming electrical Service, 400 Amps	1989	12,312	50	W-04-04				5,029	2,967	101	2,061
33	Electrical Service Rack & Disconnects	1989	12,312	50	W-04-03				3,224	1,903	64	1,322
34	Electrical Conduit, Wiring & Switches	1989	18,468	50	W-04-03				4,837	2,854	97	1,983
35	Electrical Conduit, Wiring & Switches	2002	12,100	50	W-04-03				5,114	1,688	102	3,426
36	Electrical Conduit, Wiring & Switches	2018	6,050	50	W-04-03				5,834	59	117	5,775
37	150 kW Diesel Generator & 200 Amp ATS	2002	78,650	10	M-44				51,843	51,843	-	-
38	**Total Groundwater Supply Plant**		**$ 934,084**						**$ 508,797**	**$ 192,530**	**$ 8,129**	**$ 316,267**

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	Replacement Cost Est.	Service Life Yrs.	Trending Index	In-Service Value	Current Value	Trending Ratio	Original Cost	Accumulated Depreciation	Depreciation Expense	Net Plant in Service
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)
	Timbercrest Wastewater Treatment Plant											
1	Sitework											
2	Stabilized Rock Entrance	1989	$ 3,796	50	ENR-CCI				$ 1,538	$ 907	$ 31	$ 630
3	Crushed Concrete Foundation	1989	3,416	50	ENR-CCI				1,384	817	28	567
4	Crushed Concrete Access Roadway	1989	21,005	50	ENR-CCI				8,508	5,020	170	3,488
5	Chainlink Fence	1989	19,739	20	ENR-CCI				7,995	7,995	-	-
6	Yard Piping											
7	6" Force Main	1989	2,467	50	W-04-13				914	539	18	375
8	10" Outfall Line	1989	6,010	50	W-04-13				2,227	1,314	45	913
9	Influent Lift Station											
10	Wetwell Excavation	1989	11,388	50	ENR-CCI				4,613	2,722	92	1,891
11	Wetwell Backfill	1989	7,592	50	ENR-CCI				3,075	1,814	62	1,261
12	8' ID Wetwell x 20 ft Deep	1989	63,267	50	ENR-CCI				25,626	15,121	513	10,505
13	Reinf. Concrete Bottom	1989	6,327	50	ENR-CCI				2,563	1,512	51	1,050
14	Reinf. Concrete Cover	1989	6,327	50	ENR-CCI				2,563	1,512	51	1,050
15	Aluminum Hatch Cover	1989	3,163	50	ENR-CCI				1,281	756	26	525
16	4" PVC Discharge Piping	1989	2,025	50	W-04-17				1,234	728	25	506
17	Discharge Piping Supports	1989	3,796	50	W-04-04				1,550	915	31	636
18	4" Check Valves	1989	1,518	50	W-04-17				925	546	19	379
19	4" Gate Valves	1989	1,265	50	W-04-17				771	455	15	316
20	Submersible Lift Station Pumps, 5 HP	1989	31,633	5	W-04-03				8,285	8,285	-	-
21	Control Panel for for Process Blowers	1989	18,980	50	W-04-03				4,971	2,933	99	2,038
22	Wetwell Vent & Appurtences	1989	1,265	50	ENR-CCI				513	302	10	210
23	Steel Package Plant Equipment, Fabrication, Galvenizing and Delivery											
24	New Influent Bar Screen	1989	5,378	50	ENR-CCI				2,178	1,285	44	893
25	Aeration Basin # 1 with Air Diffusers, 20'x12'x12'	1989	50,613	50	ENR-CCI				20,501	12,097	410	8,404
26	Aeration Basin # 2 with Air Diffusers, 52'x12'x12'	1989	131,595	50	ENR-CCI				53,302	31,451	1,066	21,850
27	Aerobic Digester Basin # 1 with Air Diffusers, 32'x12'x12'	1989	80,981	50	ENR-CCI				32,801	19,355	656	13,446
28	Aerobic Digester Basin # 2 with Air Diffusers, 15' Diameter	1989	37,960	50	ENR-CCI				15,375	9,072	308	6,303
29	28' Diameter Clarifier	1989	177,147	50	ENR-CCI				71,752	42,338	1,435	29,414
30	Chlorine Contact Basin, 6.83 ft Deep x 141 sq Ft	1989	18,980	50	ENR-CCI				7,688	4,536	154	3,151
31	Grated Walkway & Handrail On Tanks	1989	12,527	50	ENR-CCI				5,074	2,994	101	2,080
32	Stairways	1989	5,694	50	ENR-CCI				2,306	1,361	46	945
33	Digester Sludge Transfer Airlift	1989	1,898	5	W-04-06				653	653	-	-
34	RAS/WAS Sludge Airlift	1989	3,163	5	W-04-06				1,088	1,088	-	-
35	Decant Airlift	1989	3,796	5	W-04-06				1,305	1,305	-	-
36	Scum Airlift	1989	1,898	5	W-04-06				653	653	-	-
37	6-inch PVC RAS/WAS line	1989	1,670	50	W-04-17				1,018	601	20	417
38	3-inch PVC Scum Line	1989	456	50	W-04-17				278	164	6	114
39	3-inch Sludge PVC Transfer	1989	759	50	W-04-17				463	273	9	190
40	6-inch Steel Air Header	1989	911	50	W-04-16				382	226	8	157
41	4 inch Steel Air Header	1989	4,150	50	W-04-16				1,742	1,028	35	714
42	1-1/2-inch Galv. Steel air supply lines	1989	405	50	W-04-16				170	100	3	70
43	1 inch Galv. Steel air supply lines	1989	633	50	W-04-16				266	157	5	109
44	1" NPW PVC Piping	1989	633	50	W-04-17				386	227	8	158
45	1" Backflow Preventer	1989	316	50	W-04-17				193	114	4	79

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	Replacement Cost Est.	Service Life Yrs.	Trending Index	In-Service Value	Current Value	Trending Ratio	Original Cost	Accumulated Depreciation	Depreciation Expense	Net Plant in Service
	(a)	(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)
46	**Timbercrest Wastewater Treatment Plant (Cont.)**											
47	Process Equipment											
48	Process Blowers, 30 HP	1989	50,613	10	W-04-06				17,402	17,402	-	-
49	Flow Meter, Chart Recorder, Extra Charts & Calibration	1989	8,857	50	W-04-06				3,045	1,797	61	1,248
50	Clarifier Drive & Connecting Couplings, Bearings, Clamps	1989	6,327	50	W-04-23				2,040	1,204	41	836
51	Chlorine Gas Storage & Feeding Equipment	1989	31,633	50	W-04-06				10,876	6,418	218	4,459
52	Control Panel for for Process Blowers	1989	12,653	50	W-04-06				4,350	2,567	87	1,783
53	Process & Air Control Ball Valves	1989	1,265	50	W-04-06				435	257	9	178
54	Electrical Work											
55	Incoming Electrical Service	1989	3,163	50	W-04-03				828	489	17	340
56	Electrical Rack & Disconnect	1989	6,327	50	W-04-03				1,657	978	33	679
57	Electrical Conduit, Wiring & Lighting	1989	15,817	50	W-04-03				4,142	2,444	83	1,698
58	**Total Wastewater Treatment Plant**		**893,200**						**344,881**	**218,824**	**6,150**	**126,057**
59	**Total Original Cost Trended Plant**		**$ 3,837,600**						**$ 1,719,483**	**$ 792,578**	**$ 31,596**	**$ 926,906**

TIMBERCREST VILLAGE WATER AND SEWER SYSTEM ORIGINAL COST STUDY
Trending Index Code Table

Line No.	Index Code	Index Provider	Index Name
	(a)	(b)	(c)
1	ENR-CCI	Engineering-News Record	Construction Cost Index
2	M-44	Handy-Whitman	Region 4 - Materials - Construction Equipment
3	W-04-02	Handy-Whitman	Region 4 - Pumping Plant - Structures & Improvements
4	W-04-03	Handy-Whitman	Region 4 - Pumping Plant - Electric Pumping Equipment
5	W-04-04	Handy-Whitman	Region 4 - Water Treatment Plant - Structures & Improvements
6	W-04-06	Handy-Whitman	Region 4 - Water Treatment Plant - Small Treatment Plant Equip.
7	W-04-08	Handy-Whitman	Region 4 - Transmission Plant - Elevated Steel Tanks
8	W-04-12	Handy-Whitman	Region 4 - Transmission Plant - Concrete Cylinder Mains
9	W-04-13	Handy-Whitman	Region 4 - Distribution Plant - Mains - Average All Types
10	W-04-16	Handy-Whitman	Region 4 - Distribution Plant - Steel Mains
11	W-04-17	Handy-Whitman	Region 4 - Distribution Plant - PVC Mains
12	W-04-23	Handy-Whitman	Region 4 - Miscellaneous Items - Clarifier Equipment-Installed

Exhibit 3 - WaterEngineers, Inc. Replacement Cost New Study

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REPLACEMENT COST STUDY
TIMBERCREST VILLAGE MOBILE HOME PARK
August 5, 2019

WaterEngineers, Inc. has been retained to prepare a Replacement Cost Study for the water supply and wastewater treatment systems for Timbercrest Village Mobile Home Community (MHC). The MHC was developed and constructed beginning in 1989 as shown in Figure 1. Very little in the way of engineering plans is available, so much of the data that has been relied on comes from as-built plans of the water plant and wastewater treatment plant, as well as the historical imagery provided on Google Earth Pro.

The initial phase of development in 1989 included water lines and sewer lines that served the area of the park north of Timbercrest Village Drive. In 2002 the MHC was completed with all water and sewer lines constructed. In 2016, significant portions of the MHC were vacated with the land being sold to develop a Wal-Mart store, an apartment complex, a retirement facility and several retail stores with water supply and wastewater collection and treatment service going to the adjacent Municipal Utility District. Figure 2 shows the portion of the service area that remains to be served by the Timbercrest Village system.

Water Supply and Sewer Lines

Table 1 shows the replacement cost estimate for the portions of the water supply lines that remain in service at this time. Table 2 shows the replacement cost estimate for the sewer lines that remain in service today.

Water Plant

The initial construction of the Water Plant started in 1989 with development of the MHC. Initially, Well # 1, Ground Storage Tank (GST) # 1, two 10 HP Booster Pumps (BP's), the Pump Building, and Hydropneumatic Tank (HPT) # 1 were constructed along with sitework, piping and valves, and electrical work. In 2002, Well # 2, GST # 2, Booster Pumps # 3 and #4, and HPT # 2 were added. Well # 1 failed and was replaced by Well # 3 in 2018. Table 3 shows the estimated replacement cost of the Timbercrest Village Water Plant currently in service.

Wastewater Treatment Plant

The Timbercrest Village Wastewater Treatment Plant (WWTP) was constructed in 1989 and appears to have been unchanged since them. Table 4 show the estimated replacement cost for the Timbercrest Village MHC WWTP.

Summary

Based on the best information available, I am pleased to certify that the total estimated replacement cost for the Timbercrest Village MHC water supply and wastewater treatment systems is as follows:

Water Supply Lines	$984,060
Sewer Lines	$1,026,256
Water Plant	$934,084
Wastewater Treatment Plant	$893,200

Should you have questions or comments, please contact me by telephone at 281-373-0500 or by email at d.ray@waterengineers.com

WaterEngineers, Inc.
TBPE FIRM No. 2066

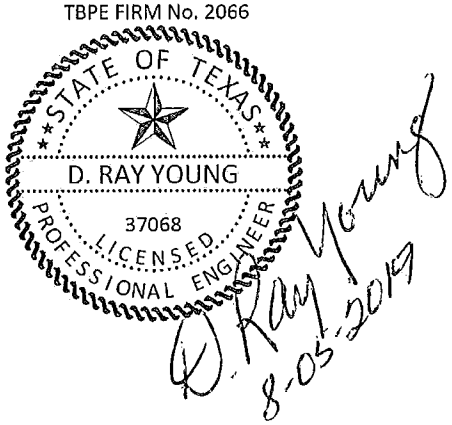

TABLE 1

TIMBERCREST VILLAGE WATER DISTRIBUTION SYSTEM REPLACEMENT COST ESTIMATE

(Excludes Water Lines originally constructed that have been abandoned and removed)

Item	Asset ID	Asset Description	Location	Estimated Installation Date	Quantity	Unit	Present Estimated Unit Cost	Item Cost
1		6" Water Line	WP to Black Forest Drive	1988	3200	LF	$40	$128,000
2		6" Water Line	Black Forest Drive	1988	1100	LF	$40	$44,000
3		6" Gate Valve & Box	Black Forest Drive	1988	1	EA	$1,000	$1,000
4		2" Flushing Post	Black Forest Drive	1988	1	EA	$500	$500
5		6" Water Line	Timbercrest Village Drive	1988	2500	LF	$40	$100,000
6		6" Gate Valve & Box	Timbercrest Village Drive	1988	1	EA	$1,000	$1,000
7		2" Flushing Post	Timbercrest Village Drive	1988	1	EA	$500	$500
8		6" Water Line	London Tower Drive	1988	2250	LF	$40	$90,000
9		6" Gate Valve & Box	London Tower Drive	1988	1	EA	$1,000	$1,000
10		2" Flushing Post	London Tower Drive	1988	1	EA	$500	$500
11		4" Water Line	Razorback Drive	2002	3300	LF	$30	$99,000
12		4" Gate Valve & Box	Razorback Drive	2002	2	EA	$750	$1,500
13		2" Flushing Post	Razorback Drive	2002	2		$500	$1,000
14		4" Water Line	Pinecrest Drive	2002	2900	LF	$30	$87,000
15		4" Gate Valve & Box	Pinecrest Drive	2002	2	EA	$750	$1,500
16		2" Flushing Post	Pinecrest Drive	2002	2		$500	$1,000
17		6" Water Line	London Tower Drive	2002	2250	LF	$40	$90,000
18		6" Gate Valve & Box	London Tower Drive	2002	1	EA	$1,000	$1,000
19		2" Flushing Post	London Tower Drive	2002	1	EA	$500	$500
20		6" Water Line	Ridgecrest Dr./Kyren Ln	2002	1000	LF	$40	$40,000
21		6" Gate Valve & Box	Ridgecrest Dr./Kyren Ln	2002	3	EA	$1,000	$3,000
22		2" Flushing Post	Ridgecrest Dr./Kyren Ln	2002	1	EA	$500	$500
23		4" Water Line	Deer Trail Drive	2002	2100	LF	$30	$63,000
24		4" Gate Valve & Box	Deer Trail Drive	2002	1	EA	$750	$750
25		2" Flushing Post	Deer Trail Drive	2002	1	EA	$500	$500
26		6" Water Line	Elmfield Drive	2002	800	LF	$40	$32,000
27		6" Gate Valve & Box	Elmfield Drive	2002	1	EA	$1,000	$1,000
28		2" Flushing Post	Elmfield Drive	2002	1	EA	$500	$500
29		2" Water Line	Deer Trail Dr. to WWTP	2002	400	LF	$20	$8,000
30		2" Gate Valve & Box	Deer Trail Dr. to WWTP	2002	1	EA	$500	$500
31		Subtotal Construction Costs						$798,750
32		10% Contingency						$79,875
33		Total Estimated Current Construction Cost						$878,625
34		Surveying and Engineering @ 12%						$105,435
35		Total Capital Cost						$984,060

TABLE 2

TIMBERCREST VILLAGE SANITARY SEWER SYSTEM REPLACEMENT COST ESTIMATE

(Excludes Sanitary Sewer Lines originally constructed that have been abandoned and removed)

Item	Asset ID	Asset Description	Location	Estimated Installation Date	Quantity	Unit	Present Estimated Unit Cost	Item Cost
1		8" San Sewer Main, 6' - 10' Deep	Black Forest Drive	1988	1100	LF	$50	$55,000
2		48" Manhole, 6' - 10' Deep	Black Forest Drive	1988	3	EA	$4,000	$12,000
3		8" San Sewer Main, 6' - 8.5' Deep	London Tower Drive	1988	400	LF	$50	$20,000
4		48" Manhole, 6' - 8.5' Deep	London Tower Drive	1988	1	EA	$4,000	$4,000
5		8" San Sewer Main, 6' - 9.5' Deep	Timbercrest Village Drive	1988	1650	LF	$50	$82,500
6		48" Manhole, 6' - 10' Deep	Timbercrest Village Drive	1988	3	EA	$4,000	$12,000
		6" San Sewer , 4' - 6' Deep	Adjoining Timbercrest Village Drive	1988	1400	LF	$40	$56,000
7		8" San Sewer, 12' - 16' Deep	Elmfield Drive	1988	1550	LF	$60	$93,000
8		48" Manhole, 12' - 16' Deep	Elmfield Drive	1988	6	EA	$5,000	$30,000
9		10" San. Sewer, 13' - 15' Deep	Deer Trail Dr. to WWTP	1988	400	LF	$75	$30,000
10		8" San Sewer Main, 6' - 9.5' Deep	Razorback Drive	2002	1600	LF	$50	$80,000
11		48" Manhole, 6' - 9.5' Deep	Razorback Drive	2002	3	EA	$4,000	$12,000
12		8" San Sewer Main, 6' - 8.6' Deep	Pinecrest Drive	2002	1400	LF	$50	$70,000
13		48" Manhole, 6' - 8.5' Deep	Pinecrest Drive	2002	3		$4,000	$12,000
14		8" San Sewer Main, 6' - 8.5' Deep	London Tower Drive	2002	800	LF	$50	$40,000
15		48" Manhole, 6' - 8.5' Deep	London Tower Drive	2002	2	EA	$4,000	$8,000
16		8" San Sewer Main, 6' - 9.5' Deep	Pinecrest Drive	2002	250	LF	$50	$12,500
17		48" Manhole, 6' - 8.5' deep	Pinecrest Drive	2002	3	EA	$4,000	$12,000
18		8" San Sewer Main, 10' - 12' Deep	Deer Trail Drive	2002	800	LF	$60	$48,000
19		48" Manhole, 6' - 8.5' deep	Deer Trail Drive	2002	3	EA	$4,000	$12,000
20		8" San Sewer, 8' - 10' Deep	Ridgecrest & Kyren Ln.	2002	1000	LF	$60	$60,000
21		48" Manhole, 8 - 10' Deep	Ridgecrest & Kyren Ln.	2002	3	EA	$4,000	$12,000
22		6" San Sewer , 4' - 6' Deep	Trembling Oaks	2002	1200	LF	$40	$48,000
23		48" Manhole, 6" Deep	Trembling Oaks	2002	3	EA	$4,000	$12,000
24		Subtotal						$833,000
25		Contingency @ 10%						$83,300
26		Total Estimated Current Construction Cost						$916,300
27		Surveying and Engineering @ 12%						$109,956
28		Total Capital Cost						$1,026,256

TABLE 3
REPLACEMENT COST ESTIMATE
Construction of Timbercrest Village Groundwater Supply Plant

Item No.	Description	Quan.	Unit	Unit Price	Replacement Cost	Installation Date
1	SWPPP	370	LF	$5	$1,850	1989
2	Portable Toilet Facilities During Construction	6	MO	$250	$1,500	1989
3	Clearing & Grubbing	0.20	AC	$5,000	$1,000	1989
4	Site Fencing - Chain Link	370	LF	$35	$12,950	1989
5	Water Well # 2, 8" Steel Casing, 30 HP Pump, 350 gpm	1	LS	$150,000	$150,000	2002
6	Water Well # 3, 8" Steel Casing, 30 HP Pump, 350 gpm	1	LS	$150,000	$150,000	2018
7	4" Steel Piping, Well # 3- GST # 1	80	LF	$60	$4,800	2018
8	4" Steel Piping, Well # 2- GST # 2	66	LF	$60	$3,960	2002
9	4" PVC Piping Well # 2 - GST # 1	104	LF	$40	$4,160	2002
10	6" Steel Piping GST-Pump Bldg	20	LF	$80	$1,600	1989
11	6" PVC Water Line to Disttribution System	95	EA	$40	$3,800	1989
12	8" Steel GST - Pump Bldg	32	LF	$100	$3,200	2002
13	8" GIP Piping OP Bldg -HPT- Dist	30	LF	$75	$2,250	1989
14	Pump Suction Manifold & Valves	1	EA	$10,000	$10,000	1989
15	Pump Discharge Manifold & Valves	1	EA	$10,000	$10,000	1989
16	4" Butterfly Valve	5	EA	$250	$1,250	1989
17	4" Gate Valve & Box	3	EA	$500	$1,500	1989
18	6" Butterfly Valve	4	EA	$350	$1,400	1989
19	8" Butterfly Valve	2	EA	$500	$1,000	1989
20	8" Gate Valve & Box	3	EA	$750	$2,250	1989
21	8" C-900 Piping HPT- Dist	20	LF	$50	$1,000	1989
22	8" Gate Valve & Box	2	EA	$750	$1,500	1989
23	GST Steel Ring & Rock Foundation	30	CY	$500	$15,000	1989
24	Concrete Foundation For HPT	4	CY	$750	$3,000	1989
25	Booster Pump Bldg	210	SF	$100	$21,000	1989
26	Painting	1	LS	$5,000	$5,000	1989
27	65,775 Gal Bolted Ground Storage Tank # 1	1	LS	$65,000	$65,000	1989
28	65,775 Gal Bolted Ground Storage Tank # 2	1	LS	$65,000	$65,000	2002
29	Hydropneumatic Tank, 10,000 gallon	1	LS	$40,000	$40,000	2002
30	350 gpm @ 55 psi Booster Pumps, 25 HP	2	Ea	$9,000	$18,000	2002
31	210 gpm @ 55 psi Booster Pumps, 15 HP	2	Ea	$7,500	$15,000	1989
32	Chlorination Equipment (Gas)	1	LS	$25,000	$25,000	1989
33	Misc Piping & Tubing in Conduit	200	LF	$10	$2,000	1989
34	Well Booster Pump Control Panel & Pressure Switches	1	LS	$12,000	$12,000	1989
35	Incoming electrical Service, 400 Amps	1	LS	$10,000	$10,000	1989
36	Electrical Service Rack & Disconnects	1	LS	$10,000	$10,000	1989
37	Electrical Conduit, Wiring & Switches	1	LS	$15,000	$15,000	1989
38	Electrical Conduit, Wiring & Switches	1	LS	$10,000	$10,000	2002
39	Electrical Conduit, Wiring & Switches	1	LS	$5,000	$5,000	2018
38	150 kW Diesel Generator & 200 Amp ATS	1	LS	$65,000	$65,000	2002
39	Subtotal				**$771,970**	
40	Contingency @ 10%				$77,197	
41	Subtotal Construction Cost				**$849,167**	
42	Engineering @ 10%				$84,917	
43	Total Project Capital Cost				**$934,084**	

TABLE 4
ESTIMATED REPLACEMENT CONSTRUCTION COSTS
TIMBERCREST VILLAGE WWTP REPLACEMENT

Item No.	Description	Quan.	Unit	Unit Price	Line Total	Subtotal
1	**General**					
2	Mobilization	1	LS	$2,500	$2,500	
3	Sanitary Facilities	4	MO	$250	$1,000	
4	Demobilization & Cleanup	1	LS	$3,500	$3,500	**$7,000**
5	**Sitework**					
6	Stormwater Pollution Prevention Plan	520	LF	$5	$2,600	
7	Stabilized Rock Entrance	1	LS	$3,000	$3,000	
8	Clearing, Site Preparation	1	LS	$2,500	$2,500	
9	Compacted Backfill Under WWTP	120	CY	$25	$3,000	
10	Crushed Concrete Foundation	90	CY	$30	$2,700	
11	Crushed Concrete Access Roadway	830	SY	$20	$16,600	
12	Chainlink Fence	520	LF	$30	$15,600	
13	Final Grading & Hydromulching	800	SY	$5	$4,000	**$50,000**
14	**Yard Piping**					
15	6" Force Main	65	LF	$30	$1,950	
16	10" Outfall Line	95	LF	$50	$4,750	**$6,700**
17	**Influent Lift Station**					
18	Wetwell Excavation	300	CY	$30	$9,000	
19	Wetwell Backfill	240	CY	$25	$6,000	
20	8' ID Wetwell x 20 ft Deep	20	LF	$2,500	$50,000	
21	Reinf. Concrete Bottom	4	CY	$1,250	$5,000	
22	Reinf. Concrete Cover	2	CY	$2,500	$5,000	
23	Aluminum Hatch Cover	1	LS	$2,500	$2,500	
24	4" PVC Discharge Piping	40	LF	$40	$1,600	
25	Discharge Piping Supports	2	EA	$1,500	$3,000	
26	4" Check Valves	2	EA	$600	$1,200	
27	4" Gate Valves	2	EA	$500	$1,000	
28	Submersible Lift Station Pumps, 5 HP	2	EA	$12,500	$25,000	
29	Control Panel for for Process Blowers	1	LS	$15,000	$15,000	
30	Wetwell Vent & Appurtences	1	LS	$1,000	$1,000	**$125,300**
31	**Steel Package Plant Equipment Fabrication, Galvanizing & Delivery To Site**					
32	New Influent Bar Screen	1	LS	$4,250	$4,250	
33	Aeration Basin # 1 with Air Diffusers, 20'x12'x12'	20	LF	$2,000	$40,000	
34	Aeration Basin # 2 with Air Diffusers, 52'x12'x12'	52	LF	$2,000	$104,000	
35	Aerobic Digester Basin # 1 with Air Diffusers, 32'x12'x12'	32	LF	$2,000	$64,000	
36	Aerobic Digester Basin # 2 with Air Diffusers, 15' Diameter x 16' High	15	Ft Dia.	$2,000	$30,000	
37	28' Diameter Clarifier	28	Ft Dia.	$5,000	$140,000	
38	Chlorine Contact Basin, 6.83 ft Deep x 141 sq Ft	1	EA	$15,000	$15,000	
39	Grated Walkway & Handrail On Tanks	165	LF	$60	$9,900	
40	Stairways	15	Ft.	$300	$4,500	
41	Digester Sludge Transfer Airlift	1	LS	$1,500	$1,500	
42	RAS/WAS Sludge Airlift	1	LS	$2,500	$2,500	
43	Decant Airlift	2	EA	$1,500	$3,000	
44	Scum Airlift	1	LS	$1,500	$1,500	
45	6-inch PVC RAS/WAS line	44	LF	$30	$1,320	
46	3-inch PVC Scum Line	24	LF	$15	$360	
47	3-inch Sludge PVC Transfer	40	LF	$15	$600	
48	6-inch Steel Air Header	12	LF	$60	$720	
49	4 inch Steel Air Header	82	LF	$40	$3,280	
50	1-1/2-inch Galv. Steel air supply lines	32	LF	$10	$320	
51	1 inch Galv. Steel air supply lines	100	LS	$5	$500	
52	1" NPW PVC Piping	100	LS	$5	$500	
53	1" Backflow Preventer	1	LS	$250	$250	**$428,000**
54	**Process Equipment**					
55	Process Blowers, 30 HP	2	Ea	$20,000	$40,000	
56	Flow Meter, Chart Recorder, Extra Charts & Calibration	1	LS	$7,000	$7,000	
57	Clarifier Drive & Connecting Couplings, Bearings, Clamps	1	Ea	$5,000	$5,000	
58	Chlorine Gas Storage & Feeding Equipment	1	LS	$25,000	$25,000	
59	Control Panel for for Process Blowers	1	Ea	$10,000	$10,000	
60	Process & Air Control Ball Valves	1	LS	$1,000	$1,000	**$88,000**
61	**Electrical Work**					
62	Incoming Electrical Service	1	LS	$2,500	$2,500	
63	Electrical Rack & Disconnect	1	LS	$5,000	$5,000	
64	Electrical Conduit, Wiring & Lighting	1	LS	$12,500	$12,500	$20,000
65	***Subtotal Budgeted Construction Cost of WWTP***				**$725,000**	**$725,000**
66	***Contingency @ 10%***				**$72,500**	
67	***Subtotal***				**$797,500**	
68	***Engineering & Permitting @ 12%***				**$95,700**	
69	***Total Capital Cost***				**$893,200**	

AUGUSTA PINES DR
TIMBERCREST VILLAGE SERVICE AREA BOUNDARY WATER CCN No. 11744 SEWER CCN No. 20583
TIMBERCREST VILLAGE WATER PLANT SITE
WOODSONG DR
KUYKENDAHL RD.
ELMFIELD DR
BLACK FOREST DR
TIMBERCREST VILLAGE DR
LONDON TOWER DR
TREMBLING OAKS DR
KYREN LN
DRYBROOK RD.
RAZORBACK DR
HCFCD DITCH NO. M109-01-01
METZLER CREEK
PINECREST DR
RIDGECREST DR
150' RADIUS BUFFER ZONE
POINT OF DISCHARGE INTO METZLER CREEK
DEER TRAIL DR
TIMBERCREST VILLAGE WASTEWATER TREATMENT PLANT SITE
HCFCD DITCH NO. M109-01-02
PRESERVE WAY

N

0 150 300

SCALE:1" = 150'-0" (24"x36")
1" = 300'-0" (11"x17" &5.5"x11")

REVISION	DATE
A DESCRIPTION	M/D/YY

WATER ENGINEERS, INC.
Water & Wastewater Treatment Consultants
TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM No. 2066
17230 HUFFMEISTER ROAD
CYPRESS, TEXAS 77429
TEL: 281-373-0500
FAX: 281-373-1113

TIMBERCREST VILLAGE MOBILE HOME PARK REPLACEMENT COST STUDY

SHEET NAME:

FIGURE 1 ORIGINAL SERVICE AREA

DRAWN BY:	JLW
CHECKED BY:	DRY
PROJECT No.:	5944
DATE:	8/5/2019
SHEET No.:	01 OF 01

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N

0 150 300

SCALE:1" = 150'-0" (24"x36")
1" = 300'-0" (11"x17" 8.5"x11")

REVISION	DATE
A DESCRIPTION	M/D/YY

WATERENGINEERS,INC.
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TEXAS BOARD OF PROFESSIONAL ENGINEERS FIRM No. 2066
17230 HUFFMEISTER ROAD
CYPRESS, TEXAS 77429
TEL: 281-373-0500
FAX: 281-373-1113

TIMBERCREST VILLAGE MOBILE HOME PARK REPLACEMENT COST STUDY

SHEET NAME:

FIGURE 2 EXISTING SERVICE AREA

DRAWN BY:	JLW
CHECKED BY:	DRY
PROJECT No.:	5944
DATE:	8/5/2019
SHEET No.:	

01 OF **01**

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Exhibit 4 - Cost Values Used for Original Cost Study

Allocation of Engineering and Contingent Costs

TIMBERCREST VILLAGE WATER AND SEWER SYSTEM ORIGINAL COST STUDY
Allocation of Engineering and Contingent Costs

Line No.	System/Asset Description	Estimated Install Date	Replacement Cost Est.	Contingency Costs	Eng. Costs	Other Costs	Total
	Timbercrest Water Distribution System						
1	6" Water Line - WP to Black Forest Drive	1988	$ 128,000	$ 12,800	$ 16,896	$ -	$ 157,696
2	6" Water Line - Black Forest Drive	1988	44,000	4,400	5,808	-	54,208
3	6" Gate Valve & Box - Black Forest Drive	1988	1,000	100	132	-	1,232
4	2" Flushing Post - Black Forest Drive	1988	500	50	66	-	616
5	6" Water Line - Timbercrest Village Drive	1988	100,000	10,000	13,200	-	123,200
6	6" Gate Valve & Box - Timbercrest Village Drive	1988	1,000	100	132	-	1,232
7	2" Flushing Post - Timbercrest Village Drive	1988	500	50	66	-	616
8	6" Water Line - London Tower Drive	1988	90,000	9,000	11,880	-	110,880
9	6" Gate Valve & Box - London Tower Drive	1988	1,000	100	132	-	1,232
10	2" Flushing Post - London Tower Drive	1988	500	50	66	-	616
11	4" Water Line - Razorback Drive	2002	99,000	9,900	13,068	-	121,968
12	4" Gate Valve & Box - Razorback Drive	2002	1,500	150	198	-	1,848
13	2" Flushing Post - Razorback Drive	2002	1,000	100	132	-	1,232
14	4" Water Line - Pinecrest Drive	2002	87,000	8,700	11,484	-	107,184
15	4" Gate Valve & Box - Pinecrest Drive	2002	1,500	150	198	-	1,848
16	2" Flushing Post - Pinecrest Drive	2002	1,000	100	132	-	1,232
17	6" Water Line - London Tower Drive	2002	90,000	9,000	11,880	-	110,880
18	6" Gate Valve & Box - London Tower Drive	2002	1,000	100	132	-	1,232
19	2" Flushing Post - London Tower Drive	2002	500	50	66	-	616
20	6" Water Line - Ridgecrest Dr./Kyren Ln	2002	40,000	4,000	5,280	-	49,280
21	6" Gate Valve & Box - Ridgecrest Dr./Kyren Ln	2002	3,000	300	396	-	3,696
22	2" Flushing Post - Ridgecrest Dr./Kyren Ln	2002	500	50	66	-	616
23	4" Water Line - Deer Trail Drive	2002	63,000	6,300	8,316	-	77,616
24	4" Gate Valve & Box - Deer Trail Drive	2002	750	75	99	-	924
25	2" Flushing Post - Deer Trail Drive	2002	500	50	66	-	616
26	6" Water Line - Elmfield Drive	2002	32,000	3,200	4,224	-	39,424
27	6" Gate Valve & Box - Elmfield Drive	2002	1,000	100	132	-	1,232
28	2" Flushing Post - Elmfield Drive	2002	500	50	66	-	616
29	2" Water Line - Deer Trail Dr. to WWTP	2002	8,000	800	1,056	-	9,856
30	2" Gate Valve & Box - Deer Trail Dr. to WWTP	2002	500	50	66	-	616
31	Contingency Costs		79,875	(79,875)	-	-	-
32	Surveying and Engineering Costs		105,435	-	(105,435)	-	-
33	**Total Water Distribution System**		**$ 984,060**	**$ -**	**$ -**	**$ -**	**$ 984,060**

TIMBERCREST VILLAGE WATER AND SEWER SYSTEM ORIGINAL COST STUDY
Allocation of Engineering and Contingent Costs

Line No.	System/Asset Description	Estimated Install Date	Replacement Cost Est.	Contingency Costs	Eng. Costs	Other Costs	Total
	Timbercrest Sanitary Sewer System						
1	8" San Sewer Main, 6' - 10' Deep - Black Forest Drive	1988	$ 55,000	$ 5,500	$ 7,260	$ -	$ 67,760
2	48" Manhole, 6' - 10' Deep - Black Forest Drive	1988	12,000	1,200	1,584	-	14,784
3	8" San Sewer Main, 6' - 8.5' Deep - London Tower Drive	1988	20,000	2,000	2,640	-	24,640
4	48" Manhole, 6' - 8.5' Deep - London Tower Drive	1988	4,000	400	528	-	4,928
5	8" San Sewer Main, 6' - 9.5' Deep - Timbercrest Village Drive	1988	82,500	8,250	10,890	-	101,640
6	48" Manhole, 6' - 10' Deep - Timbercrest Village Drive	1988	12,000	1,200	1,584	-	14,784
7	6" San Sewer , 4' - 6' Deep - Adjoining Timbercrest Village Dri	1988	56,000	5,600	7,392	-	68,992
8	8" San Sewer, 12' - 16' Deep - Elmfield Drive	1988	93,000	9,300	12,276	-	114,576
9	48" Manhole, 12' - 16' Deep - Elmfield Drive	1988	30,000	3,000	3,960	-	36,960
10	10" San. Sewer, 13' - 15' Deep - Deer Trail Dr. to WWTP	1988	30,000	3,000	3,960	-	36,960
11	8" San Sewer Main, 6' - 9.5' Deep - Razorback Drive	2002	80,000	8,000	10,560	-	98,560
12	48" Manhole, 6' - 9.5' Deep - Razorback Drive	2002	12,000	1,200	1,584	-	14,784
13	8" San Sewer Main, 6' - 8.6' Deep - Pinecrest Drive	2002	70,000	7,000	9,240	-	86,240
14	48" Manhole, 6' - 8.5' Deep - Pinecrest Drive	2002	12,000	1,200	1,584	-	14,784
15	8" San Sewer Main, 6' - 8.5' Deep - London Tower Drive	2002	40,000	4,000	5,280	-	49,280
16	48" Manhole, 6' - 8.5' Deep - London Tower Drive	2002	8,000	800	1,056	-	9,856
17	8" San Sewer Main, 6' - 9.5' Deep - Pinecrest Drive	2002	12,500	1,250	1,650	-	15,400
18	48" Manhole, 6' - 8.5' deep - Pinecrest Drive	2002	12,000	1,200	1,584	-	14,784
19	8" San Sewer Main, 10' - 12' Deep - Deer Trail Drive	2002	48,000	4,800	6,336	-	59,136
20	48" Manhole, 6' - 8.5' deep - Deer Trail Drive	2002	12,000	1,200	1,584	-	14,784
21	8" San Sewer, 8' - 10' Deep - Ridgecrest & Kyren Ln.	2002	60,000	6,000	7,920	-	73,920
22	48" Manhole, 8 - 10' Deep - Ridgecrest & Kyren Ln.	2002	12,000	1,200	1,584	-	14,784
23	6" San Sewer , 4' - 6' Deep - Trembling Oaks	2002	48,000	4,800	6,336	-	59,136
24	48" Manhole, 6" Deep - Trembling Oaks	2002	12,000	1,200	1,584	-	14,784
25	Contingency Costs		83,300	(83,300)	-	-	-
26	Surveying and Engineering Costs		109,956	-	(109,956)	-	-
27	**Total Sanitary Sewer System**		**$ 1,026,256**	**$ -**	**$ -**	**$ -**	**$ 1,026,256**

TIMBERCREST VILLAGE WATER AND SEWER SYSTEM ORIGINAL COST STUDY
Allocation of Engineering and Contingent Costs

Line No.	System/Asset Description	Estimated Install Date	Replacement Cost Est.	Contingency Costs	Eng. Costs	Other Costs	Total
	Timbercrest Groundwater Supply Plant						
1	SWPPP	1989	$ 1,850	$ 185	$ 204	$ (2,239)	$ -
2	Portable Toilet Facilities During Construction	1989	1,500	150	165	(1,815)	-
3	Clearing & Grubbing	1989	1,000	100	110	(1,210)	-
4	Site Fencing - Chain Link	1989	12,950	1,295	1,425	274	15,944
5	Water Well # 2, 8" Steel Casing, 30 HP Pump, 350 gpm	2002	150,000	15,000	16,500	-	181,500
6	Water Well # 3, 8" Steel Casing, 30 HP Pump, 350 gpm	2018	150,000	15,000	16,500	-	181,500
7	4" Steel Piping, Well # 3- GST # 1	2018	4,800	480	528	-	5,808
8	4" Steel Piping, Well # 2- GST # 2	2002	3,960	396	436	-	4,792
9	4" PVC Piping Well # 2 - GST # 1	2002	4,160	416	458	-	5,034
10	6" Steel Piping GST-Pump Bldg	1989	1,600	160	176	34	1,970
11	6" PVC Water Line to Disttribution System	1989	3,800	380	418	80	4,678
12	8" Steel GST - Pump Bldg	2002	3,200	320	352	-	3,872
13	8" GIP Piping OP Bldg -HPT- Dist	1989	2,250	225	248	48	2,770
14	Pump Suction Manifold & Valves	1989	10,000	1,000	1,100	212	12,312
15	Pump Discharge Manifold & Valves	1989	10,000	1,000	1,100	212	12,312
16	4" Butterfly Valve	1989	1,250	125	138	26	1,539
17	4" Gate Valve & Box	1989	1,500	150	165	32	1,847
18	6" Butterfly Valve	1989	1,400	140	154	30	1,724
19	8" Butterfly Valve	1989	1,000	100	110	21	1,231
20	8" Gate Valve & Box	1989	2,250	225	248	48	2,770
21	8" C-900 Piping HPT- Dist	1989	1,000	100	110	21	1,231
22	8" Gate Valve & Box	1989	1,500	150	165	32	1,847
23	GST Steel Ring & Rock Foundation	1989	15,000	1,500	1,650	318	18,468
24	Concrete Foundation For HPT	1989	3,000	300	330	64	3,694
25	Booster Pump Bldg	1989	21,000	2,100	2,310	445	25,855
26	Painting	1989	5,000	500	550	106	6,156
27	65,775 Gal Bolted Ground Storage Tank # 1	1989	65,000	6,500	7,150	1,377	80,027
28	65,775 Gal Bolted Ground Storage Tank # 2	2002	65,000	6,500	7,150	-	78,650
29	Hydropneumatic Tank, 10,000 gallon	2002	40,000	4,000	4,400	-	48,400
30	350 gpm @ 55 psi Booster Pumps, 25 HP	2002	18,000	1,800	1,980	-	21,780
31	210 gpm @ 55 psi Booster Pumps, 15 HP	1989	15,000	1,500	1,650	318	18,468
32	Chlorination Equipment (Gas)	1989	25,000	2,500	2,750	530	30,780
33	Misc Piping & Tubing in Conduit	1989	2,000	200	220	42	2,462
34	Well Booster Pump Control Panel & Pressure Switches	1989	12,000	1,200	1,320	254	14,774
35	Incoming electrical Service, 400 Amps	1989	10,000	1,000	1,100	212	12,312
36	Electrical Service Rack & Disconnects	1989	10,000	1,000	1,100	212	12,312
37	Electrical Conduit, Wiring & Switches	1989	15,000	1,500	1,650	318	18,468
38	Electrical Conduit, Wiring & Switches	2002	10,000	1,000	1,100		12,100
39	Electrical Conduit, Wiring & Switches	2018	5,000	500	550		6,050
40	150 kW Diesel Generator & 200 Amp ATS	2002	65,000	6,500	7,150		78,650
41	Contingency Costs		77,197	(77,197)	-	-	-
42	Surveying and Engineering Costs		84,917		(84,917)	-	-
43	**Total Groundwater Supply Plant**		**$ 934,084**	**$ -**	**$ -**	**$ -**	**$ 934,084**

TIMBERCREST VILLAGE WATER AND SEWER SYSTEM ORIGINAL COST STUDY
Allocation of Engineering and Contingent Costs

Line No.	System/Asset Description	Estimated Install Date	Replacement Cost Est.	Contingency Costs	Eng. Costs	Other Costs	Total
	Timbercrest Wastewater Treatment Plant						
44	General						
45	Mobilization	1989	$ 2,500	250	330	$ (3,080)	$ -
46	Sanitary Facilities	1989	1,000	100	132	(1,232)	-
47	Demobilization and Cleanup	1989	3,500	350	462	(4,312)	-
48	Sitework						
49	Stormwater Pollution Prevention Plan	1989	2,600	260	343	(3,203)	-
50	Stabilized Rock Entrance	1989	3,000	300	396	100	3,796
51	Clearing, Site Preparation	1989	2,500	250	330	(3,080)	-
52	Compacted Backfill Under WWTP	1989	3,000	300	396	(3,696)	-
53	Crushed Concrete Foundation	1989	2,700	270	356	90	3,416
54	Crushed Concrete Access Roadway	1989	16,600	1,660	2,191	553	21,005
55	Chainlink Fence	1989	15,600	1,560	2,059	520	19,739
56	Final Grading & Hydromulching	1989	4,000	400	528	(4,928)	-
57	Yard Piping						
58	6" Force Main	1989	1,950	195	257	65	2,467
59	10" Outfall Line	1989	4,750	475	627	158	6,010
60	Influent Lift Station						
61	Wetwell Excavation	1989	9,000	900	1,188	300	11,388
62	Wetwell Backfill	1989	6,000	600	792	200	7,592
63	8' ID Wetwell x 20 ft Deep	1989	50,000	5,000	6,600	1,667	63,267
64	Reinf. Concrete Bottom	1989	5,000	500	660	167	6,327
65	Reinf. Concrete Cover	1989	5,000	500	660	167	6,327
66	Aluminum Hatch Cover	1989	2,500	250	330	83	3,163
67	4" PVC Discharge Piping	1989	1,600	160	211	53	2,025
68	Discharge Piping Supports	1989	3,000	300	396	100	3,796
69	4" Check Valves	1989	1,200	120	158	40	1,518
70	4" Gate Valves	1989	1,000	100	132	33	1,265
71	Submersible Lift Station Pumps, 5 HP	1989	25,000	2,500	3,300	833	31,633
72	Control Panel for for Process Blowers	1989	15,000	1,500	1,980	500	18,980
73	Wetwell Vent & Appurtences	1989	1,000	100	132	33	1,265
74	Steel Package Plant Equipment, Fabrication, Galvenizing and Delivery						
75	New Influent Bar Screen	1989	4,250	425	561	142	5,378
76	Aeration Basin # 1 with Air Diffusers, 20'x12'x12'	1989	40,000	4,000	5,280	1,333	50,613
77	Aeration Basin # 2 with Air Diffusers, 52'x12'x12'	1989	104,000	10,400	13,728	3,467	131,595
78	Aerobic Digester Basin # 1 with Air Diffusers, 32'x12'x12'	1989	64,000	6,400	8,448	2,133	80,981
79	Aerobic Digester Basin # 2 with Air Diffusers, 15' Diamete	1989	30,000	3,000	3,960	1,000	37,960
80	28' Diameter Clarifier	1989	140,000	14,000	18,480	4,667	177,147
81	Chlorine Contact Basin, 6.83 ft Deep x 141 sq Ft	1989	15,000	1,500	1,980	500	18,980
82	Grated Walkway & Handrail On Tanks	1989	9,900	990	1,307	330	12,527
83	Stairways	1989	4,500	450	594	150	5,694
84	Digester Sludge Transfer Airlift	1989	1,500	150	198	50	1,898
85	RAS/WAS Sludge Airlift	1989	2,500	250	330	83	3,163
86	Decant Airlift	1989	3,000	300	396	100	3,796
87	Scum Airlift	1989	1,500	150	198	50	1,898
88	6-inch PVC RAS/WAS line	1989	1,320	132	174	44	1,670
89	3-inch PVC Scum Line	1989	360	36	48	12	456
90	3-inch Sludge PVC Transfer	1989	600	60	79	20	759
91	6-inch Steel Air Header	1989	720	72	95	24	911
92	4 inch Steel Air Header	1989	3,280	328	433	109	4,150
93	1-1/2-inch Galv. Steel air supply lines	1989	320	32	42	11	405
94	1 inch Galv. Steel air supply lines	1989	500	50	66	17	633
95	1" NPW PVC Piping	1989	500	50	66	17	633
96	1" Backflow Preventer	1989	250	25	33	8	316
97	Process Equipment						
98	Process Blowers, 30 HP	1989	40,000	4,000	5,280	1,333	50,613
99	Flow Meter, Chart Recorder, Extra Charts & Calibration	1989	7,000	700	924	233	8,857
100	Clarifier Drive & Connecting Couplings, Bearings, Clamps	1989	5,000	500	660	167	6,327
101	Chlorine Gas Storage & Feeding Equipment	1989	25,000	2,500	3,300	833	31,633
102	Control Panel for for Process Blowers	1989	10,000	1,000	1,320	333	12,653
103	Process & Air Control Ball Valves	1989	1,000	100	132	33	1,265
104	Electrical Work						
105	Incoming Electrical Service	1989	2,500	250	330	83	3,163
106	Electrical Rack & Disconnect	1989	5,000	500	660	167	6,327
107	Electrical Conduit, Wiring & Lighting	1989	12,500	1,250	1,650	417	15,817
108	Contingency Costs	1989	72,500	(72,500)	-	-	-
109	Surveying and Engineering Costs	1989	95,700		(95,700)	-	-
110	**Total Wastewater Treatment Plant**		**$ 893,200**	**$ -**	**$ -**	**$ -**	**$ 893,200**