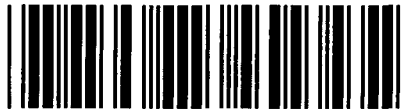




Control Number: 50463



Item Number: 1

Addendum StartPage: 0

ALBURY MANOR UTILITY COMPANY

400 RANDAL WAY
SUITE 106
SPRING, TEXAS 77388
(281) 350-7000
FAX (281) 350-7020

RECEIVED

2020 JAN 21 AM 11:36

PUBLIC UTILITY COMMISSION
FILING CLERK

DOCKET NO. 50463

**Public Utility Commission of Texas Class "D" Water Utility Request
For Annual Rate Adjustment**

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1701 N. Congress Avenue
PO Box 13326
Austin, TX 78711-3326



Date Filed: January 20, 2020
CCN Water No.(s): 11507
CCN Sewer No.(s): N/A

**Public Utility Commission of Texas
Class "D" Water or Sewer Utility Request
for an Annual Rate Adjustment**

Pursuant to Texas Water Code §13.1872 and 16 Texas Administrative Code Chapter 24

Utility Name: ALBURY MANOR UTILITY COMPANY, INC.
Applicant: ALBURY MANOR UTILITY COMPANY, INC. (a water utility company)
(If applicable, an Individual, Corporation, or Other Legal Entry other than Utility)

Address: 400 Randal Way, Suite 106 E-Mail: kens@hendricksinterests.com
City: Spring Web Site: N/A
State/Zip: Texas 77388
Telephone: 281-350-7000
Fax: 281-350-7020

Person to whom correspondence concerning this request should be addressed:

Name: Kenneth Streeter
(First/Last Name)
Address: 400 Randal Way, Suite 106 E-Mail: kens@hendricksinterests.com
City: Spring Web Site: N/A
State/Zip: Texas 77388
Telephone: 281-350-7000
Fax: 281-350-7020

Affiliates* None. Albury Manor Utility Company, Inc. is a Texas Corporation, see letter from
(list by name the Secretary of State showing entity information included in this application.
and CCN No.) _____

* If the total of affiliate water connections plus the applicant's water connections is more than 500, the applicant is not a Class D utility and may not file this form and must file the application for Class C utilities

Number of Current Active Water Connections: _____ 50
Number of Current Active Sewer Connections: _____ N/A
(Total for all of the utility's CCNs and subdivisions.)

Class D Water or Sewer Utility Request for an Annual Rate Adjustment

ALBURY MANOR UTILITY COMPANY, INC.

January 20,2020

(Utility Name)

(Date of Application)

Enter all applicable data in unlocked cells. For example, the "Other:_____" cell or the "Previous Tariff Rates" column should be completed using the utility's previously approved tariff. The remainder of the worksheet will automatically calculate new tariff values.

WATER		Previous Tariff Rates	Annual Rate Adjustment	Proposed Monthly Base Rates
Gallons Included:	0			
Meter Sizes			5.00%¹	
5/8" or 3/4"		\$ 16.51		\$ 17.34
1"		\$ 27.58		\$ 28.96
2"		\$ 88.01		\$ 92.41

SEWER N/A		Previous Tariff Rates	Annual Rate Adjustment	Proposed Monthly Base Rates
Gallons Included:				

¹The Texas Water Code limits the increase to 5%.

Please note that rates for separate surcharges and pass-through clauses in your tariff may not be included in the calculation. Only your base rate and gallonage charge may be included. No fees such as tap fees, late fees, or any other tariffed rate may be increased.

Class D Water or Sewer Utility Request for an Annual Rate Adjustment

Utility Name: ALBURY MANOR UTILITY COMPANY, INC.
 CCN Number(s): Water 11507 Sewer N/A

WATER

(Do not complete if you have BLOCK gallonage rates.)		
GALLONAGE CHARGE:		
for each additional 1,000 gallons over the minimum (use this table for a single gallonage rate)		
Previous Tariff Rates	Annual Rate Adjustment	Proposed Tariff Rates
\$ -	5.00% ¹	\$ -

(Do not complete if you have a single gallonage charge.)						
BLOCK GALLONAGE CHARGES						
Gallonage Blocks				Previous Tariff Rates (per 1,000 gallons)	Annual Rate Adjustment	Proposed Tariff Rates (per 1,000 gallons)
From	0	to	15,000	\$ 1.81	5.00% ¹	\$ 1.90
From	15,001	to		\$ 2.48		\$ 2.60

SEWER N/A

(Do not complete if you have BLOCK gallonage rates.)		
GALLONAGE CHARGE:		
for each additional 1,000 gallons over the minimum (use this table for a single gallonage rate)		
Previous Tariff Rates	Annual Rate Adjustment	Proposed Tariff Rates
	5.00% ¹	\$ -

(Do not complete if you have a single gallonage charge.)						
BLOCK GALLONAGE CHARGES						
Gallonage Blocks				Previous Tariff Rates (per 1,000 gallons)	Annual Rate Adjustment	Proposed Tariff Rates (per 1,000 gallons)
From		to		\$ -	5.00% ¹	\$ -
From		to		\$ -		\$ -
From		to		\$ -		\$ -
From		to		\$ -		\$ -
For usage over				\$ -		\$ -

¹The Texas Water Code limits the increase to 5%.

NOTICE OF APPROVED UTILITY ANNUAL RATE ADJUSTMENT

Utility Name: ALBURY MANOR UTILITY COMPANY, INC.
CCN Number(s): Water 11507 Sewer N/A

The rates listed on the next page will apply to service received after the effective date listed on the notice below. This rate was requested by the utility and approved by the Public Utility Commission of Texas based on Texas Water Code § 13.1872, which allows the utility to receive an annual rate adjustment, without a hearing, of no more than 5%.

The following public water system(s), sewer system(s), or subdivision(s) will be affected by this rate adjustment:

Albury Manor Utility Company, Inc. and the Albury Manor Estates subdivision in Harris County, Texas

Effective Date of Approved Increase: April 1, 2020
(must be at least 30 days from the date the customers receive notice)

The rate adjustment will apply to all service rendered after the effective date and will be reflected on the bill you receive approximately 30 to 45 days after the effective date.

Address: 400 Randal Way, Suite 106
City: Spring
State/Zip: Texas 77388
Telephone: 281-350-7000

Percent of Rate Adjustment: 5.00%¹
Date Notice Delivered: March 1, 2020
Date Meters are Read: April 15, 2020

Billing Comparison²

Charges based on Gallons (G) per Month (mo)

Water:

Previous		New	
5,000 G	<u>\$25.56</u> /mo	5,000 G	<u>\$26.84</u> /mo
10,000 G	<u>\$34.61</u> /mo	10,000 G	<u>\$36.34</u> /mo

Sewer: N/A

Previous		New	
5,000 G	/mo	5,000 G	/mo

¹The Texas Water Code limits the increase to 5%.

²The billing comparison only includes base rate, block gallonage rate and gallonage rate charges.

NOTICE OF APPROVED UTILITY ANNUAL RATE ADJUSTMENT

Utility Name: ALBURY MANOR UTILITY COMPANY, INC.

CCN Number(s): Water 11507 Sewer N/A

WATER

BASE RATES		
Meter Size	Previous Monthly Base Rate	New Monthly Base Rate
5/8" or 3/4"	\$ 16.51	\$ 17.34
1"	\$ 27.58	\$ 28.96
2"	\$ 88.01	\$ 92.41

GALLONAGE CHARGES		
for each additional 1,000 gallons over the minimum		
Previous Tariff Rates	Annual Rate Adjustment	New Tariff Rates
\$ -	5.00% ¹	\$ -

BLOCK GALLONAGE CHARGES						
Gallonage Blocks (inclining or declining)				Previous Tariff Rates (per 1,000 gallons)	Annual Rate Adjustment	New Tariff Rates (per 1,000 gallons)
From	0	to	15,000	gallons	\$ 1.81	5.00% ¹
From	15,001	to		gallons	\$ 2.48	
From		to		gallons	-	
From		to		gallons	-	
For usage over				gallons	-	
					\$ 1.90	
					\$ 2.60	
					-	
					-	
					-	

¹The Texas Water Code limits the increase to 5%.

NOTICE

Page 2 of 3

Utility Name: ALBURY MANOR UTILITY COMPANY, INC.

CCN Number(s): Water 11507 Sewer N/A

SEWER N/A

BASE RATES		
Meter Size	Previous Monthly	New Monthly

NOTICE OF APPROVED UTILITY ANNUAL RATE ADJUSTMENT

	Base Rate	Base Rate
5/8" or 3/4"	\$ -	\$ -
3/4"	\$ -	\$ -
1"	\$ -	\$ -
1 1/2"	\$ -	\$ -
2"	\$ -	\$ -
3"	\$ -	\$ -
4"	\$ -	\$ -
6"	\$ -	\$ -
8"	\$ -	\$ -
10"	\$ -	\$ -
Other: 	\$ -	\$ -

GALLONAGE CHARGES¹		
for each additional 1,000 gallons over the minimum		
Previous Tariff Rates	Annual Rate Adjustment	New Tariff Rates
\$ -	5.00% ¹	\$ -

BLOCK GALLONAGE CHARGES							
Gallonage Blocks (inclining or declining)					Previous Tariff Rates (per 1,000 gallons)	Annual Rate Adjustment	New Tariff Rates (per 1,000 gallons)
From		to		gallons	\$ -	5.00% ¹	\$ -
From		to		gallons	\$ -		\$ -
From		to		gallons	\$ -		\$ -
From		to		gallons	\$ -		\$ -
For usage over				gallons	\$ -		\$ -

¹The Texas Water Code limits the increase to 5%.



**WATER UTILITY TARIFF
Docket Number: 49287**

Albury Manor Utility Company, Inc.
(Utility Name)

400 Randal Way, Suite 106
(Business Address)

Spring, Texas 77388
(City, State, Zip Code)

(281) 350-7000
(Area Code/Telephone)

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

11507

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/or public water systems:

Albury Manor: PWS ID# 1012052

TABLE OF CONTENTS

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

SECTION 1.0 -- RATE SCHEDULE	2
SECTION 2.0 -- SERVICE RULES AND POLICIES	4
SECTION 3.0 -- EXTENSION POLICY	11

APPENDIX A - DROUGHT CONTINGENCY PLAN

APPENDIX B - SAMPLE SERVICE AGREEMENT

APPENDIX C - APPLICATION FOR SERVICE

SECTION 1.0 -- RATE SCHEDULE

Section 1.01 - Rates

<u>Meter Size</u>	<u>Monthly Minimum Charge</u>	<u>Gallonage Charge</u>
5/8" or 3/4"	<u>\$16.51</u> (including 0 gallons)	<u>\$1.81</u> (per 1,000 gallons to 15,000 gallons)
1"	<u>\$27.58</u>	<u>\$2.48</u> (per 1,000 gallons above 15,000 gallons)
2"	<u>\$88.01</u>	

North Harris County Regional Water Authority

(NHCRWA) Use Fee:\$4.46 (per 1,000 gallons of water usage)
(Tariff Control No. 49287)

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

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.

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 \$25.00
THIS FEE WHICH SHOULD REFLECT THE UTILITY'S COST MAY BE CHARGED IF A CUSTOMER REQUESTS A SECOND METER TEST WITHIN A TWO-YEAR PERIOD AND THE TEST INDICATES THAT THE METER IS RECORDING ACCURATELY. THE FEE MAY NOT EXCEED \$25.

SECTION 1.0 -- RATE SCHEDULE (Continued)

RECONNECTION FEE

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

- a) Nonpayment of bill (Maximum \$25.00) \$25.00
- b) Customer's request that service be disconnected..... \$50.00

TRANSFER FEE \$25.00

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

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

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

RETURNED CHECK CHARGE \$20.00

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

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

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

GOVERNMENTAL TESTING, INSPECTION AND COSTS SURCHARGE

WHEN AUTHORIZED IN WRITING BY PUC AND AFTER NOTICE TO CUSTOMERS, THE UTILITY MAY INCREASE RATES TO RECOVER INCREASED COSTS FOR INSPECTION FEES AND WATER TESTING. [16 TAC § 24.25(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

The North Harris County Regional Water Authority's well pumpage fees will be passed through to the customers of Albury Manor Utility Company as an adjustment to the gallonage charge on the monthly water bills, in accordance with the following formula:

$R = G / (1 - L)$, Where:

R = proposed pass-through rate;

G = new gallonage charge from source (per 1000 gallons);

L = actual line loss



Office of the Secretary of State

January 14, 2019

A search of our records reveals the following information for the entity record selected.

Entity Name: ALBURY MANOR UTILITY COMPANY, INC.
Entity Type: Domestic For-Profit Corporation
Jurisdiction: TEXAS, USA
File Number: 49150700
Formation File Date: September 12, 1979 Effective: September 12, 1979

The status of the entity is in existence.

The name and address of the registered agent and office in Texas is:

RANDAL A. HENDRICKS
400 RANDAL WAY, STE. 106
SPRING, TX 77388
USA

The entity recorded the following assumed name(s) with this office:

The entity has not recorded any assumed name certificates with this office.

The management information from our computer records lists:

RANDAL A HENDRICKS
PRESIDENT

400 RANDAL WAY, SUITE 106
SPRING, TX 77388
USA