

Control Number: 50944



Item Number: 417

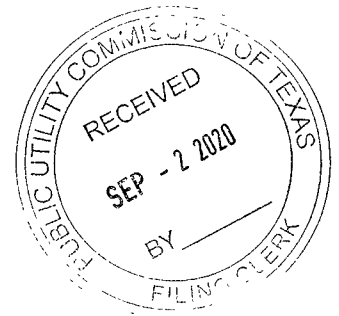
Addendum StartPage: 0



Holiday Villages of Medina Lake

234 PR 1501 Bandera, TX 78003

Phone: 830-796-8141 Email: hvmpoa@gmail.com



September 2, 2020

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

RE: PUCT Docket No. 50944 – Intervener’s Response to Rate Increase Proposal
Acct 001000018503 – Clubhouse/HV Services Co – Service Location: Clubhouse, Bandera, TX
78003

We are disagreeing to the proposed rate increase that is being submitted under the above referenced docket number.

Attached, you will find a cost analysis for our meters over the past two years, along with a copy of our most recent utility billing from SWWC-Monarch, Monarch Utilities I, L.P.

As a not-for-profit entity, we are limited by our property owners monthly assessment fees paid to us to operate our amenities. Increased operating costs negatively impact our ability to keep our facilities maintained at a reasonable level. We currently are under an operating agreement with our parent organization that will not allow us to increase our assessment fees to our property owners until 2025, thus not affording us the ability to keep up with rising operating costs for utilities and maintenance. Your proposed rate increase will substantially impede our costs to operate and ask you to reconsider the impact on your commercial customers.

Thank you for your attention to this matter.

Sincerely,

Dennis Reedy, President
Board of Directors
Holiday Villages of Medina Owners Association

File Name HV Services Company (001000018384)
 File Name. Clubhouse/HV Services Co. (Acct 001000018503)

SWWC-Monarch Cost Analysis
 2018 - 2020

PUC Docket 50944

Month/Year-Bill Date	CONDOS - 1" C				CLUBHOUSE - 1" C				RV PARK - 5/8" C			IRRIG - 5/8" C		
	K/Gal	219 PR 1501	Per K/Cost	K/Gal	234 PR 1501	Per K/Cost	K/Gal	K/Gal	Per K/Cost	K/Gal	PR 1505	Per K/Cost		
Sep-18	14	\$ 457.95	\$ 32.71	21	\$ 551.05	\$ 26.24	5	\$ 171.92	\$ 34.38					
Oct-18	9	\$ 393.19	\$ 43.69	11	\$ 418.35	\$ 38.03	6	\$ 183.88	\$ 30.65					
Nov-18	13	\$ 444.75	\$ 34.21	53	\$ 995.45	\$ 18.78	7	\$ 195.84	\$ 27.98					
Dec-18	5	\$ 345.36	\$ 69.07	11	\$ 418.35	\$ 38.03	7	\$ 195.84	\$ 27.98					
Jan-19	2	\$ 309.48	\$ 154.74	2	\$ 309.48	\$ 154.74	11	\$ 244.91	\$ 22.26					
Feb-19	5	\$ 345.36	\$ 69.07	7	\$ 369.28	\$ 52.75	7	\$ 195.84	\$ 27.98					
Mar-19	10	\$ 417.05	\$ 41.71	7	\$ 381.17	\$ 54.45	14	\$ 289.27	\$ 20.66					
Apr-19	28	\$ 679.67	\$ 24.27	14	\$ 479.61	\$ 34.26	12	\$ 271.24	\$ 22.60					
May-19	16	\$ 507.40	\$ 31.71	6	\$ 373.40	\$ 62.23	10	\$ 243.44	\$ 24.34					
Jun-19	16	\$ 507.40	\$ 31.71	9	\$ 411.36	\$ 45.71	10	\$ 243.44	\$ 24.34					
Jul-19	14	\$ 479.61	\$ 34.26	10	\$ 424.02	\$ 42.40	14	\$ 299.03	\$ 21.36					
Aug-19	17	\$ 521.30	\$ 30.66	19	\$ 549.10	\$ 28.90	10	\$ 243.44	\$ 24.34					
Sep-19	23	\$ 606.75	\$ 26.38	21	\$ 577.58	\$ 27.50	11	\$ 257.34	\$ 23.39					
Oct-19	9	\$ 411.36	\$ 45.71	26	\$ 650.50	\$ 25.02	8	\$ 218.13	\$ 27.27					
Nov-19	15	\$ 493.51	\$ 32.90	14	\$ 479.61	\$ 34.26	6	\$ 192.82	\$ 32.14					
Dec-19	16	\$ 507.40	\$ 31.71	8	\$ 398.71	\$ 49.84	9	\$ 230.79	\$ 25.64					
Jan-20	12	\$ 451.81	\$ 37.65	7	\$ 386.05	\$ 55.15	11	\$ 257.34	\$ 23.39					
Feb-20	7	\$ 386.05	\$ 55.15	3	\$ 335.43	\$ 111.81	13	\$ 285.13	\$ 21.93					
Mar-20	6	\$ 373.40	\$ 62.23	3	\$ 335.43	\$ 111.81	12	\$ 271.24	\$ 22.60					
Apr-20	25	\$ 635.92	\$ 25.44	7	\$ 386.05	\$ 55.15	15	\$ 312.93	\$ 20.86					
May-20	5	\$ 360.74	\$ 72.15	4	\$ 348.09	\$ 87.02	4	\$ 167.51	\$ 41.88					
Jun-20	14	\$ 479.61	\$ 34.26	12	\$ 451.81	\$ 37.65	9	\$ 230.79	\$ 25.64					
Jul-20	26	\$ 650.50	\$ 25.02	15	\$ 493.51	\$ 32.90	13	\$ 285.13	\$ 21.93					
Aug-20	31	\$ 723.42	\$ 23.34	25	\$ 635.92	\$ 25.44	10	\$ 243.44	\$ 24.34	17	\$ 272.02	\$ 16.00		

Total Cost. \$ 11,488.99 \$ 11,159.31 \$ 5,730.68 \$ 272.02
 Avg Cost/Kgal 338 \$ 33.99 315 \$ 35.43 234 \$ 24.49 17 \$ 16.00

New Rates: 1" C	Condo	31	Old Rate	Net Increase/Mo	RV Park 5/8"	10	Old Rate	Net Increase/Mo
Water-Base/Kgal	135.38	\$ 135.38	\$ 116.35		54.15	\$ 54.15	49.3	
Sewer-Base/Kgal	200.73	\$ 200.73	\$ 181.63		80.29	\$ 80.29	75.26	
Water-Usage/Kgal	10.78	\$ 334.18	\$ 315.05		10.12	\$ 101.20	85.78	
Sewer-Usage/Kgal	2.8	\$ 86.80	\$ 81.84		2.8	\$ 28.00	23.79	
Water Pass-thru	None		\$ 21.39		None		6.9	
Eviron Quality TX of	1%	\$ 7.57	\$ 7.16		1%	\$ 2.64	2.41	
Water/Sewer Base & Usq		\$ 764.66	\$ 723.42	\$ 41.24		\$ 266.28	243.44	\$ 22.84

Total Estimated Billing Increase: 1" C - (2) Condos/Clubhouse \$ 82.48
 Total Estimated Billing Increase: 5/8" C - (2) RV Park/PR 1505 \$ 45.67
TOTAL MONTHLY EST. INCREASE: \$ 128.15 ANNL INCREASE: \$ 1,537.83



Monarch Utilities I L.P.

A SouthWest Water Company

Customer Service: 866-654-7992
Emergencies: 866-654-7992
Visit us online: www.swwc.com/texas

COMPLETED
8/19

Account Number: [REDACTED]
Invoice Number: 180061238747
Billing Date: 08/10/2020
Total Amount Due By: 08/26/2020
Service Address: 219 PR 1501 CONDOS
BANDERA TX 78003

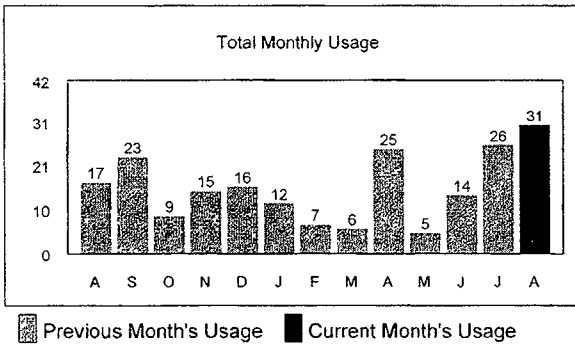


Current Reading Based on Actual

Rate Type	Meter Read Dates		Number Of Days	Meter Reading		Usage KGAL	Meter Number
	From	To		Previous	Current		
1" - C	07/03/20	08/03/20	32	579.0	610.0	31.0	7955651

*KGal (1000 Gallons) Average Consumption = 15.8

Water Usage History - 13 Month Usage in KGal*



Account Summary

Previous Bill Amount **\$650.50**
 Payment Received 07/25/20 - Thank You **-\$650.50**
 (Payments after 5:00pm will NOT reflect on this invoice.)
Balance \$0.00

Current Billing and Other Basic Charges

Water Base **\$123.25**
 Sewer Base **\$188.16**
 Water Usage **\$315.05**
 Sewer Usage (Based on Actual Usage) *2.64 KGal* **\$81.84**
 Federal Tax Cut Credit - Water **-\$6.90**
 Federal Tax Cut Credit - Sewer **-\$6.53**
 Water Pass-Through Gal. Charge **\$21.39**
 TX. Comm Environ Quality *1%* **\$7.16**
Total Current Charges \$723.42

Current Account Balance \$723.42

Message Center

In accordance with the TX Public Utilities advisement, beginning June 13, 2020, accounts with past due balances are subject to late fees and disconnection of services. Please pay your bill by the due date or call to set up a payment extension or payment arrangement today.

See Reverse for Exciting News about our Customer Portal

Please detach and return the bottom portion with your payment, or pay online at www.swwc.com/myaccount

MONARCH UTILITIES

SOUTHWEST WATER COMPANY
P O Box 4657
Houston, TX 77210-4657

Account Number: [REDACTED]

Current Account Balance:

\$723.42

Please make check payable to
MONARCH UTILITIES

Please check here and see reverse for address and phone corrections.

Amount Enclosed

DO NOT PAY



HV SERVICES COMPANY
234 PR 1501 CONDOS
BANDERA TX 78003-4599

MONARCH UTILITIES
P.O. Box 4657
Houston, TX 77210-4657

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Monarch Utilities I L.P.

A SouthWest Water Company

Customer Service: 866-654-7992
Emergencies: 866-654-7992
Visit us online: www.swwc.com/texas

*COMPLETE
8/19*

Account Number: [REDACTED]
Invoice Number: 180061238751
Billing Date: 08/10/2020
Total Amount Due By: 08/26/2020
Service Address:
RV PARK
BANDERA TX 78003

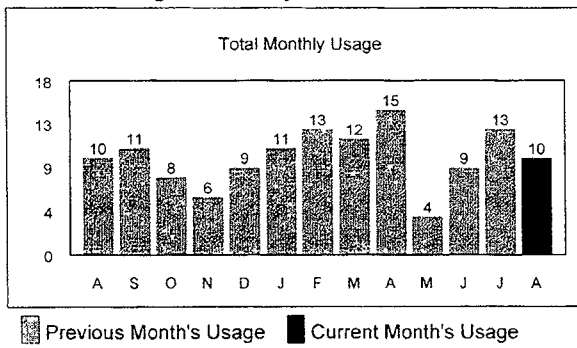


Current Reading Based on Actual

Rate Type	Meter Read Dates		Number Of Days	Meter Reading		Usage KGAL	Meter Number
	From	To		Previous	Current		
5/8" - C	07/03/20	08/03/20	32	721 0	731 0	10.0	49417596

*KGal (1000 Gallons) Average Consumption = 10.1

Water Usage History - 13 Month Usage in KGal*



Account Summary

Previous Bill Amount	\$285.13
Payment Received 07/25/20 - Thank You	-\$285.13
(Payments after 5:00pm will NOT reflect on this invoice.)	
Balance	\$0.00
Current Billing and Other Basic Charges	
Water Base	\$49.30
Sewer Base	\$75.26
Water Usage	\$88.54
Sewer Usage (Based on Actual Usage)	\$26.40
Federal Tax Cut Credit - Water	-\$2.76
Federal Tax Cut Credit - Sewer	-\$2.61
Water Pass-Through Gal Charge	\$6.90
TX. Comm Environ Quality	\$2.41
Total Current Charges	\$243.44
Current Account Balance	\$243.44

Message Center

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MONARCH UTILITIES

SOUTHWEST WATER COMPANY
P.O. Box 4657
Houston, TX 77210-4657

Account Number: [REDACTED]
Current Account Balance: **\$243.44**

Please make check payable to
MONARCH UTILITIES

Please check here and see reverse for address and phone corrections.

Amount Enclosed **DO NOT PAY**



HV SERVICES COMPANY
234 PR 1501
BANDERA TX 78003-4599

MONARCH UTILITIES
P.O. Box 4657
Houston, TX 77210-4657





Monarch Utilities I L.P.

A SouthWest Water Company

Customer Service: 866-654-7992
Emergencies: 866-654-7992
Visit us online: www.swwc.com/texas

*DUPLICATE
8/19*

Account Number: **0000000000**
Invoice Number: 180061238752
Billing Date: 08/10/2020
Total Amount Due By: 08/26/2020
Service Address:
CLUB HOUSE
BANDERA TX 78003

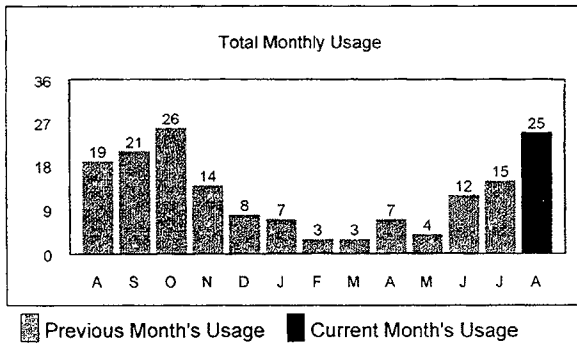


Current Reading Based on Actual

Rate Type	Meter Read Dates		Number Of Days	Meter Reading		Usage KGAL	Meter Number
	From	To		Previous	Current		
1" - C	07/03/20	08/03/20	32	284.0	309.0	25.0	7955649

*KGal (1000 Gallons) Average Consumption = 12.1

Water Usage History - 13 Month Usage in KGal*



Account Summary

Previous Bill Amount	\$493.51
Payment Received 07/25/20 - Thank You	-\$493.51
(Payments after 5:00pm will NOT reflect on this invoice.)	
Balance	\$0.00
Current Billing and Other Basic Charges	
Water Base	\$123.25
Sewer Base	\$188.16
Water Usage	\$248.39
Sewer Usage (Based on Actual Usage)	\$66.00
Federal Tax Cut Credit - Water	-\$6.90
Federal Tax Cut Credit - Sewer	-\$6.53
Water Pass-Through Gal. Charge	\$17.25
TX. Comm Environ Quality	\$6.30
Total Current Charges	\$635.92
Current Account Balance	\$635.92

Message Center

In accordance with the TX Public Utilities advisement, beginning June 13, 2020, accounts with past due balances are subject to late fees and disconnection of services. Please pay your bill by the due date or call to set up a payment extension or payment arrangement today.

See Reverse for Exciting News about our Customer Portal

Please detach and return the bottom portion with your payment, or pay online at www.swwc.com/myaccount.

MONARCH UTILITIES

SOUTHWEST WATER COMPANY
P.O. Box 4657
Houston, TX 77210-4657

Account Number: **0000000000**
Current Account Balance: **\$635.92**

Please make check payable to:
MONARCH UTILITIES

Please check here and see reverse for address and phone corrections.

Amount Enclosed

DO NOT PAY



CLUB HOUSE / HV SERVICES CO
234 PR 1501
BANDERA TX 78003-4599

MONARCH UTILITIES
P.O. Box 4657
Houston, TX 77210-4657





Monarch Utilities I L.P.

A SouthWest Water Company

Customer Service: 866-654-7992
Emergencies 866-654-7992
Visit us online: www.swwc.com/texas

Account Number: [REDACTED]
Invoice Number: 180051383095



Billing Date: 08/12/2020
Total Amount Due By: 08/28/2020

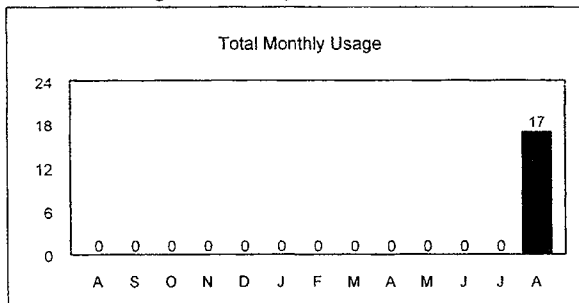
Service Address:
HVOM HOA IRR @ PR 1505
BANDERA TX 78003

Current Reading Based on Actual

Rate Type	Meter Read Dates		Number Of Days	Meter Reading		Usage KGAL	Meter Number
	From	To		Previous	Current		
5/8" - C	07/01/20	08/03/20	34	0.0	17.0	17.0	20181642

*KGal (1000 Gallons) Average Consumption = 1.4

Water Usage History - 13 Month Usage in KGal*



Previous Month's Usage (light bar) Current Month's Usage (dark bar)

Account Summary

Previous Bill Amount \$0.00
 Payment(s) Received through 08/12/20 \$0.00
 Deposit Due \$50.00
 (Payments after 5:00pm will NOT reflect on this invoice.)
Balance \$50.00

Current Billing and Other Basic Charges

Water Base \$49.30
 Water Usage \$161.55
 Federal Tax Cut Credit - Water -\$2.76
 Water Pass-Through Gal. Charge \$11.73
 TX. Comm Environ Quality \$2.20
Total Current Charges \$222.02

Total Amount Due By 08/28/20 \$272.02

Total Amount Due After 08/28/20 \$294.22

The "Due Date" listed on this bill applies to current charges only. Past due accounts are subject to service termination and will be sent to collections.

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MONARCH UTILITIES

SOUTHWEST WATER COMPANY
P.O. Box 4657
Houston, TX 77210-4657

Account Number: [REDACTED]

Total Amount Due By 08/28/20: **\$272.02**
Total Amount Due After 08/28/20: \$294.22

Please make check payable to:
MONARCH UTILITIES

will draft by auto-pay 8/19/20 c.o.

Please check here and see reverse for address and phone corrections.

Amount Enclosed

\$	0	0	0	0	0	0	0	0	0
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HVOM HOA
234 PR 1501
BANDERA TX 78003

MONARCH UTILITIES
P.O. Box 4657
Houston, TX 77210-4657



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