



Filing Receipt

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The following files are not convertible:

Class_D_Water-
Sewer_Utility_Rate_Adjustment_Form and Notice-Meadow Vista Park.xlsx

Please see the ZIP file for this Filing on the PUC Interchange in order to access these files.

Contact centralrecords@puc.texas.gov if you have any questions.

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



Date Filed: Dec. 21, 2021
CCN Water No.(s): 11749
CCN Sewer No.(s): 20586

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: UA Holdings 1994-5 L.P. dba SC Utilities - Meadow Vista Business Park
Applicant: UA Holdings 1994-5 L.P.
(If applicable, an Individual, Corporation, or Other Legal Entity other than Utility)

Address: 11749 Spring Cypress, STE L
City: Spring
State/Zip: Texas, 77379
Telephone: 281-583-6855
Fax: 281-320-0214
E-Mail: pabowhunter@hotmail.com
Web Site: _____

Person to whom correspondence concerning this request should be addressed:

Name: Ron Payne
(First/Last Name)
Address: PO Box 2927
City: Conroe
State/Zip: Texas 77305-2927
Telephone: 936-756-7400
Fax: 866-422-8519
E-Mail: ron@rlpcontroller.com
Web Site: _____

Affiliates* _____
(list by name _____
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: _____ 0
Number of Current Active Sewer Connections: _____ 15
(Total for all of the utility's CCNs and subdivisions.)

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

UA Holdings 1994-5 L.P. dba SC Utilities - Meadow
(Utility Name)

December 21, 2021
(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 Minimum Monthly Charge
Gallons Included:				
Meter Sizes			5.00% ¹	
5/8"		\$ -		\$ -
3/4"		\$ -		\$ -
1"		\$ -		\$ -
1 1/2"		\$ -		\$ -
2"		\$ -		\$ -
3"		\$ -		\$ -
4"		\$ -		\$ -
6"		\$ -		\$ -
8"		\$ -		\$ -
10"		\$ -		\$ -
Other:		\$ -		\$ -

SEWER		Previous Tariff Rates	Annual Rate Adjustment	Proposed Minimum Monthly Charge
Gallons Included:				
Meter Sizes			5.00% ¹	
5/8"		\$ -		\$ -
3/4"		\$ -		\$ -
1"		\$ -		\$ -
1 1/2"		\$ -		\$ -
2"		\$ -		\$ -
3"		\$ -		\$ -
4"		\$ -		\$ -
6"		\$ -		\$ -
8"		\$ -		\$ -
10"		\$ -		\$ -
Other:	All Flat Rates	\$ 516.00		\$ 541.80

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 minimum monthly charge and gallonage charge may be included. No fees such as tap fees, late fees, or any other tariffed rate may

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

Utility Name: UA Holdings 1994-5 L.P. dba SC Utilities - Meadow Vista Business Park
 CCN Number(s): Water 11749 Sewer 20586

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		to		gallons	\$ -	\$ -
From		to		gallons	\$ -	\$ -
From		to		gallons	\$ -	\$ -
From		to		gallons	\$ -	\$ -
For usage over				gallons	\$ -	\$ -

SEWER

(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		gallons	\$ -	\$ -
From		to		gallons	\$ -	\$ -
From		to		gallons	\$ -	\$ -
From		to		gallons	\$ -	\$ -
For usage over				gallons	\$ -	\$ -

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

NOTICE OF APPROVED UTILITY ANNUAL RATE ADJUSTMENT

Utility Name: UA Holdings 1994-5 L.P. dba SC Utilities - Meadow Vista Busin
CCN Number(s): Water 11749 Sewer 20586

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:

Effective Date of Approved Increase: April 1, 2022
(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: 11749 Spring Cypress, STE L
City: Spring
State/Zip: Texas, 77379
Telephone: 281-583-6855

Percent of Rate Adjustment: 5.00%¹
Date Notice Delivered: 3/1/2022
Date Meters are Read: Flat Rates

Billing Comparison²

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

Sewer:

Previous			New		
5,000 G	\$516.00	/mo	5,000 G	\$541.80	/mo

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

²The billing comparison only includes minimum monthly charge, block gallonage rate and gallonage rate charges.

NOTICE OF APPROVED UTILITY ANNUAL RATE ADJUSTMENT

Utility Name: UA Holdings 1994-5 L.P. dba SC Utilities - Meadow Vista Business Park

CCN Number(s): Water 11749 Sewer 20586

Utility Name: UA Holdings 1994-5 L.P. dba SC Utilities - Meadow Vista Business Park

CCN Number(s): Water 11749 Sewer 20586

SEWER

MINIMUM MONTHLY CHARGE			
Meter Size		Previous Minimum Monthly Charge	New Minimum Monthly Charge
5/8"		\$ -	\$ -
3/4"		\$ -	\$ -
Other:	All Flat Rates	\$ 516.00	\$ 541.80

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

¹ A 5% rate increase is permitted by Texas Water Code § 13.1872 for a Class D utility without hearing for four out of five calendar years.

SECTION 1.0-RATE SCHEDULE (Continued)

<u>Meter Size</u>	<u>Monthly Minimum Charge</u>
All (Flat Rate)	<u>\$516.00</u>

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

Cash X, Check X, Money Order X, 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%
A REGULATORY ASSESSMENT, EQUAL TO ONE PERCENT OF THE CHARGE FOR RETAIL SEWER SERVICE ONLY, SHALL BE COLLECTED FROM EACH RETAIL CUSTOMER.

TAP FEE..... \$500.00
TAP FEE IS BASED ON THE AVERAGE OF THE UTILITY'S ACTUAL COST FOR MATERIALS AND LABOR FOR STANDARD RESIDENTIAL CONNECTION PLUS UNIQUE COSTS AS PERMITTED BY PUC RULE AT COST.

TAP FEE (Large Connection Tap) Actual Cost
TAP FEE IS BASED ON THE UTILITY'S ACTUAL COST FOR MATERIALS AND LABOR FOR TAP SIZE INSTALLED.

RECONNECTION FEE:
THE RECONNECT FEE WILL BE CHARGED BEFORE SERVICE CAN BE RESTORED TO A CUSTOMER WHO HAS BEEN DISCONNECTED FOR THE FOLLOWING REASONS:
a) Nonpayment of bill (Maximum \$25.00)..... \$25.00
b) Customer's request..... \$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..... \$5.00
A ONE-TIME PENALTY MAY BE MADE ON DELINQUENT BILLS BUT MAY NOT BE APPLIED TO ANY BALANCE TO WHICH THE PENALTY WAS APPLIED IN A PREVIOUS BILLING.

RETURNED CHECK CHARGE..... \$0.00

CUSTOMER DEPOSIT RESIDENTIAL (Maximum \$50) \$0.00

COMMERCIAL AND NON-RESIDENTIAL DEPOSIT 1/6TH EST. 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)(F)]

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.