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WATER AND SEWER INVESTOR-OWNED UTILITIES

CLASS D ANNUAL FINANCIAL REPORT

OF

Wood Acres Properties, LLC

TO THE

PUBLIC UTILITY COMMISSION OF TEXAS

FOR THE

12 Months Ending December 31, 2022

Check one:

This is an original submission ☒

This is a revised submission ☐

Date of submission: 2/16/2022

PUBLIC UTILITY COMMISSION OF TEXAS
1701 N. CONGRESS AVE., PO BOX 13326, AUSTIN, TX 78711-3326

Annual Report for Class D Water and Sewer Utilities

Under the provisions of TWC § 13.136 and 16 Texas Administrative Code §§ 24.127 and 24.129

UTILITY INFORMATION

(Attach additional pages as necessary)

A. Utility Name:

Wood Acres Properties, LLC

List all assumed names or dba names:

None

B. Street Address, City or Town & Zip code:

13121 Louetta Rd #1430

Cypress, TX 77429

County: Montgomery

CCN #s: 13296 & 21123

C. List All PWS System names and numbers:

(attach a separate list if necessary)

TX 1700426

D. List All WQ Permitted system names and numbers:

(attach a separate list if necessary)

None

E. Type of Ownership:

Corporation: X

Partnership:

Individual:

Other:

F. Name of entity and type of form filed for federal tax purposes (1120, 1065, etc).

Lily Altemus, 1120-S

G. If a corporation, list names of the officers. If an individual or partnership, list the name of the individual or each partner.

Lily Altemus

H. If the controlling ownership of this utility changed during the last twelve (12) months, state the date of ownership change and the name and address of the prior owner.

None

I. Date the utility was formed or incorporated:

10-Mar-11

J. Is the utility commonly owned or controlled by another corporation? No

If yes, by whom?

- K. List all entities under common control or ownership with this utility by entity name, CCN number, Public Water System (PWS) numbers and names of water systems owned, Water Quality (WQ) Discharge Permit numbers and names of wastewater systems owned and contact information.
PWS #TX 1700426

- L. If the utility owner has multiple CCNs, please list all CCN numbers owned:
CCN #s: 13296 & 21123

PERSON TO CONTACT REGARDING THE INFORMATION SUPPLIED ON THESE FORMS

- A. Name and Title:

Lily Altemus, Manager

- B. Street Address, city, zip code

13121 Louetta Rd #1430

Cypress, TX 77429

- C. Telephone Number with Area Code:

832-878-2009

Cell Phone Number with Area Code:

Fax Number with Area Code:

Email address:

lilyaltemus@yahoo.com

- D. If not an officer, owner or employee, give name of firm employed by: N/A

SUMMARY OF REVENUES AND EXPENSES

(Except for blue cells, the values in this table will populate)

Line	Reference	(a) Total Company	(b) Water Operations	(c) Sewer Operations
1	TOTAL REVENUES:			
2	Base rates (fixed and gallonage charges)	22,573	\$11,287	\$11,286
3	Pass-through revenues	0	0	0
4	Other	0	0	0
5				
6	Total Revenues Lines 2 through 5)	\$22,573	\$11,287	\$11,286
7				
8	EXPENSES:			
9	Operations and Maintenance Expense (Note 1)	19,206	\$9,289	\$9,917
10	Amortization Expense - Other	0	0	0
11	Depreciation Expense	0	0	0
12	Interest on Customer Deposits	0	0	0
13	Taxes Other Than Income Taxes	0	0	0
14	Federal Income Taxes	0	0	0
15		0	0	0
16				
17	TOTAL EXPENSES (Lines 9 through 15)	\$19,206	\$9,289	\$9,917
18	Return (Line 6 minus Line 17)	\$3,367	\$1,998	\$1,369
19				
20	Non-Operating Income	0	0	0

Note 1: This amount will be carried automatically from Schedule II, line 43.

GENERAL & ADMINISTRATIVE and OPERATIONS AND MAINTENANCE EXPENSE

(Except for blue cells, the values in this table will populate)

Line		(a) Total Company (b)+(c)	(b) Water Operations	(c) Sewer Operations
21	Office Salaries	\$0	\$0	\$0
22	Office Rent	0	\$0	\$0
23	Office Supplies	0	\$0	\$0
24	Professional Services	500	\$250	\$250
25	Insurance	0	\$0	\$0
26	Legal	0	\$0	\$0
27	Management Salaries	0	\$0	\$0
28	Miscellaneous	0	\$0	\$0
29	Other-add description	0	\$0	\$0
30	TOTAL GENERAL AND ADMINISTRATIVE EXPENSE	500	250	250
31				
32				
33	Repairs and Maintenance	\$5,214	\$2,607	\$2,607
34	Employee Benefits	0	\$0	\$0
35	Operations and Maintenance Contract Labor	6,500	\$3,250	\$3,250
36	Supplies	\$4,083	\$788	\$3,295
37	Purchased Power	\$1,616	\$1,616	\$0
38	Testing	1,030	\$515	\$515
39	Chemicals	0	\$0	\$0
40	Miscellaneous Operations and Maintenance	\$263	\$263	\$0
41	TOTAL OPERATIONS AND MAINTENANCE EXPENSES	18,706	9,039	9,667
42				
43	TOTAL GEN & ADM and OP & MAINTENANCE EXPENSES	\$19,206	\$9,289	\$9,917

INVESTED CAPITAL AT END OF REPORTING PERIOD

(Except for blue cells, the values in this table will populate)

Line	Reference	(a) Total Company (b)+(c)	(b) Water Operations	(c) Sewer Operations
44	Utility Plant In Service	\$80,000	\$40,000	\$40,000
45	Accumulated Depreciation (Note 1)	(32,420)	(16,210)	(16,210)
46				
47	Net Plant In Service (Lines 44 through 45)	47,580	23,790	23,790
48	Working Cash Allowance	2,401	1,161	1,240
49	Materials and Supplies Inventory	0	0	0
50	Prepayments	0	0	0
51	Customer Deposits (Note 1)	0	0	0
52	Customer Contributions in Aid of Construction (Note1)	0	0	0
53	Other (attach schedule or itemize)	0	0	0
54	Other (attach schedule or itemize)	0	0	0
55				
56	TOTAL INVESTED CAPITAL (Lines 47 through 54)	\$49,981	\$24,951	\$25,030
57	Return (Schedule I, Line 18)	\$3,367	\$1,998	\$1,369
58	Rate of Return (Line 57 / Line 56)	6.74%	8.01%	5.47%

Note 1: These items are typically deductions from invested capital and thus should normally be entered as negative amounts.

NET INVESTED CAPITAL SUPPLEMENTAL

(Except for blue cells, the values in this table will populate)

(Report the original cost values of utility plant in service by prescribed accounts.)

<u>Line</u>	<u>Water Plant in Service</u>	<u>Reference</u>	<u>Year end Balance</u>
1	101.1 Intangible Plant		\$0
2	101.2 Source of Supply and Pumping		0
3	101.3 Water Treatment Equipment		0
4	101.4 Transmission and Distribution		0
5	101.1 General Plant		40,000
6			0
7	Total Water Plant In Service		<u>\$40,000</u>
8			
9	Sewer Plant in Service		0
10			0
11	101.2 Intangible Plant		0
12	101.2 Collection System		0
13	101.4 Treatment and Disposal Facilities		0
14	101.6 Reclaimed Water Distribution Plant		0
15	101.7 General Plant		40,000
16			0
17	Total Sewer Plant in Service		<u>\$40,000</u>
18			
19	TOTAL PLANT IN SERVICE Lines 7 plus 17)		<u>\$80,000</u>

EXTRAORDINARY AND NONRECURRING ITEMS

(Except for blue cells, the values in this table will populate)

Ref. Schedule	Column	Line Number	Description	Total Water	Total Sewer
		1			
		2		\$0	\$0
		3		0	0
		4		0	0
		5		0	0
		6		0	0
		7		0	0
		8		0	0
		9	OTHER INFORMATION	0	0
		10		0	0
		11	Number of Active Connections at End of Reporting Period	0	0
		12	5/8" Meters	0	0
		13	3/4" Meters	0	0
		14	1" Meters	0	0
		15	1 1/2" Meters	0	0
		16	2" Meters	0	0
		17	List all Additional Meter Sizes:	0	0
		18		0	0
		19		0	0
		20		0	0
		21	Number of Inactive Connections	0	0
		22	5/8" Meters	26	26
		23	3/4" Meters	0	0
		24	1" Meters	0	0
		25	1 1/2" meters	0	0
		26	2" Meters	0	0
		27	List all Additional Meter Sizes:	0	0
		28		0	0
		29		0	0
		30		0	0
		31	Total Gallons Pumped	1,366,000	---
		32	Total Gallons Purchased	0	---
		33	Total Water Produced	1,366,000	---
		34	Total Gallons Sold	1,127,000	---
		35	Line Loss or Unaccounted-for Water	239,000	---
		36	% Line Loss or Unaccounted-for Water	17.50%	---
		37	Total amount of sewer treated (gallons)		0

SYSTEM IMPROVEMENT CHARGE--WATER

Did the reporting entity collect a System Improvement Charge (SIC) in the monitoring period? No

(a) provide the amount of the Commission-approved SIC, Docket No., and date of implementation.

(b) provide the amount of annual revenues collected through the SIC for the reporting period.

(c) provide the amount of the annual revenues stated in the most recent annual report that was filed in the docket approving the SIC.

(d) provide the amount of the revenues collected through the SIC during the current monitoring period stated as a percentage of the annual revenues referenced in (c) above.

(e) provide the cumulative amount of revenues collected through the SIC since implementation as a percentage of the annual revenues referenced in (c) above.

SYSTEM IMPROVEMENT CHARGE--SEWER

Did the reporting entity collect a System Improvement Charge (SIC) in the monitoring period? No

(a) provide the amount of the Commission-approved SIC, Docket No., and date of implementation.

(b) provide the amount of revenues collected through the SIC for the reporting period.

(c) provide the amount of the annual revenues stated in the most recent annual report that was filed in the docket approving the SIC.

(d) provide the amount of the revenues collected through the SIC during the current monitoring period stated as a percentage of the annual revenues referenced in (c) above.

(e) provide the cumulative amount of revenues collected through the SIC since implementation as a percentage of the annual revenues referenced in (c) above.

Wood Acres Properties, LLC
12 Months Ending December 31, 2022

Supplemental Schedule I-1
02/16/22

OTHER EXPENSES

(Except for blue cells, the values in this table will populate)

Line	Description	Total Company	Total Water	Total Sewer
1		\$0	\$0	\$0
2		0	0	0
3		0	0	0
4		0	0	0
5		0	0	0
6		0	0	0
7		0	0	0
8		0	0	0
9		0	0	0
10		0	0	0
11		0	0	0
12		0	0	0
13		0	0	0
14		0	0	0
15		0	0	0
16		0	0	0
17		0	0	0
18		0	0	0
19		0	0	0
20		0	0	0
21				
22	Total Other Expenses	\$0	\$0	\$0

SIGNATURE PAGE--PUC CLASS D ANNUAL REPORT

I certify that I am the responsible official of the above-named company and that I have examined the foregoing report; that to the best of my knowledge, information, and belief, all statements of fact contained in the said report are true and correct and the said report is a correct statement of the business and affairs of the above-named company with respect to each and every matter set forth therein for the 12 Months Ending December 31, 2022 .

2/15/2023
Date

Shuly W Altman
Signature
Managing members
Title