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WATER AND SEWER INVESTOR-OWNED UTILITIES

CLASS D ANNUAL FINANCIAL REPORT

OF

R & K WEIMAN MHP, LC

TO THE

PUBLIC UTILITY COMMISSION OF TEXAS

FOR THE

12 Months Ending December 31, 2024

Check one:

This is an original submission ☒ [x]

This is a revised submission ☐ []

Date of submission: 6/6/2025

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:

R & K WEIMAN MHP, LC

List all assumed names or dba names:

WEIMAN MHP

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

13502 WEIMAN ROAD

HOUSTON, TX 77041

County: HARRIS

CCN #s:

13032

20935

C. List All PWS System names and numbers:

(attach a separate list if necessary)

1012019

D. List All WQ Permitted system names and numbers:

(attach a separate list if necessary)

WQ12310-001

E. Type of Ownership:

Corporation:

Partnership:

Individual:

Other: LC

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

R 7 K WEIMAN MHP, LC

1065

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

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.

NO

I. Date the utility was formed or incorporated:

Apr-03

J. Is the utility commonly owned or controlled by another corporation? Y N

If yes, by whom?

NO

- 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.

- L. If the utility owner has multiple CCNs, please list all CCN numbers owned:

13032

20935

PERSON TO CONTACT REGARDING THE INFORMATION SUPPLIED ON THESE FORMS

- A. Name and Title:

KARRI SEEDS, OWNER REPRESENTATIVE

- B. Street Address, city, zip code

1201 DOVE STREET #300, NEWPORT BEACH, CA 92660

- C. Telephone Number with Area Code:

949-852-5575

Cell Phone Number with Area Code:

949-300-1789

Fax Number with Area Code:

866-786-3216

Email address:

KARRISEEDS@NEWPORTPACIFIC.COM

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

NEWPORT PACIFIC CAPITAL COMPANY INC
MANAGEMENT COMPANY

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)	\$41,735	\$41,735	\$0
3	Pass-through revenues	3,287	3,287	0
4	Other	0	0	0
5				
6	Total Revenues Lines 2 through 5)	\$45,022	\$45,022	\$0
7				
8	EXPENSES:			
9	Operations and Maintenance Expense (Note 1)	\$54,894	\$16,873	\$38,021
10	Amortization Expense - Other	0	0	0
11	Depreciation Expense	192,449	140,556	51,893
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)	\$247,343	\$157,429	\$89,914
18	Return (Line 6 minus Line 17)	(\$202,321)	(\$112,407)	(\$89,914)
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)

<u>Line</u>		(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	Contract Accounting	3,196	\$3,196	\$0
25	Insurance	2,811	\$502	\$2,309
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	6,007	3,698	2,309
31				
32				
33	Operations and Maintenance Salaries	\$54,864	\$16,873	\$38,021
34	Employee Benefits	0	\$0	\$0
35	Operations and Maintenance Contract Labor	0	\$0	\$0
36	Supplies	0	\$0	\$0
37	Purchased Power	13,920	\$3,480	\$10,440
38	Testing	0	\$0	\$0
39	Chemicals	0	\$0	\$0
40	Miscellaneous Operations and Maintenance	39,186	\$39,186	\$0
41	TOTAL OPERATIONS AND MAINTENANCE EXPENSES	107,970	59,539	48,461
42				
43	TOTAL GEN & ADM and OP & MAINTENANCE EXPENSES	\$113,977	\$63,237	\$50,770

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	\$0	\$0	\$0
45	Accumulated Depreciation (Note 1)	(192,449)	(140,556)	(51,893)
46				
47	Net Plant In Service (Lines 44 through 45)	(192,449)	(140,556)	(51,893)
48	Working Cash Allowance	14,251	7,905	6,346
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 (Note 1)	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)	(\$178,198)	(\$132,651)	(\$45,547)
57	Return (Schedule I, Line 18)	(\$202,321)	(\$112,407)	(\$89,914)
58	Rate of Return (Line 57 / Line 56)	113.54%	84.74%	197.41%

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		18,433
3	101.3 Water Treatment Equipment		0
4	101.4 Transmission and Distribution		98,157
5	101.1 General Plant		269,103
6			0
7	Total Water Plant In Service		\$385,693
8			
9	Sewer Plant in Service		0
10			0
11	101.2 Intangible Plant		60,000
12	101.2 Collection System		21,473
13	101.4 Treatment and Disposal Facilities		0
14	101.6 Reclaimed Water Distribution Plant		0
15	101.7 General Plant		38,926
16			0
17	Total Sewer Plant in Service		\$120,399
18			
19	TOTAL PLANT IN SERVICE Lines 7 plus 17)		\$506,092

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	95	0
		13	3/4" Meters	95	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	0	0
		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	6,949,800	---
		32	Total Gallons Purchased	0	---
		33	Total Water Produced	<u>6,949,800</u>	---
		34	Total Gallons Sold	5,955,730	---
		35	Line Loss or Unaccounted-for Water	994,070	---
		36	% Line Loss or Unaccounted-for Water	14.30%	---
		37	Total amount of sewer treated (gallons)	5,955,730	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.

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, 2024 .

6/6/25
Date

Kelli Seede
Signature

Owner Representative Mgmt
Title