

OPEN MEETING



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MEMORANDUM

RECEIVED

TO: THE COMMISSION <sup>Arizona Corporation Commission</sup>  
**DOCKETED**

2015 MAY 29 A 9:25

FROM: Utilities Division **MAY 29 2015**

AZ CORP COMMISSION  
DOCKET CONTROL

DATE: May 29, 2015

DOCKETED BY

RE: IN THE MATTER OF ~~THE APPLICATION OF~~ TRUXTON CANYON WATER COMPANY, INC. FOR APPROVAL OF A RATE INCREASE  
DOCKET NO. W-02168A-11-0363

IN THE MATTER OF THE APPLICATION OF TRUXTON CANYON WATER COMPANY, INC. FOR APPROVAL OF A REVISION OF THE COMPANY'S EXISTING TERMS AND CONDITIONS OF WATER SERVICE  
DOCKET NO. W-02168A-13-0309

IN THE MATTER OF THE APPLICATION OF TRUXTON CANYON WATER COMPANY, INC. FOR AUTHORITY TO INCUR LONG-TERM DEBT.  
DOCKET NO. W-02168A-13-0332

SUBJECT: STAFF'S RECOMMENDED REFUND/CREDIT TO VALLEY VISTA PROPERTY OWNER'S ASSOCIATION.

**I. Introduction and Background**

In Decision No. 72724, dated January 6, 2012, the Commission authorized interim rates for Truxton Canyon Water Company, Inc. ("Truxton" or "Company"). These interim rates resulted in a rate increase for Truxton's customers which included Valley Vista Property Owner's Association ("VVPOA"). Among other things, the Decision required that all monies paid by VVPOA through the interim tariff be subject to a true up once the permanent rates were approved. In Decision No. 74835, dated November 14, 2014, the Commission authorized permanent rates for Truxton that resulted in a rate decrease for its customers including VVPOA. Further, consistent with Decision No. 72724, Decision No. 74835 required Truxton to file certain information that would facilitate the true up of monies paid by VVPOA. On page 34, beginning at line 22 of Decision No. 74835, it states:

. . . Truxton should be required to prepare, as a compliance item in this docket, a report detailing the amount of the refund, with interest, that is to be credited to VVPOA's August 2012 bill, as well as a calculation of all monies subject to true up based on this Decision. Truxton shall file its report within 14 days of the effective date of this Decision, and VVPOA shall file its response 14 days after Truxton's filing. Staff shall be required to review the filings and make its

**ORIGINAL**

recommendations set forth in a Proposed Form of Order for the Commission's consideration.

On April 24, 2015, Staff sent correspondence to Truxton inquiring about related compliance matters set forth in Decision Nos. 74833 and 74835. On May 8, 2015, Truxton filed a Compliance Report that responded to Staff's inquiries. On March 12, 2015, Truxton and VVPOA made a joint filing which agreed upon the amount owed, but no agreement was reached regarding the period of time over which the refunds were to be made and the parties requested that Staff mediate the refund period issue.

## **II. The Joint Filing and Staff's Mediation**

The joint filing indicated that the amount over-paid by VVPOA and subject to refund was \$141,874 which included no interest. However, Truxton and VVPOA could not agree upon the period over which the refunds (via credits to VVPOA bills) would be made. Truxton proposed that the \$141,874 overpayment be refunded over a 60 month period. VVPOA proposed that the overpayment be refunded over a 24 month period. The two parties requested that Staff mediate in order to help resolve this final issue.

On April 17, 2015, representatives from Truxton and VVPOA met with Staff to mediate the period over which the \$141,874 was to be refunded via credits to VVPOA bills. To aid the mediation discussions, Staff provided documentation showing the effects on Truxton's cash flow when the overpayment is refunded over 2 ½ years, 3 years, 3 ½ years, 4 years, and 5 years. The parties took the information under advisement and attempted to work out a refund period but were still unable to reach agreement. Therefore, in accordance to Decision No. 74835, Staff has determined a refund period which takes into account the concerns of both parties.

## **III. Staff's Findings and Recommendations Concerning the Refund Period**

Staff has considered the comments and concerns discussed in the mediation and the joint filing. The following is a summary of Staff's findings.

1. Staff finds that Truxton's proposed refund/crediting period of 60 months as shown on Attachment A is reasonable as Staff believes that the level of cash flow obtained by using a 60 month refund period provides the Company with sufficient cash flow to meet unforeseen contingencies.
2. Staff finds that including an interest component as provided for in Decision No. 74835 of 6 percent per year, which equates to .05 percent per month (6 percent ÷ 12 months = .05 percent) is reasonable in light of the 60-month refund period. Staff notes that both parties were agreeable to including consideration of a reasonable level of interest component.
3. Staff further recommends that interest should begin to accrue July 1, 2015. Staff considered accruing interest on the balance from the date the permanent rates went

into effect (i.e., November 14, 2014) but taking into account the comments made at the mediation, Staff determined that accruing interest beginning July 1, 2015, would be a reasonable compromise.

4. Staff's recommended refund and refund period were calculated under the assumption that the first refund, in the form of a bill credit, would be reflected on the VVPOA bill rendered by Truxton in July of 2015.
5. If the first refund/credit is made later than July 2015, then Staff finds that its recommended schedule shown on Attachment A would need to be recalculated to include the interest that accrued from July 1, 2015 to the date the first refund (via credit to VVPOA bill) is made.
6. Staff recommends that the refunds be made or recognized by credits posted to each monthly bill of VVPOA until all refund obligations, including accrued interest, have been credited to the VVPOA account.
7. Staff recommends that Staff's refund amount and refund period as shown on Attachment A be adopted.



Steven M. Olea  
Director  
Utilities Division

SMO:CSB:vsc\BH

ORIGINATOR: Crystal Brown

# Attachment A

**STAFF'S SCHEDULE OF RECOMMENDED MONTHLY REFUND/CREDIT TO VVPOA**

Total Amount to be Refunded/Credited to VVPOA as of January 1, 2015: \$141,874  
Annual Amount of Credit Proposed by Truxton Canyon Water: \$28,000  
Annual Amount of Credit Proposed by Valle Vista Property Owners Assoc.: \$70,937

\*Interest to begin accruing July 1, 2015  
Annual Interest Rate: 6.00%  
Monthly Interest Rate: 0.50%

[A] Years	[B] Months	[C] Monthly Balance of VVPOA Overpayment	[D] Truxton Proposed Monthly Amount of Overpayment to be Credited on VVPOA Bill Before Interest	[E] Monthly Interest* .05% per month (6% per yr / 12 mos) (Col. C x .05%)	[F] Annual Amount Credited to VVPOA Before Interest	[G] Annual Amount Credited to VVPOA With Interest	[H] Staff Recommended Total Monthly Credit (Col. D + Col. E)	[I] Truxton's Monthly Revenue	[J] Percent of Truxton's Monthly Revenue Col. H / Col I
1	July-15	\$141,874.00	\$5,000.00	\$709.37			\$5,709.37	\$49,471.00	11.54%
	August-15	\$136,874.00	\$5,000.00	\$684.37			\$5,684.37	\$48,214.00	11.79%
	September-15	\$131,874.00	\$4,000.00	\$659.37			\$4,659.37	\$43,012.00	10.83%
	October-15	\$127,874.00	\$3,000.00	\$639.37			\$3,639.37	\$41,791.00	8.71%
	November-15	\$124,874.00	\$500.00	\$624.37			\$1,124.37	\$44,741.00	2.51%
	December-15	\$124,374.00	\$500.00	\$621.87	\$18,000.00	\$21,938.72	\$1,121.87	\$36,176.00	3.10%
	January-16	\$123,874.00	\$500.00	\$619.37			\$1,119.37	\$27,543.00	4.06%
	February-16	\$123,374.00	\$500.00	\$616.87			\$1,116.87	\$21,970.00	5.08%
	March-16	\$122,874.00	\$1,000.00	\$614.37			\$1,614.37	\$25,403.00	6.36%
	April-16	\$121,874.00	\$1,000.00	\$609.37			\$1,609.37	\$27,498.00	5.85%
	May-16	\$120,874.00	\$3,000.00	\$604.37			\$3,604.37	\$29,004.00	12.43%
	June-16	\$117,874.00	\$4,000.00	\$589.37			\$4,589.37	\$41,421.00	11.08%
2	July-16	\$113,874.00	\$5,000.00	\$569.37			\$5,569.37	\$49,471.00	11.26%
	August-16	\$108,874.00	\$5,000.00	\$544.37			\$5,544.37	\$48,214.00	11.50%
	September-16	\$103,874.00	\$4,000.00	\$519.37			\$4,519.37	\$43,012.00	10.51%
	October-16	\$99,874.00	\$3,000.00	\$499.37			\$3,499.37	\$41,791.00	8.37%
	November-16	\$96,874.00	\$500.00	\$484.37			\$984.37	\$44,741.00	2.20%
	December-16	\$96,374.00	\$500.00	\$481.87	\$28,000.00	\$34,752.44	\$981.87	\$36,176.00	2.71%
	January-17	\$95,874.00	\$500.00	\$479.37			\$979.37	\$27,543.00	3.56%
	February-17	\$95,374.00	\$500.00	\$476.87			\$976.87	\$21,970.00	4.45%
	March-17	\$94,874.00	\$1,000.00	\$474.37			\$1,474.37	\$25,403.00	5.80%
	April-17	\$93,874.00	\$1,000.00	\$469.37			\$1,469.37	\$27,498.00	5.34%
	May-17	\$92,874.00	\$3,000.00	\$464.37			\$3,464.37	\$29,004.00	11.94%
	June-17	\$89,874.00	\$4,000.00	\$449.37			\$4,449.37	\$41,421.00	10.74%
3	July-17	\$85,874.00	\$5,000.00	\$429.37			\$5,429.37	\$49,471.00	10.97%
	August-17	\$80,874.00	\$5,000.00	\$404.37			\$5,404.37	\$48,214.00	11.21%
	September-17	\$75,874.00	\$4,000.00	\$379.37			\$4,379.37	\$43,012.00	10.18%
	October-17	\$71,874.00	\$3,000.00	\$359.37			\$3,359.37	\$41,791.00	8.04%
	November-17	\$68,874.00	\$500.00	\$344.37			\$844.37	\$44,741.00	1.89%
	December-17	\$68,374.00	\$500.00	\$341.87	\$28,000.00	\$33,072.44	\$841.87	\$36,176.00	2.33%
	January-18	\$67,874.00	\$500.00	\$339.37			\$839.37	\$27,543.00	3.05%
	February-18	\$67,374.00	\$500.00	\$336.87			\$836.87	\$21,970.00	3.81%
	March-18	\$66,874.00	\$1,000.00	\$334.37			\$1,334.37	\$25,403.00	5.25%
	April-18	\$65,874.00	\$1,000.00	\$329.37			\$1,329.37	\$27,498.00	4.83%
	May-18	\$64,874.00	\$3,000.00	\$324.37			\$3,324.37	\$29,004.00	11.46%
	June-18	\$61,874.00	\$4,000.00	\$309.37			\$4,309.37	\$41,421.00	10.40%
4	July-18	\$57,874.00	\$5,000.00	\$289.37			\$5,289.37	\$49,471.00	10.69%
	August-18	\$52,874.00	\$5,000.00	\$264.37			\$5,264.37	\$48,214.00	10.92%
	September-18	\$47,874.00	\$4,000.00	\$239.37			\$4,239.37	\$43,012.00	9.86%
	October-18	\$43,874.00	\$3,000.00	\$219.37			\$3,219.37	\$41,791.00	7.70%
	November-18	\$40,874.00	\$500.00	\$204.37			\$704.37	\$44,741.00	1.57%
	December-18	\$40,374.00	\$500.00	\$201.87	\$28,000.00	\$31,392.44	\$701.87	\$36,176.00	1.94%
	January-19	\$39,874.00	\$500.00	\$199.37			\$699.37	\$27,543.00	2.54%
	February-19	\$39,374.00	\$500.00	\$196.87			\$696.87	\$21,970.00	3.17%
	March-19	\$38,874.00	\$1,000.00	\$194.37			\$1,194.37	\$25,403.00	4.70%
	April-19	\$37,874.00	\$1,000.00	\$189.37			\$1,189.37	\$27,498.00	4.33%
	May-19	\$36,874.00	\$3,000.00	\$184.37			\$3,184.37	\$29,004.00	10.98%
	June-19	\$33,874.00	\$4,000.00	\$169.37			\$4,169.37	\$41,421.00	10.07%
5	July-19	\$29,874.00	\$5,000.00	\$149.37			\$5,149.37	\$49,471.00	10.41%
	August-19	\$24,874.00	\$5,000.00	\$124.37			\$5,124.37	\$48,214.00	10.63%
	September-19	\$19,874.00	\$4,000.00	\$99.37			\$4,099.37	\$43,012.00	9.53%
	October-19	\$15,874.00	\$3,000.00	\$79.37			\$3,079.37	\$41,791.00	7.37%
	November-19	\$12,874.00	\$500.00	\$64.37			\$564.37	\$44,741.00	1.26%
	December-19	\$12,374.00	\$500.00	\$61.87	\$28,000.00	\$29,712.44	\$561.87	\$36,176.00	1.55%
	January-20	\$11,874.00	\$500.00	\$59.37			\$559.37	\$27,543.00	2.03%
	February-20	\$11,374.00	\$500.00	\$56.87			\$556.87	\$21,970.00	2.53%
	March-20	\$10,874.00	\$1,000.00	\$54.37			\$1,054.37	\$25,403.00	4.15%
	April-20	\$9,874.00	\$1,000.00	\$49.37			\$1,049.37	\$27,498.00	3.82%
	May-20	\$8,874.00	\$3,000.00	\$44.37			\$3,044.37	\$29,004.00	10.50%
	June-20	\$5,874.00	\$5,874.00	\$29.37	\$11,874.00	\$12,167.72	\$5,903.37	\$41,421.00	14.25%
July-20									
August-20									
September-20									
October-20									
November-20									
December-20									
			\$141,874.00	\$21,162.20			\$163,036.20	\$163,036.20	

Decision No.

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**BEFORE THE ARIZONA CORPORATION COMMISSION**

SUSAN BITTER SMITH  
Chairman

BOB STUMP  
Commissioner

BOB BURNS  
Commissioner

DOUG LITTLE  
Commissioner

TOM FORESE  
Commissioner

IN THE MATTER OF THE APPLICATION OF TRUXTON CANYON WATER COMPANY, INC. FOR APPROVAL OF A RATE INCREASE	DOCKET NO. W-02168A-11-0363
IN THE MATTER OF THE APPLICATION OF TRUXTON CANYON WATER COMPANY, INC. FOR APPROVAL OF A REVISION OF THE COMPANY'S EXISTING TERMS AND CONDITIONS OF WATER SERVICE	DOCKET NO. W-02168A-13-0309
IN THE MATTER OF THE APPLICATION OF TRUXTON CANYON WATER COMPANY, INC. FOR AUTHORITY TO INCUR LONG-TERM DEBT	DOCKET NO. W-02168A-13-0332 DECISION NO. _____ <u>ORDER</u>

Open Meeting  
June 16 and 17, 2015  
Phoenix, Arizona

BY THE COMMISSION:

FINDINGS OF FACT

Introduction and Background

1. In Decision No. 72724, dated January 6, 2012, the Arizona Corporation Commission ("Commission") authorized interim rates for Truxton Canyon Water Company, Inc. ("Truxton" or "Company"). These interim rates resulted in a rate increase for Truxton's customers which included Valley Vista Property Owner's Association ("VVPOA"). Among other things, the Decision required that all monies paid by VVPOA through the interim tariff be subject to a true up once the permanent rates were approved. In Decision No. 74835, dated November 14, 2014, the Commission authorized permanent rates for Truxton that resulted in a rate decrease for its customers including VVPOA.

1 Further, consistent with Decision No. 72724, Decision No. 74835 required Truxton to file certain  
2 information that would facilitate the true up of monies paid by VVPOA. On page 34, beginning at  
3 line 22 of Decision No. 74835, it states:

4 . . . Truxton should be required to prepare, as a compliance item in this  
5 docket, a report detailing the amount of the refund, with interest, that  
6 is to be credited to VVPOA's August 2012 bill, as well as a calculation  
7 of all monies subject to true up based on this Decision. Truxton shall  
8 file its report within 14 days of the effective date of this Decision, and  
9 VVPOA shall file its response 14 days after Truxton's filing. Staff shall  
be required to review the filings and make its recommendations set  
forth in a Proposed Form of Order for the Commission's  
consideration.

10 2. On April 24, 2015, Utilities Division Staff ("Staff") sent correspondence to Truxton  
11 inquiring about related compliance matters set forth in Decision Nos. 74833 and 74835. On May 8,  
12 2015, Truxton filed a Compliance Report that responded to Staff's inquiries. On March 12, 2015,  
13 Truxton and VVPOA made a joint filing which agreed upon the amount owed, but no agreement was  
14 reached regarding the period of time over which the refunds were to be made and the parties  
15 requested that Staff mediate the refund period issue.

16 The Joint Filing and Staff's Mediation

17 3. The joint filing indicated that the amount over-paid by VVPOA and subject to refund  
18 was \$141,874 which included no interest. However, Truxton and VVPOA could not agree upon the  
19 period over which the refunds (via credits to VVPOA bills) would be made. Truxton proposed that  
20 the \$141,874 overpayment be refunded over a 60 month period. VVPOA proposed that the  
21 overpayment be refunded over a 24 month period. The two parties requested that Staff mediate in  
22 order to help resolve this final issue.

23 4. On April 17, 2015, representatives from Truxton and VVPOA met with Staff to  
24 mediate the period over which the \$141,874 was to be refunded via credits to VVPOA bills. To aid  
25 the mediation discussions, Staff provided documentation showing the effects on Truxton's cash flow  
26 when the overpayment is refunded over 2 ½ years, 3 years, 3 ½ years, 4 years, and 5 years. The parties  
27 took the information under advisement and attempted to work out a refund period but were still  
28

1 unable to reach agreement. Therefore, in accordance to Decision No. 74835, Staff has determined a  
2 refund period which takes into account the concerns of both parties.

3 Findings and Recommendations Concerning the Refund Period

4 5. Staff has considered the comments and concerns discussed in the mediation and the  
5 joint filing. The following is a summary of Staff's findings and recommendations.

- 6 a. Staff finds that Truxton's proposed refund/crediting period of 60 months as  
7 shown on Attachment A is reasonable as Staff believes that the level of cash  
8 flow obtained by using a 60 month refund period provides the Company with  
9 sufficient cash flow to meet unforeseen contingencies.
- 10 b. Staff finds that including an interest component as provided for in Decision  
11 No. 74835 of 6 percent per year, which equates to .05 percent per month (6  
12 percent ÷ 12 months = .05 percent) is reasonable in light of the 60-month  
13 refund period. Staff notes that both parties were agreeable to including  
14 consideration of a reasonable level of interest component.
- 15 c. Staff further recommends that interest should begin to accrue July 1, 2015.  
16 Staff considered accruing interest on the balance from the date the permanent  
17 rates went into effect (i.e., November 14, 2014) but taking into account the  
18 comments made at the mediation, Staff determined that accruing interest  
19 beginning July 1, 2015 would be a reasonable compromise.
- 20 d. Staff's recommended refund and refund period were calculated under the  
21 assumption that the first refund, in the form of a bill credit, would be reflected  
22 on the VVPOA bill rendered by Truxton in July of 2015.
- 23 e. If the first refund/credit is made later than July 2015, then Staff finds that its  
24 recommended schedule shown on Attachment A should be recalculated to  
include the interest that accrued from July 1, 2015 to the date the first refund  
(via credit to VVPOA bill) is made.
- 25 f. Staff recommends that the refunds be made or recognized by credits posted to  
each monthly bill of VVPOA until all refund obligations, including accrued  
interest, have been credited to the VVPOA account.
- 26 g. Staff concludes and recommends that Staff's refund amount and refund period  
as shown on Attachment A is reasonable and should be adopted.

27 6. The Commission concludes that Staff's recommendations are reasonable and should  
28 be adopted.

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CONCLUSIONS OF LAW

1. Truxton Canyon Water Company, Inc. is a public service corporation within the meaning of Article XV of the Arizona Constitution and A.R.S. §§ 40-250, 40-251 and 40-367.

2. The Commission has jurisdiction over Truxton Canyon Water Company, Inc. and of the subject matter of this application.

3. The amount to be refunded, credits amounts, and payment periods set forth in Attachment A are just and reasonable and should be approved.

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ORDER

IT IS THEREFORE ORDERED that the refund and credit amounts that are to be made by Truxton Water Company, Inc. to the water bills of Valley Vista Property Owner's Association shall be in accordance with Attachment A.

**BY THE ORDER OF THE ARIZONA CORPORATION COMMISSION**

CHAIRMAN

COMMISSIONER

COMMISSIONER

COMMISSIONER

COMMISSIONER

IN WITNESS WHEREOF, I, JODI JERICH, Executive Director of the Arizona Corporation Commission, have hereunto, set my hand and caused the official seal of this Commission to be affixed at the Capitol, in the City of Phoenix, this \_\_\_\_\_ day of \_\_\_\_\_, 2015.

\_\_\_\_\_  
JODI JERICH  
EXECUTIVE DIRECTOR

DISSENT: \_\_\_\_\_

DISSENT: \_\_\_\_\_

SMO:CSB:vsc/BH

1 SERVICE LIST FOR: Truxton Water Company  
2 DOCKET NO. W-02168A-11-0363, ET. AL

3 Mr. Steve Wene  
4 MOYES SELLERS & HENDRICKS, LTD  
5 1850 N. Central Avenue, Suite 100  
6 Phoenix, Arizona 85004

6 Mr. Patrick Black  
7 Fennemore Craig, P.C.  
8 2394 East Camelback Road, Suite 600  
9 Phoenix, Arizona 85016

9 Mr. Mike Neal  
10 7313 East Concho Drive, Suite B  
11 Kingman, Arizona 86401

11 Mr. Steven M. Olea  
12 Director, Utilities Division  
13 Arizona Corporation Commission  
14 1200 West Washington Street  
15 Phoenix, Arizona 85007

14 Ms. Janice M. Alward  
15 Chief Counsel, Legal Division  
16 Arizona Corporation Commission  
17 1200 West Washington Street  
18 Phoenix, Arizona 85007

18 Mr. Dwight Nodes  
19 Acting Chief Administrative Law Judge  
20 Hearing Division  
21 Arizona Corporation Commission  
22 1200 West Washington Street  
23 Phoenix, AZ 85007

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**STAFF'S SCHEDULE OF RECOMMENDED MONTHLY REFUND/CREDIT TO VVPOA**

Total Amount to be Refunded/Credited to VVPOA as of January 1, 2015: \$141,874  
Annual Amount of Credit Proposed by Truxton Canyon Water: \$28,000  
Annual Amount of Credit Proposed by Valle Vista Property Owners Assoc.: \$70,937

\*Interest to begin accruing July 1, 2015  
Annual Interest Rate: 6.00%  
Monthly Interest Rate: 0.50%

[A] Years	[B] Months	[C] Monthly Balance of VVPOA Overpayment	[D] Truxton Proposed Monthly Amount of Overpayment to be Credited on VVPOA Bill Before Interest	[E] Monthly Interest* .05% per month (6% per yr / 12 mos) (Col. C x .05%)	[F] Annual Amount Credited to VVPOA Before Interest	[G] Annual Amount Credited to VVPOA With Interest	[H] Staff Recommended Total Monthly Credit (Col. D + Col. E)	[I] Truxton's Monthly Revenue	[J] Percent of Truxton's Monthly Revenue Col. H / Col. I
1	July-15	\$141,874.00	\$5,000.00	\$709.37			\$5,709.37	\$49,471.00	11.54%
	August-15	\$136,874.00	\$5,000.00	\$684.37			\$5,684.37	\$48,214.00	11.79%
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	December-15	\$124,374.00	\$500.00	\$621.87	\$18,000.00	\$21,938.72	\$1,121.87	\$36,176.00	3.10%
2	January-16	\$123,874.00	\$500.00	\$619.37			\$1,119.37	\$27,543.00	4.06%
	February-16	\$123,374.00	\$500.00	\$616.87			\$1,116.87	\$21,970.00	5.08%
	March-16	\$122,874.00	\$1,000.00	\$614.37			\$1,614.37	\$25,403.00	6.36%
	April-16	\$121,874.00	\$1,000.00	\$609.37			\$1,609.37	\$27,498.00	5.85%
	May-16	\$120,874.00	\$3,000.00	\$604.37			\$3,604.37	\$29,004.00	12.43%
	June-16	\$117,874.00	\$4,000.00	\$589.37			\$4,589.37	\$41,421.00	11.08%
	July-16	\$113,874.00	\$5,000.00	\$569.37			\$5,569.37	\$49,471.00	11.26%
	August-16	\$108,874.00	\$5,000.00	\$544.37			\$5,544.37	\$48,214.00	11.50%
	September-16	\$103,874.00	\$4,000.00	\$519.37			\$4,519.37	\$43,012.00	10.51%
	October-16	\$99,874.00	\$3,000.00	\$499.37			\$3,499.37	\$41,791.00	8.37%
	November-16	\$96,874.00	\$500.00	\$484.37			\$984.37	\$44,741.00	2.20%
	December-16	\$96,374.00	\$500.00	\$481.87	\$28,000.00	\$34,752.44	\$981.87	\$36,176.00	2.71%
3	January-17	\$95,874.00	\$500.00	\$479.37			\$979.37	\$27,543.00	3.56%
	February-17	\$95,374.00	\$500.00	\$476.87			\$976.87	\$21,970.00	4.45%
	March-17	\$94,874.00	\$1,000.00	\$474.37			\$1,474.37	\$25,403.00	5.80%
	April-17	\$93,874.00	\$1,000.00	\$469.37			\$1,469.37	\$27,498.00	5.34%
	May-17	\$92,874.00	\$3,000.00	\$464.37			\$3,464.37	\$29,004.00	11.94%
	June-17	\$89,874.00	\$4,000.00	\$449.37			\$4,449.37	\$41,421.00	10.74%
	July-17	\$85,874.00	\$5,000.00	\$429.37			\$5,429.37	\$49,471.00	10.97%
	August-17	\$80,874.00	\$5,000.00	\$404.37			\$5,404.37	\$48,214.00	11.21%
	September-17	\$75,874.00	\$4,000.00	\$379.37			\$4,379.37	\$43,012.00	10.18%
	October-17	\$71,874.00	\$3,000.00	\$359.37			\$3,359.37	\$41,791.00	8.04%
	November-17	\$68,874.00	\$500.00	\$344.37			\$844.37	\$44,741.00	1.89%
	December-17	\$68,374.00	\$500.00	\$341.87	\$28,000.00	\$33,072.44	\$841.87	\$36,176.00	2.33%
4	January-18	\$67,874.00	\$500.00	\$339.37			\$839.37	\$27,543.00	3.05%
	February-18	\$67,374.00	\$500.00	\$336.87			\$836.87	\$21,970.00	3.81%
	March-18	\$66,874.00	\$1,000.00	\$334.37			\$1,334.37	\$25,403.00	5.25%
	April-18	\$65,874.00	\$1,000.00	\$329.37			\$1,329.37	\$27,498.00	4.83%
	May-18	\$64,874.00	\$3,000.00	\$324.37			\$3,324.37	\$29,004.00	11.46%
	June-18	\$61,874.00	\$4,000.00	\$309.37			\$4,309.37	\$41,421.00	10.40%
	July-18	\$57,874.00	\$5,000.00	\$289.37			\$5,289.37	\$49,471.00	10.69%
	August-18	\$52,874.00	\$5,000.00	\$264.37			\$5,264.37	\$48,214.00	10.92%
	September-18	\$47,874.00	\$4,000.00	\$239.37			\$4,239.37	\$43,012.00	9.86%
	October-18	\$43,874.00	\$3,000.00	\$219.37			\$3,219.37	\$41,791.00	7.70%
	November-18	\$40,874.00	\$500.00	\$204.37			\$704.37	\$44,741.00	1.57%
	December-18	\$40,374.00	\$500.00	\$201.87	\$28,000.00	\$31,392.44	\$701.87	\$36,176.00	1.94%
5	January-19	\$39,874.00	\$500.00	\$199.37			\$699.37	\$27,543.00	2.54%
	February-19	\$39,374.00	\$500.00	\$196.87			\$696.87	\$21,970.00	3.17%
	March-19	\$38,874.00	\$1,000.00	\$194.37			\$1,194.37	\$25,403.00	4.70%
	April-19	\$37,874.00	\$1,000.00	\$189.37			\$1,189.37	\$27,498.00	4.33%
	May-19	\$36,874.00	\$3,000.00	\$184.37			\$3,184.37	\$29,004.00	10.98%
	June-19	\$33,874.00	\$4,000.00	\$169.37			\$4,169.37	\$41,421.00	10.07%
	July-19	\$29,874.00	\$5,000.00	\$149.37			\$5,149.37	\$49,471.00	10.41%
	August-19	\$24,874.00	\$5,000.00	\$124.37			\$5,124.37	\$48,214.00	10.63%
	September-19	\$19,874.00	\$4,000.00	\$99.37			\$4,099.37	\$43,012.00	9.53%
	October-19	\$15,874.00	\$3,000.00	\$79.37			\$3,079.37	\$41,791.00	7.37%
	November-19	\$12,874.00	\$500.00	\$64.37			\$564.37	\$44,741.00	1.26%
	December-19	\$12,374.00	\$500.00	\$61.87	\$28,000.00	\$29,712.44	\$561.87	\$36,176.00	1.55%
6	January-20	\$11,874.00	\$500.00	\$59.37			\$559.37	\$27,543.00	2.03%
	February-20	\$11,374.00	\$500.00	\$56.87			\$556.87	\$21,970.00	2.53%
	March-20	\$10,874.00	\$1,000.00	\$54.37			\$1,054.37	\$25,403.00	4.15%
	April-20	\$9,874.00	\$1,000.00	\$49.37			\$1,049.37	\$27,498.00	3.82%
	May-20	\$8,874.00	\$3,000.00	\$44.37			\$3,044.37	\$29,004.00	10.50%
	June-20	\$5,874.00	\$5,874.00	\$29.37	\$11,874.00	\$12,167.72	\$5,903.37	\$41,421.00	14.25%
	July-20								
	August-20								
	September-20								
	October-20								
	November-20								
	December-20								

Decision No.

\$141,874.00

\$21,162.20

\$163,036.20

\$163,036.20