OPEN MEETING ITEM

COMMISSIONERS
DOUG LITTLE – Interim Chairman
BOB STUMP
BOB BURNS
TOM FORESE

0000167918

ARIZONA CORPORATION COMMISSION

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Arizona Corporation Commission
DOCKETED
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ORIGINAL

DATE: JANUARY 13, 2016

DOCKET NO.: W-03476A-15-0286

TO ALL PARTIES:

Enclosed please find the recommendation of Administrative Law Judge Scott Hesla. The recommendation has been filed in the form of an Order on:

BN LEASING CORPORATION D/B/A AUBREY WATER COMPANY
(RATES)

Pursuant to A.A.C. R14-3-110(B), you may file exceptions to the recommendation of the Administrative Law Judge by filing an original and thirteen (13) copies of the exceptions with the Commission's Docket Control at the address listed below by **4:00** p.m. on or before:

JANUARY 22, 2016

The enclosed is NOT an order of the Commission, but a recommendation of the Administrative Law Judge to the Commissioners. Consideration of this matter has tentatively been scheduled for the Commission's Open Meeting to be held on:

FEBRUARY 2, 2016 and FEBRUARY 3, 2016

For more information, you may contact Docket Control at (602) 542-3477 or the Hearing Division at (602) 542-4250. For information about the Open Meeting, contact the Executive Director's Office at (602) 542-3931.

JODI A. JERICH
EXECUTIVE DIRECTOR

This document is available in alternative formats by contacting Shaylin Bernal, ADA Coordinator, voice phone number 602-542-3931, E-mail SABernal@azcc.gov

BEFORE THE ARIZONA CORPORATION COMMISSION

COMMISSIONERS

DOUG LITTLE – Interim Chairman
BOB STUMP
BOB BURNS
TOM FORESE
VACANT

IN THE MATTER OF THE APPLICATION OF BN LEASING CORPORATION D/B/A AUBREY WATER COMPANY FOR A DETERMINATION OF THE FAIR VALUE OF ITS UTILITY PLANT AND PROPERTY AND FOR INCREASES IN ITS WATER RATES AND CHARGES FOR UTILITY SERVICE BASED THEREON.	DOCKET NO. W-03476A-15-0286 DECISION NO. _____ **ORDER**

Open Meeting
February 2 and 3, 2016
Phoenix, Arizona

BY THE COMMISSION:

* * * * * * * * * *

Having considered the entire record herein and being fully advised in the premises, the Commission finds, concludes, and orders that:

FINDINGS OF FACT

I. Procedural History

1. On August 6, 2015, BN Leasing Corporation d/b/a Aubrey Water Company ("Aubrey Water" or "Company") filed with the Arizona Corporation Commission ("Commission") an application for a permanent rate increase.

2. On August 14, 2015, Aubrey Water filed an affidavit certifying that notice of the application was mailed to its customers on August 11, 2015.

3. On September 4, 2015, the Commission's Utilities Division Staff ("Staff") filed a Letter of Sufficiency stating that the Company's application had met the sufficiency requirements outlined in Arizona Administrative Code ("A.A.C.") R14-2-103, and classifying Aubrey Water as a Class D utility.

4. On October 14, 2015, Aubrey Water filed a Notice of Supplemental Filing of Updated Schedules.

5. On November 3, 2015, Staff filed a Notice of Settlement Discussions stating that a meeting for the purpose of engaging in settlement discussions was scheduled to commence on November 10, 2015, at 9:30 a.m.

6. On November 5, 2015, Staff filed a Notice of Change to Start Time Only of Settlement Discussions stating that time for commencing settlement discussions on November 10, 2015, had been changed from 9:30 a.m. to 1:00 p.m.

7. On November 16, 2015, Staff and Aubrey Water filed a Stipulated Motion to Extend Filing Deadline requesting that the deadline for filing the Staff Report (including any potential settlement agreement) be extended from November 18, 2015, to December 4, 2015. According to the parties, settlement discussions proved productive and additional time was required to finalize the terms and details of a potential settlement agreement.

8. On November 17, 2015, a Procedural Order was issued granting the extension of time requested by the parties and extending the Commission's timeclock for issuing a final order in this matter in a corresponding manner.

9. On December 7, 2015, Staff filed a Notice of Filing Settlement Agreement stating that the Company and Staff are in agreement with the terms and conditions of the proposed Settlement Agreement ("Settlement Agreement"). Staff also filed a Staff Report recommending approval of the Settlement Agreement.

II. Background

10. Pursuant to authority granted by the Commission, Aubrey Water is an Arizona public service corporation engaged in the business of providing potable water utility service in the community of Seligman, in Yavapai County, Arizona.[1] The Company's current rates and charges were approved by the Commission in Decision No. 69379 (March 22, 2007).

[1] The Certificate of Convenience and Necessity ("CC&N") to serve the community of Seligman was granted to Aubrey Water Company, then a subsidiary of the Atchison Topeka Santa Fe Railway Company ("Santa Fe"), in Decision No. 58172 (February 4, 1993). Following the merger of Santa Fe with the Burlington Northern and Santa Fe Railway Company ("BNSF"), the CC&N was transferred to BN Leasing Corporation d/b/a Aubrey Water Company, a subsidiary of BNSF, in Decision No. 61843 (July 21, 1999).

11. The Company provides water service to approximately 223 residential customers and 56 commercial customers in the community of Seligman. Additionally, the Company supplies water to customers outside the community of Seligman through bulk water sales.

12. The Company's water system includes two wells, one storage tank, three booster bumps, and associated transmission and distribution mains. During the test year ending December 31, 2013, the Company reported 45,145,000 gallons of water pumped, 36,959,000 gallons of water sold, and 140,910 gallons of estimated beneficial non-revenue use,[2] resulting in a water loss of 18 percent, which exceeds the 10 percent limit acceptable to Staff.

13. Based on Staff's engineering analysis, the water system has adequate production and storage capacity to serve the present customer base and any reasonable growth.

14. According to an Arizona Department of Environmental Quality ("ADEQ") Compliance Status Report dated September 18, 2015, Aubrey Water has no major deficiencies and is currently delivering water that meets the water quality standards required by 40 C.F.R. §§ 141.1, *et seq.* (National Primary Drinking Water Regulations) and A.A.C., Title 18, Chapter 4.

15. Aubrey Water is not within an Arizona Department of Water Resources ("ADWR") active management area ("AMA"). In a Water Provider Compliance Report dated August 28, 2015, ADWR determined that the Company is currently in compliance with departmental requirements governing water providers and/or community water systems.

16. According to Staff, six customer complaints were filed with the Commission between January 1, 2012 and September 11, 2015, all of which have been resolved and closed. Staff further reports that the Company is currently in good standing with the Commission's Corporations Division and the Company has no delinquent compliance issues.

III. Settlement Agreement

A. Pre-Settlement Position of the Company

17. In its application, the Company proposed a fair value rate base ("FVRB") of $1,263,115; a fair value rate of return of 8.50 percent; and a revenue requirement of $402,418 (an increase of

[2] According to the Company, its beneficial non-revenue water use includes system flushing of water lines and fire protection.

$236,946 over test year revenues of $165,472, or 143.19 percent). Under the rates proposed in the application, the typical monthly bill for a 5/8 x 3/4-inch meter residential water customer with median usage of 2,470 gallons would increase from $16.82 to $40.80, or 142.57 percent.

B. Settlement Agreement

18. On November 10, 2015, Staff and the Company engaged in settlement negotiations that resulted in the Settlement Agreement filed on December 7, 2015 (attached hereto as "Exhibit A").[3] According to the Settlement Agreement, "[t]he settlement discussions were open, transparent, and inclusive of all parties to this Docket."

1) Terms and Conditions of the Settlement Agreement

19. Under the terms of the Settlement Agreement, the parties agree to: a FVRB of $1,263,115; a fair value rate of return of 8.50 percent; a revenue requirement of $391,099 (an increase of $225,627 over test year revenues of $165,472, or 136.35 percent); and phase-in rates over a three year period, with 50 percent of the revenue requirement phased-in during year one and additional incremental increases of 25 percent of the revenue requirement phased-in during years two and three.[4] During the phase-in period, the typical monthly bill for a 5/8 x 3/4-inch meter residential water customer with median usage of 2,470 gallons would increase from $16.82 to $25.44 in year one; $32.13 in year two; and $38.87 in year three.

20. The terms of the Settlement Agreement further require the Company to: utilize the depreciation and amortization rates proposed by Staff; file at least three Best Management Practices ("BMP") tariffs within 90 days; engage an outside contractor to conduct a distribution system leak survey and prepare a written report documenting the leak survey results, including field sketches and digitized maps of identified leak locations, within twelve (12) months; file a water loss reduction plan within eighteen (18) months; and file annual water loss monitoring reports no later than March 30 of each calendar year detailing water loss for the twelve (12) months immediately preceding the filing, with the first such filing beginning within twenty-four (24) months and continuing until the Company's annual water loss is ten (10) percent or less.

[3] Staff filed notices of the time and place for settlement negotiations on November 3 and 5, 2015.

[4] Under the terms of the Settlement Agreement, the Company's standpipe and bulk water service rates will be not subject to the rate phase-in.

2) Benefits of the Settlement Agreement

21. According to the Settlement Agreement, the terms and conditions "are just, reasonable, fair, and in the public interest in that they, among other things, establish just and reasonable rates for Aubrey [Water] customers; promote the convenience, comfort and safety, and the preservation of health, of the employees and patrons of Aubrey [Water]; resolve the issues arising from this Docket; and avoid unnecessary litigation expense and delay." The Settlement Agreement further identifies the rate phase-in provision as a significant benefit to ratepayers because it will promote rate change gradualism.

IV. Resolution

22. The settlement discussions in this docket were open, transparent, and inclusive of all parties to this docket. All parties were notified of the settlement proceedings and had the opportunity to be heard and have their issues fairly considered.

23. Based on the record in this proceeding, we find that the terms and conditions set forth in the Settlement Agreement are in the public interest and will produce rates that are just and reasonable in the context of this case.

24. Based on the record in this proceeding, Aubrey Water's FVRB is $1,263,115.

25. Based on the record in this proceeding, a fair value rate of return of 8.50 percent will provide Aubrey Water with a reasonable and appropriate return on its investment and will result in just and reasonable rates.

26. In the test year, Aubrey Water had adjusted operating losses of $51,371, on total test year revenues of $165,472 and total adjusted test year expenses of $216,843, for no rate of return.

27. Based on a FVRB of $1,263,115 and an authorized fair value rate of return of 8.50 percent, Aubrey Water is entitled to a phased-in gross revenue increase of $391,099, or 136.35 percent over test year revenues, as discussed herein.

28. The rates and charges authorized herein are reasonably calculated to provide the Company the opportunity to earn its authorized revenue requirement and are fair and reasonable.

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CONCLUSIONS OF LAW

1. BN Leasing Corporation d/b/a Aubrey Water Company is a public service corporation within the meaning of Article XV of the Arizona Constitution and A.R.S. §§ 40-250 and 40-251.

2. The Commission has jurisdiction over BN Leasing Corporation d/b/a Aubrey Water Company and of the subject matter of the Application.

3. Notice of the Application was provided in the manner prescribed by Arizona law.

4. Adoption of the Settlement Agreement as discussed herein is in the public interest.

5. The rates, charges, and conditions of service produced by the Settlement Agreement are just and reasonable and should be adopted.

ORDER

IT IS THEREFORE ORDERED that the Settlement Agreement dated December 7, 2015, and attached to this Decision as Exhibit A, is hereby approved.

IT IS FURTHER ORDERED that all parties shall implement and comply with the terms of the Settlement Agreement, as set forth in Exhibit A.

IT IS FURTHER ORDERED that BN Leasing Corporation d/b/a Aubrey Water Company shall file with Docket Control, as a compliance item in this docket, no later than February 29, 2016, revised schedules of rates and charges consistent with Exhibit A and the findings herein.

IT IS FURTHER ORDERED that the revised schedules of rates and charges showing the phased-in rates, shall be effective for all services rendered on and after March 1, 2016. Thereafter, each annual rate phase will take effect on March 1 of each subsequent year.

IT IS FURTHER ORDERED that BN Leasing Corporation d/b/a Aubrey Water Company shall notify its customers of the revised schedules of rates and charges authorized herein, in a form acceptable to the Commission's Utilities Division Staff, by means of an insert in its next regularly scheduled billing or as a separate mailing.

IT IS FURTHER ORDERED that BN Leasing Corporation d/b/a Aubrey Water Company shall file with Docket Control, as a compliance item in this docket, within 90 days of the effective date of this Decision, at least three Best Management Practices in the form of tariffs that are acceptable to the Commission's Utilities Division. The Company may request recovery of the costs of implementing its

Best Management Practices in its next general rate application.

IT IS FURTHER ORDERED that BN Leasing Corporation d/b/a Aubrey Water Company shall, within twelve (12) months of the effective date of this Decision, engage an outside contractor to conduct a distribution system leak survey and prepare a written report documenting the leak survey results, including field sketches and digitized maps of identified leak locations, and implement a systematic main replacement plan based on the results of that leak survey.

IT IS FURTHER ORDERED that BN Leasing Corporation d/b/a Aubrey Water Company shall file with Docket Control, as a compliance item in this docket, within eighteen (18) months of the effective date of this Decision, a water loss reduction plan based on the results of the leak survey and main replacement plan.

IT IS FURTHER ORDERED that BN Leasing Corporation d/b/a Aubrey Water Company shall file with Docket Control, as a compliance item in this docket, annual water loss monitoring reports no later than March 30 of each calendar year detailing water loss for the twelve (12) consecutive months immediately preceding the month of filing, with the first such filing occurring within twenty-four (24) months of the effective date of this Decision and continuing until the Company's annual water loss is ten (10) percent or less, or until further order of the Commission, whichever occurs sooner.

IT IS FURTHER ORDERED that in addition to collection of its regular rates and charges, BN Leasing Corporation d/b/a Aubrey Water Company is authorized to collect from its customers a proportionate share of any privilege, sales, use, and franchise tax pursuant to A.C.C. R14-2-409(D)(5).

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IT IS FURTHER ORDERED that BN Leasing Corporation d/b/a Aubrey Water Company shall continue to file annually, as part of its Utilities Division Annual Report, an affidavit attesting that BN Leasing Corporation d/b/a Aubrey Water Company is current in paying its property taxes in Arizona.

IT IS FURTHER ORDERED that this Decision shall become effective immediately.

BY 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 the Commission to be affixed at the Capitol, in the City of Phoenix, this _____ day of _____ 2016.

JODI JERICH
EXECUTIVE DIRECTOR

DISSENT _____

DISSENT _____
SH:tv

SERVICE LIST FOR: BN LEASING CORPORATION D/B/A AUBREY WATER COMPANY

DOCKET NO.: W-03476A-15-0286

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EXHIBIT A

AUBREY WATER COMPANY

PROPOSED SETTLEMENT AGREEMENT

DOCKET NO: W-03476A-15-0286

DECEMBER 7, 2015

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WATER DIVISION SCHEDULES ..... ATTACHMENT A

PROPOSED SETTLEMENT AGREEMENT
DOCKET NO: W-03476A-15-0286
FOR AN INCREASE IN WATER RATES AND CHARGES

The purpose of this Settlement Agreement ("Agreement") is to resolve disputed issues related to Docket No. W-03476A-15-0286 regarding BN Leasing Corporation, d.b.a. Aubrey Water Company's ("Aubrey" or "Company") application for an increase in its water rates. This Agreement is entered into by the following parties: (1) Company; (2) Arizona Corporation Commission ("Commission") Utilities Division ("Staff"). These entities shall be referred to collectively as "Parties" or "Signatories;" a single entity shall be referred to individually as a "Party" or "Signatory."

I. RECITALS.

1.1 Aubrey filed the underlying rate application on August 6, 2015 using a test year ending on December 31, 2014. Staff found the application sufficient on September 4, 2015.

1.2 On November 3, 2015 (subsequently revised in a November 5, 2015 filing to change the Starting Time), Staff filed a Notice of Settlement Discussion. Such settlement discussions were conducted among the parties on November 10, 2015. The settlement discussions were open, transparent, and inclusive of all parties to this Docket. All parties were encouraged to participate in the negotiations, and were provided with an equal opportunity to participate.

1.3 The terms of this Agreement are just, reasonable, fair, and in the public interest in that they, among other things, establish just and reasonable rates for Aubrey customers; promote the convenience, comfort and safety, and the preservation of health, of the employees and patrons of Aubrey; resolve the issues arising from this Docket; and avoid unnecessary litigation expense and delay.

1.4 The Signatories agree to ask the Commission to (1) find that the terms and conditions of this Agreement are just and reasonable and in the public interest, along with any and all other necessary findings, and (2) approve the Agreement such that it and the rates contained herein may become effective the first billing cycle after the effective date of the Commission decision approving the Agreement.

TERMS AND CONDITIONS

II. REVENUE REQUIREMENT AND RATE INCREASE.

2.1 **Rate Base.** The Parties agree that the Company has a fair value rate base of $1,263,115.

2.2 **Adjusted Test Year Revenues.** Adjusted test year revenues inclusive of the rate increase are $391,099.

2.3 **Rate of Return.** The Parties agreed to an 8.50% rate of return.

2.4 **Gross Revenue Conversion Factor.** The Parties agree that the gross revenue conversion factor is 1.4214.

2.5 **Increase in Gross Revenue.** The revenue requirement increase is $225,617. This is an increase over adjusted test-year revenues of 136.35%. *See Attachment A.*

2.6 **Phase-In and Rate Design.** To mitigate the impact on customers, the Company will phase-in rates in three stages. This three year phase-in will allow for a rate adjustment of approximately 50% of the total increase in the first year, and an additional 25% of the agreed total increase in years two and three. This phase-in provision will promote rate change gradualism to the benefit of ratepayers. The phase-in rates are set forth in Attachment A, Schedule 4-3.

2.7 **Standpipe and Bulk Water Service.** The Company's standpipe and bulk water service rates will not be subject to phase-in.

2.8 **Bill Impact.** The typical residential 3/4-inch bill with a median months' usage of 2,470 gallons of water would increase from $16.82 to $25.44, which is an increase of $8.62 or 51.25% under Phase 1 of the rate increase, under Phase 2 of the rate increase, rates would increase from $16.82 to $25.44, which is an increase of $15.31, or 91.02%, and under Phase 3 of the rate increase, rates would increase from $16.82 to $38.87, which is an increase of $22.05 or 131.09%.

III. POST-DECISION COMPANY DUTIES

3.1 **Depreciation and Amortization.** The depreciation and amortization rates proposed by Staff, including the requested change in depreciation rate from 12.5% to 8% for the Company's pumping equipment, shall be adopted until further order of the Commission. The approved depreciation rates are set forth in Attachment A, Schedule C.2.

3.2 **Service Line and Meter Installation Charges; Other Service Charges.** The Company's proposed Service Line and Meter Installation Charges and Other Service Charges shall be adopted until further order of the Commission. These charges are set out in the table set forth in Attachment A, Schedule H-3, page 3.

3.3 **Water Loss Reduction and Conservation.**

a. Within ninety (90) days of the effective date of the decision in this case, as a compliance requirement, the Company will file in Docket Control at least three Best Management Practices ("BMP") in the form of templates created by Staff; the templates are available on the Commission's website at http://www.azcc.gov/Divisions/Utilities/forms.asp. The Company may request, in in its next general rate case application, cost recovery of actual expenses associated with the BMPs the Company implemented.

b. i. Within twelve (12) months of the effective date on the decision in this case, Aubrey will retain an outside contractor to conduct a distribution system leak survey and prepare a written report documenting the leak survey results, including field sketches and digitized maps of identified leak locations. Based on the results of the leak survey, Aubrey shall prioritize necessary leak repairs and main replacements and prepare a water loss reduction plan.

ii. Aubrey will file its water loss reduction plan with Docket Control, as a compliance requirement in this Docket, within eighteen (18) months of the effective date of the decision in this case.

iii. Beginning with calendar year 2017, Aubrey shall file with Docket Control, as a compliance requirement in this case, an annual water loss monitoring report for its entire system for the twelve (12) consecutive months of each calendar year. Aubrey shall file the water loss monitoring reports not later than March 30 of the following calendar year. Aubrey must continue filing annual water loss monitoring reports until its annual water loss is less than ten percent (10%), or until further order of the Commission, whichever comes first.

IV. COMMISSION EVALUATION OF PROPOSED SETTLEMENT.

4.1 The Staff Report will be offered into the Commission's record as evidence. The Staff Report is structured to acknowledge that the Staff and the Company have entered into a proposed settlement agreement and will urge the Commission to approve the terms and conditions of the proposed settlement agreement and include them in its final decision and order in this case.

4.2 The Company recognizes that Staff does not have the power to bind the Commission. For purposes of proposing a settlement agreement, Staff acts in the same manner as any party to a Commission proceeding.

4.3 This Agreement will serve as a procedural device by which the Signatories will submit their proposed settlement of Aubrey's pending rate case, Docket No. W-03476A-15-0286, to the Commission.

4.4 The Parties recognize that the Commission will independently consider and evaluate the evidence in the record and terms of this Agreement. If the Commission issues an order adopting all material terms of this Agreement, such action will constitute Commission approval of the Agreement. Thereafter, the Parties will abide by the terms as approved by the Commission.

4.5 If the Commission fails to issue an order adopting all material terms of this Agreement, either of the Parties may withdraw from this Agreement, and such Party or Parties may pursue without prejudice their respective remedies at law. For purposes of this Agreement, whether a term is material will be left to the discretion of the party choosing to withdraw from the Agreement.

VI. MISCELLANEOUS PROVISIONS.

5.1 To achieve consensus for settlement, the Parties are accepting positions that, in any other circumstances, they would be unwilling to accept. They are doing so because this Agreement, as a whole, is consistent with their long-term interests and with the broad public interest. The acceptance by the Company or Staff of a specific element of this Agreement shall not be considered as precedent for acceptance of that element in any other context.

5.2 Neither the Company nor Staff is bound by any position asserted in negotiations, except as expressly stated in this Agreement. Neither the Company nor Staff shall

offer evidence of conduct or statements made in the course of negotiating this Agreement before this Commission, any other regulatory agency, or any court.

5.3 Neither this Agreement nor any of the positions taken in this Agreement by the Company or Staff may be referred to, cited, and/or relied upon as precedent in any proceeding before the Commission, any other regulatory agency, or any court for any purpose except to secure approval of this Agreement and enforce its terms.

5.4 To the extent any provision of this Agreement is inconsistent with any existing Commission order, rule or regulation, this Agreement shall control.

5.5 Each of the terms of this Agreement is in consideration of all other terms of this Agreement. Accordingly, the terms are not severable.

5.6 The Company and Staff shall make reasonable and good faith efforts necessary to obtain a Commission order approving this Agreement. The Company and Staff shall support and defend this Agreement before the Commission. Subject to Paragraph 4.4 above, if the Commission adopts an order approving all material terms of the Agreement, the Company and Staff will support and defend the Commission's order before any court or regulatory agency in which it may be at issue.

5.7 This Agreement may be executed in any number of counterparts and on separate counterparts, each of which when so executed and delivered shall be deemed an original and all of which taken together shall constitute one and the same instrument. This Agreement may also be executed electronically or by facsimile.

DATED this 7th day of December, 2015.

ARIZONA CORPORATION COMMISSION

By _____

Title Director, Utilities

Date 12/8/2015

AUBREY WATER COMPANY

By _____

Title _____

Date _____

ATTACHMENT

A

Aubrey Water Company
Test Year Ended December 31, 2014
Computation of Increase in Gross Revenue Requirements

Exhibit: Settlement
Schedule A-1

Line No.		Settlement
1	Adjusted Rate Base	$ 1,263,115
2		
3	Adjusted Operating Income	(51,371)
4		
5	Current Rate of Return	-4.07%
6		
7	Required Rate of Return	8.50%
8		
9	Required Operating Income	$ 107,365
10		
11	Operating Income Deficiency	$ 158,736
12		
13	Gross Revenue Conversion Factor	1.4214
14		
15	Increase in Gross Revenue	$ 225,627
16		
17	Adjusted Test Year Revenue	$ 165,472
18		
19	Proposed Annual Revenue	$ 391,099
20		
21	Percent Increase in Gross Revenue	136.35%
22		

Aubrey Water Company
Test Year Ended December 31, 2014
Summary of Original Cost Rate Base Elements

Exhibit: Settlement
Schedule B-1

Line No.		Company As Filed	Settlement Adjustments	Settlement
1				
2	Gross Utility Plant in Service	$ 1,724,320		$ 1,724,320
3				
4	Less: Accumulated Depreciation	(311,583)		(311,583)
5				
6	Net Utility Plant in Service	1,412,737		1,412,737
7				
8	Less:			
9	Advances in Aid of Construction	439		439
10				
11	Contributions in Aid of Construction	6,046		6,046
12	Accumulated Amortization of CIAC	(1,066)		(1,066)
13	Contributions in Aid of Construction - Net	4,980		4,980
14				
15	Customer Security Deposits	4,956		4,956
16	Deferred Income Taxes	139,246		139,246
17				
18	Plus:			
19	Working Capital	-		-
20	Net Regulatory Asset / (Liability)	-		-
21				
22	Rate Base	$ 1,263,115		$ 1,263,115
23				

Aubrey Water Company
Test Year Ended December 31, 2014
Adjusted Test Year Income Statement

Exhibit: Settlement
Schedule C-1

Line No.			Company As Filed	Settlement Adjustments	Settlement	Proposed Rate Increase	Settlement With Rate Increase
1	**Revenues**						
2	460	Unmetered Water Revenue	$ -		$ -	-	$ -
3	461	Metered Water Revenues	164,247		164,247	225,627	389,874
4	471	Miscellaneous Service Revenue	1,150		1,150	-	1,150
5	474	Other Water Revenues	75		75	-	75
6	**Total Revenues**		$ 165,472		$ 165,472	$ 225,627	$ 391,099
7	**Operating Expenses**						
8	601	Salaries and Wages	$ -		$ -		$ -
9	603	Salaries and Wages - Officers and Directors	-		-		-
10	604	Employee Pension and Benefits	-		-		-
11	610	Purchased Water	-		-		-
12	615	Purchased Power	30,469	(3,446)	27,023		27,023
13	618	Chemicals	-		-		-
14	620	Repairs and Maintenance	17,715		17,715		17,715
15	621	Office Supplies Expense	2,642		2,642		2,642
16	631	Contractual Services - Engineering	-		-		-
17	632	Contractual Services - Accounting	1,980		1,980		1,980
18	633	Contractual Services - Legal	-		-		-
19	634	Contractual Services - Management Fees	10,263		10,263		10,263
20	635	Contractual Services - Testing	3,098	(805)	2,293		2,293
21	636	Contractual Services - Other	69,136		69,136		69,136
22	641	Rent - Buildings	-		-		-
23	642	Rent - Equipment	-		-		-
24	650	Transportation Expense	5,253		5,253		5,253
25	656	Insurance - Vehicle	-		-		-
26	657	Insurance - General Liability	2,825		2,825		2,825
27	658	Insurance - Workman's Compensation	-		-		-
28	659	Insurance - Other	-		-		-
29	660	Advertising Expense	-		-		-
30	666	Regulatory Commission Expense - Rate Case	15,000	(3,000)	12,000		12,000
31	667	Regulatory Expense - Other	-		-		-
32	668	Water Resource Conservation Expense	-		-		-
33	670	Bad Debt Expense	1,901		1,901	2,592	4,493
34	675	Miscellaneous Expense	153		153		153
35	403	Depreciation Expense	69,941		69,941		69,941
36	408	Taxes Other Than Income	-		-		-
37	408.11	Property Taxes	7,640		7,640	3,473	11,113
38	409	Income Tax	(14,582)	658	(13,924)	60,826	46,902
39	**Total Operating Expenses**		$ 223,436	$ (6,593)	$ 216,843	$ 66,891	$ 283,734
40	**Operating Income**		$ (57,964)	$ 6,593	$ (51,371)	$ 158,736	$ 107,365
41	**Other Income (Expense)**						
42	419	Interest and Dividend Income	$ -	$ -	$ -		$ -
43	421	Non-Utility Income	-	-	-		-
44	426	Miscellaneous Non-Utility Expenses	-	-	-		-
45	427	Interest Expense	-	-	-		-
46	**Total Other Income (Expense)**		$ -	$ -	$ -	$ -	$ -
47	**Net Income (Loss)**		$ (57,964)	$ 6,593	$ (51,371)	$ 158,736	$ 107,365
48							

Aubrey Water Company
Test Year Ended December 31, 2014
Depreciation Rates and Dereciation Expense

Exhibit: Settlement
Schedule C-2

Line No.	Acct	Description	Company Proposed and Settlement Balance at 12/31/2014	Depreciation Rate	Depreciation Expense
1					
2	301	Organization Cost	$ -	0.00%	$ -
3	302	Franchise Cost	-	0.00%	-
4	303	Land and Land Rights	-	0.00%	-
5	304	Structures & Improvements	125,577	3.33%	4,182
6	305	Collecting & Impounding Reservoirs	-	2.50%	-
7	306	Lake, River, Canal Intakes	-	2.50%	-
8	307	Wells & Springs	31,300	3.33%	1,042
9	308	Infiltration Galleries	-	6.67%	-
10	309	Raw Water Supply Mains	-	2.00%	-
11	310	Power Generation Equipment	116,664	5.00%	5,833
12	311	Pumping Equipment	417,905	8.00%	33,432
13	320	Water Treatment Equipment	-		-
14	320.1	Water Treatment Plants	-	3.33%	-
15	320.2	Solution Chemical Feeders	4,872	20.00%	974
16	330	Distribution Reservoirs & Standpipes	-		-
17	330.1	Storage Tanks	304,347	2.22%	6,757
18	330.2	Pressure Tanks	-	5.00%	-
19	331	Transmission & Distribution Mains	655,284	2.00%	13,106
20	333	Services	13,502	3.33%	450
21	334	Meters	46,718	8.33%	3,892
22	335	Hydrants	1,872	2.00%	37
23	336	Backflow Prevention Devices	-	6.67%	-
24	339	Other Plant & Misc Equipment	-	6.67%	-
25	340	Office Furniture & Equipment	-	6.67%	-
26	340.1	Computers & Software	-	20.00%	-
27	341	Transportation Equipment	-	20.00%	-
28	342	Stores Equipment	-	4.00%	-
29	343	Tools, Shop & Garage Equipment	2,906	5.00%	145
30	344	Laboratory Equipment	-	10.00%	-
31	345	Power Operated Equipment	-	5.00%	-
32	346	Communication Equipment	-	10.00%	-
33	347	Miscellaneous Equipment	3,375	10.00%	338
34	348	Other Tangible Plant	-		-
35		TOTALS	$ 1,724,320		$ 70,187
36					
37		Less: Amortization of CIAC	$ 6,046	4.0704%	$ 246
38					
39		Adjusted Test Year Depreciation Expense			$ 69,941
40					

Aubrey Water Company
Test Year Ended December 31, 2014
Changes in Representative Rate Schedules

Exhibit: Settlement
Schedule H-3
Page 1

General Water Service Rates

Line No.	Description	Present Rate	Company Proposed	Settlement Year 1	Settlement Year 2	Settlement Year 3
	Monthly Base Charge					
6	5/8" x 3/4" Meter (All Classes)	$ 12.50	$ 30.30	$ 20.25	$ 24.55	$ 28.50
7	3/4" Meter (All Classes)	16.00	45.45	25.90	30.65	35.00
8	1" Meter (All Classes)	30.00	75.75	55.50	65.65	75.00
9	1.5" Meter (All Classes)	50.00	151.50	107.30	126.90	145.00
10	2" Meter (All Classes)	80.00	242.40	170.20	201.25	230.00
11	3" Meter (All Classes)	160.00	484.80	240.50	284.40	325.00
12	4" Meter (All Classes)	300.00	757.50	460.00	535.00	610.00
13	6" Meter (All Classes)	500.00	1,515.00	765.00	895.00	1,020.00
14	8" Meter (All Classes)	n/t	n/t	1,710.00	1,995.00	2,280.00
15	Bulk Water - Metered[1]	None	20.00	20.00	20.00	20.00
16	Bulk Water - Standpipe[2]	None	None	None	None	None
	Commodity Rates					
19	5/8" x 3/4" Meter (All Classes)					
20	Charge Per 1,000 gallons					
21	From 1 to 3,000 Gallons	1.75		2.10	3.07	4.20
22	From 3,001 to 10,000 Gallons	2.25		2.70	3.94	5.40
23	Over 10,000 Gallons	2.70		3.15	4.60	6.30
24	From 1 to 3,000 Gallons		4.25			
25	From 3,001 to 11,000 Gallons		5.50			
26	Over 11,000 Gallons		6.40			
28	3/4" Meter (All Classes)					
29	From 1 to 3,000 Gallons	1.75		2.10	3.07	4.20
30	From 3,001 to 10,000 Gallons	2.25		2.70	3.94	5.40
31	Over 10,000 Gallons	2.70		3.15	4.60	6.30
32	From 1 to 3,000 Gallons		4.25			
33	From 3,001 to 20,000 Gallons		5.50			
34	Over 20,000 Gallons		6.40			
36	1" Meter (All Classes)					
37	From 1 to 3,000 Gallons	1.75				
38	From 3,001 to 10,000 Gallons	2.25				
39	Over 10,000 Gallons	2.70				
40	From 1 to 28,000 Gallons		5.50	2.70	3.94	5.40
41	Over 28,000 Gallons		6.40	3.15	4.60	6.30
43	1.5" Meter (All Classes)					
44	From 1 to 3,000 Gallons	1.75				
45	From 3,001 to 10,000 Gallons	2.25				
46	Over 10,000 Gallons	2.70				
47	From 1 to 48,000 Gallons		5.50	2.70	3.94	5.40
48	Over 48,000 Gallons		6.40	3.15	4.60	6.30
50	2" Meter (All Classes)					
51	From 1 to 3,000 Gallons	1.75				
52	From 3,001 to 10,000 Gallons	2.25				
53	Over 10,000 Gallons	2.70				
54	From 1 to 112,000 Gallons		5.50	2.70	3.94	5.40
55	Over 112,000 Gallons		6.40	3.15	4.60	6.30

Aubrey Water Company
Test Year Ended December 31, 2014
Changes in Representative Rate Schedules

Exhibit: Settlement
Schedule H-3
Page 2

General Water Service Rates (Continued)

Line No.	Description	Present Rate	Company Proposed	Settlement Year 1	Settlement Year 2	Settlement Year 3
	Commodity Rates					
	3" Meter (All Classes)					
	From 1 to 3,000 Gallons	1.75				
	From 3,001 to 10,000 Gallons	2.25				
	Over 10,000 Gallons	2.70				
	From 1 to 160,000 Gallons		5.50	2.70	3.94	5.40
	Over 160,000 Gallons		6.40	3.15	4.60	6.30
	4" Meter (All Classes)					
	From 1 to 3,000 Gallons	1.75				
	From 3,001 to 10,000 Gallons	2.25				
	Over 10,000 Gallons	2.70				
	From 1 to 250,000 Gallons		5.50	2.70	3.94	5.40
	Over 250,000 Gallons		6.40	3.15	4.60	6.30
	6" Meter (All Classes)					
	From 1 to 3,000 Gallons	1.75				
	From 3,001 to 10,000 Gallons	2.25				
	Over 10,000 Gallons	2.70				
	From 1 to 500,000 Gallons		5.50	2.70	3.94	5.40
	Over 500,000 Gallons		6.40	3.15	4.60	6.30
	8" Meter (All Classes)					
	From 1 to 1,000,000 Gallons	n/t	5.50	2.70	3.94	5.40
	Over 1,000,000 Gallons	n/t	6.40	3.15	4.60	6.30
	Bulk Water - Metered[1]	5.00	12.00	12.00	12.00	12.00
	Bulk Water - Standpipe[2]	5.00	12.00	12.00	12.00	12.00

[1] Includes Bulk Water delivered for resale from the Company's bulk water fill station and Bulk Water delivered for contruction and other uses from a fire hydrant meter or similar connection where the customer is billed monthly in arrears for water used. Company may, at its option, close account of a Bulk Water - Metered customer after three consecutive months of zero usage.

[2] Includes Bulk Water delivered from the Company's automated standpipe where the customer pays for water in advance of delivery. Standpipe customers pay only for the quantity of water purchased from the Standpipe facility and are not subject to a minimum charge.

n/t - no tariff

Monthly Service Charge for Fire Sprinkler

	Present Rate	Company Proposed & Settlement Rate
All Meter Sizes	n/t	*

* Greater of $10.00 or 2 percent of the general service rate for a similar size meter

Aubrey Water Company
Test Year Ended December 31, 2014
Changes in Representative Rate Schedules

Exhibit: Settlement
Schedule H-3
Page 3

Line No.		Present Rates	Company Proposed & Settlement Rates
1	**Other Service Charges**		
2			
3	Establishment	$ 25.00	$ 25.00
4	Establishment (After Hours)	$ 35.00	n/t
5	Reconnection (Delinquent)	$ 25.00	$ 25.00
6	After Hours Charge	n/t	$ 25.00
7	Meter Test (If correct)	$ 25.00	$ 25.00
8	Deposit Requirement	*	*
10	Deposit Interest	*	*
11	Re-Establishment (Within 12 Months)	**	**
12	NSF Check	$ 25.00	$ 25.00
13	Deferred Payment, Per Month	1.5%	1.5%
14	Meter Re-Read (If correct)	$ 10.00	$ 20.00
15	Moving Customer Meter at Customer Request	n/t	Cost
16	Late Charge per month	n/t	1.50%
17			
18	* Per Rule R14-2-403.B		
19	** Number of months off the system times the monthly minimum per Commission Rule A.A.C. R14-2-403(D).		
20			
21	In addition to the collection of regular rates, the utility will collect from its		
22	customers a proportionate share of any privilege, sales, use, and franchise tax,		
23	per Commission rule A.A.C. 14-2-409(D)(5).		
24			
25	All items billed at cost shall include labor, materials and parts, overheads and all applicable taxes.		
26			
27	n/t - no tariff		
28			

		Present Rates			Company Proposed & Settlement Rates		
29	**Service Line and Meter Installation Charges**						
30		Srv. Line	Meter	Total	Srv. Line	Meter	Total
31	5/8" x 3/4" Meter			$ 440	$ 500	$ 155	$ 655
32	3/4" Meter			$ 520	$ 500	$ 255	$ 755
33	1" Meter			$ 610	$ 550	$ 315	$ 865
34	1 1/2" Meter			$ 855	$ 610	$ 525	$ 1,135
35	2" Meter			$ 1,515	$ 925	$ 1,045	$ 1,970
36	2" Compound Meter			n/t	$ 925	$ 1,890	$ 2,815
37	3" Meter			$ 2,195	$ 1,175	$ 1,670	$ 2,845
38	3" Compound Meter			n/t	$ 1,310	$ 2,545	$ 3,855
39	4" Meter			$ 3,360	$ 1,660	$ 2,670	$ 4,330
40	4" Compound Meter			n/t	$ 1,865	$ 3,645	$ 5,510
41	6" Meter			$ 6,115	$ 2,475	$ 5,025	$ 7,500
42	6" Compound Meter			n/t	$ 2,615	$ 6,920	$ 9,535
43	8" or Larger Meter			n/t	Cost	Cost	Cost
44	Road Cuts			Cost	Cost	-	Cost
45							
46	All advances and/or contributions are to include labor, materials and parts, overheads and all applicable taxes,						
47	including gross-up taxes for Federal and State taxes, if applicable.						
48							
49	All items billed at cost shall include labor, materials and parts, overheads and all applicable taxes.						
50							
51	n/t - no tariff						
52							

Aubrey Water Company
Test Year Ended December 31, 2014
Typical Bill Analysis

Class: Residential
Meter Size: 5/8" x 3/4"

First Step - Year 1

Line No.	Rate Schedules		
1	**Present Rates:**		
2	Base Charge:	$	12.50
3			
4			
5	Tier One Rate:	$	1.75
6	Tier Two Rate:	$	2.25
7	Tier Three Rate:	$	2.70
8			
9	Tier One Breakover (M gal):		3
10	Tier Two Breakover (M gal):		10
11			
12			
13			
14	**Proposed Rates:**		
15	Base Charge:	$	20.25
16			
17			
18	Tier One Rate:	$	2.10
19	Tier Two Rate:	$	2.70
20	Tier Three Rate:	$	3.15
21			
22	Tier One Breakover (M gal):		3
23	Tier Two Breakover (M gal):		10
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			

Usage	Present Bill	Proposed Bill	Dollar Increase	Percent Increase
-	$ 12.50	$ 20.25	$ 7.75	62.00%
1,000	$ 14.25	$ 22.35	$ 8.10	56.84%
2,000	$ 16.00	$ 24.45	$ 8.45	52.81%
3,000	$ 17.75	$ 26.55	$ 8.80	49.58%
4,000	$ 20.00	$ 29.25	$ 9.25	46.25%
5,000	$ 22.25	$ 31.95	$ 9.70	43.60%
6,000	$ 24.50	$ 34.65	$ 10.15	41.43%
7,000	$ 26.75	$ 37.35	$ 10.60	39.63%
8,000	$ 29.00	$ 40.05	$ 11.05	38.10%
9,000	$ 31.25	$ 42.75	$ 11.50	36.80%
10,000	$ 33.50	$ 45.45	$ 11.95	35.67%
12,000	$ 38.90	$ 51.75	$ 12.85	33.03%
14,000	$ 44.30	$ 58.05	$ 13.75	31.04%
16,000	$ 49.70	$ 64.35	$ 14.65	29.48%
18,000	$ 55.10	$ 70.65	$ 15.55	28.22%
20,000	$ 60.50	$ 76.95	$ 16.45	27.19%
25,000	$ 74.00	$ 92.70	$ 18.70	25.27%
30,000	$ 87.50	$ 108.45	$ 20.95	23.94%
35,000	$ 101.00	$ 124.20	$ 23.20	22.97%
40,000	$ 114.50	$ 139.95	$ 25.45	22.23%
45,000	$ 128.00	$ 155.70	$ 27.70	21.64%
50,000	$ 141.50	$ 171.45	$ 29.95	21.17%
60,000	$ 168.50	$ 202.95	$ 34.45	20.45%
70,000	$ 195.50	$ 234.45	$ 38.95	19.92%
80,000	$ 222.50	$ 265.95	$ 43.45	19.53%
90,000	$ 249.50	$ 297.45	$ 47.95	19.22%
100,000	$ 276.50	$ 328.95	$ 52.45	18.97%
Average Usage				
4,656	$ 21.48	$ 31.02	$ 9.54	44.41%
Median Usage				
2,470	$ 16.82	$ 25.44	$ 8.62	51.25%

Aubrey Water Company
Test Year Ended December 31, 2014
Typical Bill Analysis

Exhibit: Settlement
Schedule H-4

Class: Residential
Meter Size: 5/8" x 3/4"

Second Step - Year 2

Line No.	Rate Schedules		
1	**Present Rates:**		
2	Base Charge:	$	12.50
3			
4			
5	Tier One Rate:	$	1.75
6	Tier Two Rate:	$	2.25
7	Tier Three Rate:	$	2.70
8			
9	Tier One Breakover (M gal):		3
10	Tier Two Breakover (M gal):		10
11			
12			
13			
14	**Proposed Rates:**		
15	Base Charge:	$	24.55
16			
17			
18	Tier One Rate:	$	3.07
19	Tier Two Rate:	$	3.94
20	Tier Three Rate:	$	4.60
21			
22	Tier One Breakover (M gal):		3
23	Tier Two Breakover (M gal):		10
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			

Usage	Present Bill	Proposed Bill	Dollar Increase	Percent Increase
-	$ 12.50	$ 24.55	$ 12.05	96.40%
1,000	$ 14.25	$ 27.62	$ 13.37	93.82%
2,000	$ 16.00	$ 30.69	$ 14.69	91.81%
3,000	$ 17.75	$ 33.76	$ 16.01	90.20%
4,000	$ 20.00	$ 37.70	$ 17.70	88.50%
5,000	$ 22.25	$ 41.64	$ 19.39	87.15%
6,000	$ 24.50	$ 45.58	$ 21.08	86.04%
7,000	$ 26.75	$ 49.52	$ 22.77	85.12%
8,000	$ 29.00	$ 53.46	$ 24.46	84.34%
9,000	$ 31.25	$ 57.40	$ 26.15	83.68%
10,000	$ 33.50	$ 61.34	$ 27.84	83.10%
12,000	$ 38.90	$ 70.54	$ 31.64	81.34%
14,000	$ 44.30	$ 79.74	$ 35.44	80.00%
16,000	$ 49.70	$ 88.94	$ 39.24	78.95%
18,000	$ 55.10	$ 98.14	$ 43.04	78.11%
20,000	$ 60.50	$ 107.34	$ 46.84	77.42%
25,000	$ 74.00	$ 130.34	$ 56.34	76.14%
30,000	$ 87.50	$ 153.34	$ 65.84	75.25%
35,000	$ 101.00	$ 176.34	$ 75.34	74.59%
40,000	$ 114.50	$ 199.34	$ 84.84	74.10%
45,000	$ 128.00	$ 222.34	$ 94.34	73.70%
50,000	$ 141.50	$ 245.34	$ 103.84	73.39%
60,000	$ 168.50	$ 291.34	$ 122.84	72.90%
70,000	$ 195.50	$ 337.34	$ 141.84	72.55%
80,000	$ 222.50	$ 383.34	$ 160.84	72.29%
90,000	$ 249.50	$ 429.34	$ 179.84	72.08%
100,000	$ 276.50	$ 475.34	$ 198.84	71.91%
Average Usage				
4,656	$ 21.48	$ 40.28	$ 18.80	87.52%
Median Usage				
2,470	$ 16.82	$ 32.13	$ 15.31	91.02%

DECISION NO. _____

Exhibit: Settlement
Schedule H-4

Aubrey Water Company
Test Year Ended December 31, 2014
Typical Bill Analysis

Final Step - Year 3

Class: Residential
Meter Size: 5/8" x 3/4"

Line No.	Rate Schedules		
1	**Present Rates:**		
2	Base Charge:	$	12.50
3			
4			
5	Tier One Rate:	$	1.75
6	Tier Two Rate:	$	2.25
7	Tier Three Rate:	$	2.70
8			
9	Tier One Breakover (M gal):		3
10	Tier Two Breakover (M gal):		10
11			
12			
13			
14	**Proposed Rates:**		
15	Base Charge:	$	28.50
16			
17			
18	Tier One Rate:	$	4.20
19	Tier Two Rate:	$	5.40
20	Tier Three Rate:	$	6.30
21			
22	Tier One Breakover (M gal):		3
23	Tier Two Breakover (M gal):		10
24			
25			
26			
27			
28			
29			
30			
31			
32			
33			
34			

Usage	Present Bill	Proposed Bill	Dollar Increase	Percent Increase
-	$ 12.50	$ 28.50	$ 16.00	128.00%
1,000	$ 14.25	$ 32.70	$ 18.45	129.47%
2,000	$ 16.00	$ 36.90	$ 20.90	130.63%
3,000	$ 17.75	$ 41.10	$ 23.35	131.55%
4,000	$ 20.00	$ 46.50	$ 26.50	132.50%
5,000	$ 22.25	$ 51.90	$ 29.65	133.26%
6,000	$ 24.50	$ 57.30	$ 32.80	133.88%
7,000	$ 26.75	$ 62.70	$ 35.95	134.39%
8,000	$ 29.00	$ 68.10	$ 39.10	134.83%
9,000	$ 31.25	$ 73.50	$ 42.25	135.20%
10,000	$ 33.50	$ 78.90	$ 45.40	135.52%
12,000	$ 38.90	$ 91.50	$ 52.60	135.22%
14,000	$ 44.30	$ 104.10	$ 59.80	134.99%
16,000	$ 49.70	$ 116.70	$ 67.00	134.81%
18,000	$ 55.10	$ 129.30	$ 74.20	134.66%
20,000	$ 60.50	$ 141.90	$ 81.40	134.55%
25,000	$ 74.00	$ 173.40	$ 99.40	134.32%
30,000	$ 87.50	$ 204.90	$ 117.40	134.17%
35,000	$ 101.00	$ 236.40	$ 135.40	134.06%
40,000	$ 114.50	$ 267.90	$ 153.40	133.97%
45,000	$ 128.00	$ 299.40	$ 171.40	133.91%
50,000	$ 141.50	$ 330.90	$ 189.40	133.85%
60,000	$ 168.50	$ 393.90	$ 225.40	133.77%
70,000	$ 195.50	$ 456.90	$ 261.40	133.71%
80,000	$ 222.50	$ 519.90	$ 297.40	133.66%
90,000	$ 249.50	$ 582.90	$ 333.40	133.63%
100,000	$ 276.50	$ 645.90	$ 369.40	133.60%
Average Usage				
4,656	$ 21.48	$ 50.04	$ 28.56	132.96%
Median Usage				
2,470	$ 16.82	$ 38.87	$ 22.05	131.09%