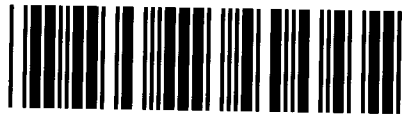


Control Number: 43653



Item Number: 2

Addendum StartPage: 0

Donna L. Nelson
Chairman

Kenneth W. Anderson, Jr.
Commissioner

Brandy D. Marty
Commissioner

Brian H. Lloyd
Executive Director



Rick Perry
Governor

Public Utility Commission of Texas

December 15, 2014

Cedars of San Marcos Apartments S1025

1101 Leah Ave
San Marcos, TX, 78666-7633
csmman@lyndworld.com

RECOMMENDATION

Docket No. **43653**

*Registration Request of Cedars of San Marcos Apartments S1025
for Allocated Utility Service Pursuant to PUC Subchapter H. §24.122*

On November 18, 2014, **Cedars of San Marcos Apartments** filed a registration request for Substantive Rules Applicable to Water Utility Submetering and Allocation under *PUC Subchapter H. §24.122* prescribed by the Commission.

After a review of the **Cedars of San Marcos Apartments** registration request, I have concluded that the applicant has satisfactorily completed the registration requirements under Subst. *PUC Subchapter H. §24.122* by providing all requested information. Therefore, I recommend that **Cedars of San Marcos Apartment's** registration request be granted.

For future correspondence concerning Registration # **S1025**, please reference the same Docket #**43653**.

Sincerely,

A handwritten signature in black ink that reads "Tammy Benter".

Tammy Holguin Benter, Director
Water Utility Division
Public Utility Commission of Texas

TB/DRT



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Registration of Submetered OR Allocated Utility Service

NOTE: Please **DO NOT** include any person or protected information on this form (ex: tax identification #'s, social security #'s, etc.)

Date: 4/3/13
By: 3653
Docket No. 3653
(this number to be assigned by the PUC after your form is filed)

PROPERTY OWNER: Do not enter the name of the owner's contract manager, management company, or billing company. SAP 1025 11-18-14 were called Park Hill

Name | San Marcos TX Leah Drive BIG 22LLC

Mailing Address: | 8000 IH 10 W. Suite 1200 | City | San Antonio | State | TX | Zip | 78230

Telephone # | (210) 733-6125 | Fax # (if applicable) | () | E-mail | csmman@lyndworld.com

NAME, ADDRESS, AND TYPE OF PROPERTY WHERE UTILITY SERVICE IS PROVIDED

Name | Cedars of San Marcos

Mailing Address: | 1101 Leah Ave | City | San Marcos | State | TX | Zip | 78666

Telephone # | (512) 396-8886 | Fax # (if applicable) | () | E-mail | csmman@lyndworld.com

X | Apartment Complex | | Condominium | | Manufactured Home Rental Community | | Multiple-Use Facility

If applicable, describe the "multiple-use facility" here:

INFORMATION ON UTILITY SERVICE

Tenants are billed for | X | Water | X | Wastewater | | Submetered **OR** | X | Allocated ★★★

Name of utility providing water/wastewater | City of San Marcos

Date submetered or allocated billing begins (or began) | | Required

METHOD USED TO OFFSET CHARGES FOR COMMON AREAS Check one line only.

| Not applicable, because | Bills are based on the tenant's actual submetered consumption

| | There are **neither** common areas **nor** an installed irrigation system

| All common areas and the irrigation system(s) are metered or submetered:

We deduct the actual utility charges for water and wastewater to these areas then allocate the remaining charges among our tenants.

X | This property has an installed irrigation system that is **not** separately metered or submetered:

We deduct 30% percent (we deduct at least 25 percent) of the utility's total charges for water and wastewater consumption, then allocate the remaining charges among our tenants.

| This property has an installed irrigation system(s) that **is/are** separately metered or submetered:

We deduct the actual utility charges associated with the irrigation system(s), then deduct at least 5 percent of the utility's total charges for water and wastewater consumption, then allocate the remaining charges among our tenants.

| This property does **not** have an installed irrigation system:

We deduct at least 5 percent of the retail public utility's total charges for water and wastewater consumption, and then allocate the remaining charges among our tenants.

★★★IF UTILITY SERVICES ARE ALLOCATED, YOU MUST ALSO COMPLETE PAGE TWO OF THIS FORM ★★★

Send this form by mail to:

Filing Clerk, Public Utility Commission of Texas

1701 North Congress Avenue

P.O. Box 13326

Austin, Texas 78711-3326

METHOD USED TO ALLOCATE UTILITY CHARGES

Check the box or boxes that describe the allocation method used to bill tenants.

<input checked="" type="checkbox"/>	Occupancy method: The number of occupants in the tenant's dwelling unit is divided by the total number of occupants in all dwelling units at the beginning of the month for which bills are being rendered.
-------------------------------------	--

Ratio occupancy method: The number of occupants in the tenant's dwelling unit is adjusted as shown in the table to the right. This adjusted value is divided by the total of these values for all dwelling units occupied at the beginning of the retail public utility's billing period.	Number of Occupants	Number of Occupants for Billing Purposes
	1	1.0
	2	1.6
	3	2.2
	>3	2.2 + 0.4 for each additional occupant

Estimated occupancy method: The estimated occupancy for each unit is based on the number of bedrooms as shown in the table to the right. The estimated occupancy in the tenant's dwelling unit is divided by the total estimated occupancy in all dwelling units regardless of the actual number of occupants or occupied units.	Number of Bedrooms	Number of Occupants for Billing Purposes
	0 (Efficiency)	1
	1	1.6
	2	2.8
	3	4.0
	>3	4.0 + 1.2 for each additional bedroom

DLT Confirmed 11-19-14 by email

<input checked="" type="checkbox"/>	Occupancy and size of rental unit 50 percent (in which no more than 50%) of the utility bill for water/wastewater consumption is allocated using the occupancy method checked above. The remainder is allocated according to either: <ul style="list-style-type: none"> • the size of the tenant's dwelling unit divided by the total size of all dwelling units, OR • the size of the space rented by the tenant of a manufactured home divided by the size of all rental spaces.
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<input type="checkbox"/>	Submetered hot water: The individually submetered hot water used in the tenant's dwelling unit is divided by all submetered hot water used in all dwelling units.
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<input type="checkbox"/>	Submetered cold water is used to allocate charges for hot water provided through a central system: The individually submetered cold water used in the tenant's dwelling unit is divided by all submetered cold water used in all dwelling units.
--------------------------	--

<input type="checkbox"/>	As outlined in the condominium contract. Describe: <div style="height: 40px; border: 1px solid black;"></div>
--------------------------	---

<input type="checkbox"/>	Size of manufactured home rental space: The size of the area rented by the tenant divided by the total area of all the size of rental spaces.
<input type="checkbox"/>	Size of the rented space in a multi-use facility: The square footage of the space rented by the tenant divided by the total square footage of all rental spaces.

ReyesTamayo, Debbie

From: Cedars of San Marcos Manager <csmman@lyndworld.com>
Sent: Wednesday, November 19, 2014 10:55 AM
To: ReyesTamayo, Debbie
Subject: Re: CEDARS OF SAN MARCOS APARTMENTS: Please respond to the Attached

Yes, I have confirmed with my utility billing department that it is 50%.

On Wed, Nov 19, 2014 at 10:21 AM, ReyesTamayo, Debbie <Debbie.ReyesTamayo@puc.texas.gov> wrote:

Thank you for the registration: on page 2 of the form please confirm how much % should be in the area.

I have entered 50%. If this is not correct let me know.

The rules in Chapter 24 is attached for better assistance under charges and calculations:

(iv) a factor using a combination of square footage and occupancy in which no more than 50% is based on square footage. The square footage portion must be based on the total square footage living area of the dwelling unit as a percentage of the total square footage living area of all dwelling units of the apartment house.

Thank you, Debbie

Debbie Reyes Tamayo

Water Utilities Division

Public Utility Commission of Texas

Debbie.ReyesTamayo@puc.texas.gov

Phone: [\(512\) 936-7221](tel:(512)936-7221)

Fax: [\(512\) 936-7328](tel:(512)936-7328)

--

Lauren Gutierrez - LYND

Cedars of San Marcos

