

Control Number: 43704



Item Number: 1022

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LEYENDECKER * MANAGEMENT SERVICES

43704

November 25, 2015

Filing Clerk
PUC of Texas
1701 North Congress Avenue
P.O. Box 13326
Austin, Texas 78711-3326

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PUBLIC UTILITY COMMISSION
FILING CLERK

To Whom It May Concern:

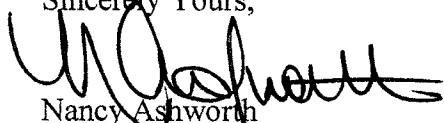
At this time we would like to request your consideration to allow us to allocate water/sewer utility service at *Watercolor Apartments in Baytown, Texas.*

Our irrigation is on a separate meter, we deduct the actual usage plus at least 5% of the total utility charges for water and wastewater consumption, then allocate the remaining charges to our residents based on the method checked on page two of the application.

We have a third party company, Velocity, handle all of the allocation billing for us. This allocation program is in place at all of our properties in Texas and we would like to set up *Watercolor* the same way.

Thank you for your time & should you have any questions, please feel free to call me at (409) 719-6329.

Sincerely Yours,


Nancy Ashworth
Regional Supervisor
LMS, Inc.

P.O. Box 660 * Orangefield, Texas * 77639
Telephone (409) 719-6329 Fax (409) 223-2057
nashworth@leyendeckergroup.com

1022



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: _____
 By: _____
 Docket No. _____
 (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.

| | | | | | | | |
|------------------|--------------------------------|-----------------------|--------------|-------|----|-----|------------|
| Name | Rollingbrook Development | | | | | | |
| Mailing Address: | P.O. Box 420066 | City | Houston | State | Tx | Zip | 77242-0066 |
| Telephone# (AC) | 409-719-6329 | Fax # (if applicable) | 409-233-2057 | | | | |
| E-mail | nashworth@leyendeckergroup.com | | | | | | |

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

| | | | | | | | |
|------------------|---------------------------------|-----------------------|--------------|-------|----|-----|-------|
| Name | Watercolor Apartments | | | | | | |
| Mailing Address: | 1700 Rollingbrook Drive | City | Baytown | State | TX | Zip | 77521 |
| Telephone# (AC) | 281-837-7993 | Fax # (if applicable) | 281-837-5145 | | | | |
| E-mail | kwilkinson@leyendeckergroup.com | | | | | | |

| | | | | | | | |
|-------------------------------------|-------------------|--------------------------|-------------|--------------------------|------------------------------------|--------------------------|-----------------------|
| <input checked="" type="checkbox"/> | Apartment Complex | <input type="checkbox"/> | Condominium | <input type="checkbox"/> | Manufactured Home Rental Community | <input type="checkbox"/> | Multiple-Use Facility |
|-------------------------------------|-------------------|--------------------------|-------------|--------------------------|------------------------------------|--------------------------|-----------------------|

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

INFORMATION ON UTILITY SERVICE

| | | | | | | | | |
|--|-------------------------------------|-----------------|-------------------------------------|------------|--------------------------|----------------------|-------------------------------------|---------------|
| Tenants are billed for | <input checked="" type="checkbox"/> | Water | <input checked="" type="checkbox"/> | Wastewater | <input type="checkbox"/> | Submetered OR | <input checked="" type="checkbox"/> | Allocated ★★★ |
| Name of utility providing water/wastewater | | City of Baytown | | | | | | |
| Date submetered or allocated billing begins (or began) | | 3/13/2015 | | | Required | | | |

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

| | | |
|--------------------------|---|---|
| <input type="checkbox"/> | Not applicable, because | Bills are based on the tenant's actual submetered consumption |
| <input type="checkbox"/> | 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.

This property has an installed irrigation system that is not separately metered or submetered:
 We deduct 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 with a total of (3) copies 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.

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.

| | | |
|--|----------------------------|---|
| <input type="checkbox"/> 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 |

| | | |
|---|---------------------------------------|---|
| <input type="checkbox"/> 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 | |

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:

- 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.

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.

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.

As outlined in the condominium contract. Describe:

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.

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.