



Control Number: 43704



Item Number: 932

Addendum StartPage: 0

43704



Water Works of Texas
4833 Saratoga #284
Corpus Christi, TX 78413
Ph: 1-866-403-8993

2015 NOV -2 AM 10:14

PUBLIC UTILITY COMMISSION
FILING CLERK

October 27, 2015

Filing Clerk
Public Utility Commission of Texas
1701 N. Congress
P.O. Box 13326
Austin, TX 78711-3326

Dear Filing Clerk:

Re: Registration of Submetered or Allocated Utility Service for The Crossing and The Estates

Attached for filing are the three copies of the following Registration of Submetered or Allocated Utility Service for two properties mentioned above.

Effective August, 2015, these two communities had a change in ownership from Clayton Homes to Four Leaf Properties. All residents were notified of the change in ownership.

We kindly request, an update to the filing records in order to reflect the change in ownership.

Acknowledgement and date of receipt of this filing are requested. Please call me at (361) 334-2817 if there are any questions regarding these registration forms.

Sincerely,
Jessica Lenhardt
President & Fonder
Phone: 866-403-8993
Fax: 361-334-2917
jlenhardt@waterworksoftx.com

9/3/15



Registration of Submetered OR Allocated Utility Service

Date: _____
 By: _____
 Docket No. 43704
 (this number to be assigned by the
 PUC after your form is filed)

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

PROPERTY OWNER: Do not enter the name of the owner's contract manager, management company, or billing company.

Name	The Estates Partners, LLC						
Mailing Address:	600 W. 22nd Street Suite 101	City	Oak Brook	State	IL	Zip	60523
Telephone# (AC)	708-781-1040	Fax # (if applicable)					
E-mail	mnelson@fourleafprop.com						

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

Name	The Estates						
Mailing Address:	201 Bluegrass Way	City	Princeton	State	TX	Zip	75407
Telephone# (AC)	972-734-3902	Fax # (if applicable)	972-736-2305				
E-mail	VHart@fourleafprop.com						

<input type="checkbox"/> Apartment Complex	<input type="checkbox"/> Condominium	<input checked="" 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 type="checkbox"/> Wastewater	<input checked="" type="checkbox"/> Submetered OR	<input type="checkbox"/> Allocated ★★★
Name of utility providing water/wastewater	City of Princeton			
Date submetered or allocated billing begins (or began)	January 2010	Required		

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

<input type="checkbox"/> Not applicable, because	<input checked="" type="checkbox"/> 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 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.