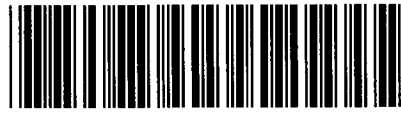Control Number: 45522

Item Number: 1491

Addendum StartPage: 0

Registration of Submetered OR Allocated Utility Service S1468

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

Date: 09/27/2016

By: Peter Lee

Docket No.: 45522

(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	PHOENIX REALTY SPECIAL ACCOUNT-U LP c/o Henderson Investors

Mailing Address:	1 Financial Plz Ste. 1950	City	Hartford	State	CT	Zip	06103-2622
Telephone# (AC)	(972) 447-0964		Fax # (if applicable)				

E-mail	ChampionsNDAptsMgr@pinnacleliving.com

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

Name	Champions of North Dallas - Phase B

Mailing Address:	4912 Haverwood Ln	City	Dallas	State	TX	Zip	75287
Telephone# (AC)	(972) 447-0964		Fax # (if applicable)				

E-mail	c/o peterlee@conservice.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 Dallas

Date submetered or allocated billing begins (or began)	12/01/2011	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.

	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.

X	**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

PUBLIC UTILITY COMMISSION FILING CLERK
2016 OCT -6 AM 9:42
RECEIVED

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METHOD USED TO ALLOCATE UTILITY CHARGES

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

| X | **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:	**Number of Occupants**	**Number of Occupants for Billing Purposes**
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.	1	1.0
	2	1.6
	3	2.2
	>3	2.2 + 0.4 for each additional occupant

Estimated occupancy method:	**Number of Bedrooms**	**Number of Occupants for Billing Purposes**
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.	0 (Efficiency)	1
	1	1.6
	2	2.8
	3	4.0
	>3	4.0 + 1.2 for each additional bedroom

| X | **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. |