

Control Number: 45522



Item Number: 1846

Addendum StartPage: 0



Austin, Texas 78711-3326

Registration of Submetered OR Allocated Utility Service

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

Date: 10/25/2016	
: By: Peter Lee	
Docket No. 45522	
(this number to be as	signed 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		ecurity # s, etc.)	PUC after your	form is filed)				
Mailing Address: 18100 VON KARMAN AVE STE 500 City Irvine State CA Zip 92612-0196 Telephone# (AC) (972) 722-5118 Fax # (if applicable) NAME, ADDRES, AND TYPE OF PROPERTY WHERE UTILITY SERVICE IS PROVIDED Name Sixteen50 at Lake Ray Hubbard: Mailing Address: 1600 John King Bivd City Rockwall State TX Zip 75032 Telephone# (AC) (972) 722-5118 Fax # (if applicable) E-mail clo 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 City of Rockwall Date submetered or allocated billing begins (or began) 11/10/12016. 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 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 the actual utility 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	PROPERTY OWNER: Do not enter the name of the owner's contract manager, management company, or billing company.							
Telephone# (AC) (972) 722-5118	Name STAR Hübbard, LLC	, , , , , , , , , , , , , , , , , , ,	5 (4)	, serve				
R-mail alexis.toney@steadfastliving.com	Mailing Address: 18100 VON KARMAN AVE STE 500	City Irvine	State CA	Zip 92612-0196				
NAME, ADDRESS, AND TYPE OF PROPERTY WHERE UTILITY SERVICE IS PROVIDED Name Sixteen50 at Lake Ray Hubbard City Rockwall State TX Zip 75032 Mailing Address: 1600 John King Bivd City Rockwall State TX Zip 75032 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 Rockwall Date submetered or allocated billing begins (or began) 1/101/2016 Required METHOD USED TO OFFSET CHARGES FOR COMMON ARRAS Check one line only. Not applicable, because Bills are based on the tenant's actual submetered consumption 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(s) that is/are 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 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, and then	Telephone# (AC) (972) 722-5118	Fax # (if applicable)	-4	1				
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Mailing Address: 1600 John King Blvd City Rockwall State TX Zip 75032 Telephone# (AC) (972).722-5118³ 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 City of Rockwall Date submetered or allocated billing begins (or began) 1/101/2016 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 Not applicable, because Bills are based on the tenant's actual submetered consumption 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 (bt at 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: 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	NAME, ADDRESS, AND TYPE OF PE	ROPERTY WHERE UTIL	ITY SERVICE IS PRO	OVIDED				
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★★★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:	•							
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		ı		= = =				

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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.							
X	Ratio occupancy method:		Number of Occupants for				
		Number of Occupants	Billing Purposes				
The number of occupants in the tenant's dwelling unit is adjusted as shown in the table to the right. This		1	1.0				
		22	1.6				
	sted value is divided by the total of these values	3	2.2				
for all dwelling units occupied at the beginning of the		>3	2.2 + 0.4 for each additional occupant				
retai	l public utility's billing period.		L				
т.		NT 1 C	N 1 60 6				
	Estimated occupancy method:	Number of	Number of Occupants for				
cro1		Bedrooms	Billing Purposes				
	estimated occupancy for each unit is based on the ber of bedrooms as shown in the table to the	0 (Efficiency)	1				
	t. The estimated occupancy in the tenant's	1	1.6				
_	lling unit is divided by the total estimated	2	2.8				
	upancy in all dwelling units regardless of the actual	3	4.0				
	ber of occupants or occupied units.	>3	4.0 + 1.2 for each additional bedroom				
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 div	vided by the total square fo	ootage of all rental spaces.				