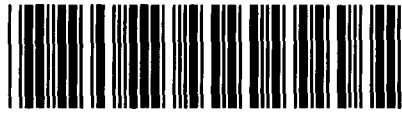


Control Number: 47191



Item Number: 585

Addendum StartPage: 0



## 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. **47191**  
(this number to be assigned by the  
PUC after your form is filed)

2018 MAY 22 AM 9:21

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

Name: **BEAR PROPS, LLC**  
Mailing Address: **2417 LEON ST.** City: **AUSTIN** State: **TX** Zip: **78705**  
Telephone# (AC): **512-494-0001** Fax # (if applicable): \_\_\_\_\_  
E-mail: **CONTACT-US@KPAUSTIN.COM**

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

Name: **TWENTY Twenty Cottages**  
Address: **2020 S. 10th** City: **WACO** State: **TX** Zip: **76706**  
Telephone# (AC): **N/A - See above** Fax # (if applicable): **- See above**  
E-mail: **- See above**

☒ 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 ☒ Water ☒ Wastewater ☐ Submetered OR ☒ Allocated ★★★

Name of utility providing water/wastewater: **CITY OF WACO**

Date submetered or allocated billing begins (or began): **5/11/18** 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.

☒ 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

Please do not  
mail anything to

2020 S. 10th

Waco, TX 76706

there is no office  
@ this site

585

## METHOD USED TO ALLOCATE UTILITY CHARGES

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

<input type="checkbox"/>	<b>Occupancy method:</b> 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"/> <b>Ratio occupancy method:</b>  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.	<b>Number of Occupants</b>	<b>Number of Occupants for Billing Purposes</b>
	1	1.0
	2	1.6
	3	2.2
	>3	2.2 + 0.4 for each additional occupant

<input type="checkbox"/> <b>Estimated occupancy method:</b>  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.	<b>Number of Bedrooms</b>	<b>Number of Occupants for Billing Purposes</b>
	0 (Efficiency)	1
	1	1.6
	2	2.8
	3	4.0
	>3	4.0 + 1.2 for each additional bedroom

<input checked="" type="checkbox"/>	<b>Occupancy and size of rental unit</b> <input type="checkbox"/> 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"> <li>• the size of the tenant's dwelling unit divided by the total size of all dwelling units, OR</li> <li>• the size of the space rented by the tenant of a manufactured home divided by the size of all rental spaces.</li> </ul>
-------------------------------------	---

<input type="checkbox"/>	<b>Submetered hot water:</b> The individually submetered hot water used in the tenant's dwelling unit is divided by all submetered hot water used in all dwelling units.
--------------------------	---

<input type="checkbox"/>	<b>Submetered cold water is used to allocate charges for hot water provided through a central system:</b> 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"/>	<b>As outlined in the condominium contract. Describe:</b> <div style="height: 40px; border: 1px solid black;"></div>
--------------------------	---

<input type="checkbox"/>	<b>Size of manufactured home rental space:</b> The size of the area rented by the tenant divided by the total area of all the size of rental spaces.
--------------------------	---

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

Twenty Twenty Cottages  
 2020 S. 10th Waco, TX 76706

# TURF MASTERS



OF TEXAS, INC.

COMPLETE LANDSCAPE MAINTENANCE

Cellular (254) 744-8187 • 1513 Monte Vista • Waco, TX 76711

SPRINKLER SYSTEM REPAIRS  
& INSTALLATION  
COMMERCIAL / RESIDENTIAL  
LI # 8085

CUSTOMER ACCOUNT NO.	
PHONE NO.	
WORK DATE 5/15/18	
ACCOUNT TYPE	
<input type="checkbox"/> RESIDENTIAL	<input type="checkbox"/> COMMERCIAL
<input type="checkbox"/> REGULAR	<input type="checkbox"/> 1ST TIME

TO CATHARUS REALTORS  
1201 SOUTH 8TH  
WACO, TX 76706

SUMS \_\_\_\_\_

17686

DATE	WORK DONE	JOB DESCRIPTION	AMOUNT																																																						
	<input type="checkbox"/> LANDSCAPING	Monthly lawn maintenance charge for the month of																																																							
4/28/18		SPRINKLER REPAIR @ TWENTY TWO TWO CHECKED ALL STATIONS, REPAIRED 3 VALVES, REPLACED 10 NOZZLES.																																																							
	<input type="checkbox"/> FERTILIZING																																																								
	<input type="checkbox"/> SPRINKLER MAINT																																																								
	<input type="checkbox"/> IRRIGATION																																																								
<table border="1"> <tr> <td colspan="4">WIND DIRECTION</td> <td colspan="4">WIND SPEED</td> <td colspan="4">CURRENT HUMIDITY</td> </tr> <tr> <td>N</td><td>NE</td><td>E</td><td>SE</td><td>S</td><td>SW</td><td>W</td><td>NW</td> <td>0-5</td><td>6-10</td><td>11-15</td><td></td> </tr> <tr> <td colspan="8">TIME</td> <td colspan="4">AM / PM</td> </tr> <tr> <td colspan="8">TECHNICIAN'S SIGNATURE</td> <td colspan="4">DATE</td> </tr> </table>			WIND DIRECTION				WIND SPEED				CURRENT HUMIDITY				N	NE	E	SE	S	SW	W	NW	0-5	6-10	11-15		TIME								AM / PM				TECHNICIAN'S SIGNATURE								DATE				<table border="1"> <tr> <td>SUB TOTAL</td> <td>250.00</td> </tr> <tr> <td>TAX</td> <td></td> </tr> <tr> <td>TOTAL</td> <td>250.00</td> </tr> </table>	SUB TOTAL	250.00	TAX		TOTAL	250.00
WIND DIRECTION				WIND SPEED				CURRENT HUMIDITY																																																	
N	NE	E	SE	S	SW	W	NW	0-5	6-10	11-15																																															
TIME								AM / PM																																																	
TECHNICIAN'S SIGNATURE								DATE																																																	
SUB TOTAL	250.00																																																								
TAX																																																									
TOTAL	250.00																																																								

The Lawn & Garden Experts

WE APPRECIATE YOUR BUSINESS

Thank You!

'Leak' audit performed

# Willis Design Group

2800 Austin Ave.  
Waco, TX 76710

## Invoice

Date	Invoice #
4/23/2018	6046

Bill To
Kline Properties 2020 South 10th

"LEAK"  
Audit  
performed

		Terms	Due Date	Hourly Rate
			4/23/2018	
Item	Description	Qty	Rate	Amount
Design Work	Completed interior & exterior leak audit w/necessary interior adjustments made		285.00	285.00
		<b>Subtotal</b>		
		\$285.00		
		<b>Sales Tax (8.25%)</b>		
		\$0.00		
		<b>Total</b>		
		\$285.00		
		<b>Balance Due</b>		
		\$285.00		