Control Number: 47191

Item Number: 817

Addendum StartPage: 0

July 20, 2018

Public Utility Commission
Central Records
Attn: Ms. Tammy Benter
1701 N. Congress Avenue, P.O. Box 13326
Austin, TX 78711-3326

RE:         Request for Approval to Change Billing Method

**BR Trails at Buda Ranch**
1250 Roberet S Light Dr
Buda, TX 78610
Registration No. S6417

Dear Ms. Benter:

Our company serves as the utility billing provider for the above-referenced property ("BR Trails at Buda Ranch"), upon whose behalf and authorization we send this letter. The purpose of this correspondence is to formally request that the Public Utility Commission of Texas ("PUC") approve this property to transition from submetered to allocated billing.

We understand that Texas Water Code § 13.502 permits owners to switch from submetered to allocated billing upon a showing of good cause and approval by the utility commission. For the following reasons, we believe that BR Trails at Buda Ranch meets the good cause requirements outlined in the Code, and we respectfully ask that the PUC approve this request.

Recently, the submeter system has begun malfunctioning; requiring that the property incurs ongoing repair and replacement costs above and beyond normal wear and tear. The current repair estimate is $915.00, but these failures are indicative of expected ongoing failures of the submetering system which will exponentially raise repair costs in the future. Attached is the proposal for repair. The property does not anticipate having the capital resources required to make these and future repairs, and respectfully request that they be allowed to bill through allocative methods.

Should you require any additional information in making your determination, please do not hesitate to contact me directly.

Very truly yours,

Raj Pathak
9950 Scripps Lake Dr St 101
San Diego, CA 92131
Spathak@conservice.com
(435) 792-9226

817

# CONSERVICE
## The Utility Experts

| | |
|---|---|
| Property Code: | tr77 |

**Contact:**

| |
|---|
| Caden Hansen |
| 435-265-3243 |
| cadenhansen@conservice.com |

PO Box 4647
Logan, UT 84323
Phone 855-737-7710   Fax 435-755-3759

| | |
|---|---|
| ID # | 31517 |
| Date | 10/4/2017 |

## PROPOSAL FOR SERVICE

We are pleased to provide you with this Proposal For Service
We are committed to providing the very best quality and timely service.

### Community Information

| | | | | | |
|---|---|---|---|---|---|
| Property Name | Trails at Buda Ranch | Property | Carol SoRelle | | Charlee Dunn |
| Address | 1250 Robert S Light Dr | Phone # | 512-295-8606 | | Account Manager |
| City | Buda | Email | Carol.SoRelle@steadfastliving.com | | Morgan Needham |
| State | TX | Regional | Jennifer Stephens | | Billing Manager |
| Zip Code | 78610 | Email | Jennifer.Stephens@SteadfastCo.com | | |
| | | Portfolio | Steadfast Management | | Meters Manager |

### System Information

| | | | | |
|---|---|---|---|---|
| Meter Type | AMCO V100P & SM-15 | | Repeaters | 11 |
| Replacement | 180713 -- SM 15 Meter 5/8" x 3/4" (1/5) | | Repeater Issues | 0 |
| Meter Location | Above HWH in closet on patio, in | | | |
| Utility | Water | | Total UNITS | 264 |
| System Type | Tapwatch 3 | | SUBMETERS | 264 |
| Communications | Echostream E1501 | | ISSUES | 9 |
| Modem/ID/Code | 512-295-3460 | | Operating Level | 96% |
| Frequency | | | | |
| Collector Location | leasing office, telecom room | | | |

Unit #'s and details of work are listed on Page Two Tab at the bottom of this work sheet/screen

### Parts Pricing as Required for Service

| Item Type | Part number | Item Description | Qty | Each | Total |
|---|---|---|---|---|---|
| Water Meter | 180713 | 180713 -- SM 15 Meter 5/8" x 3/4" w probe 4 5 lay length | 7 | $51 00 | $357 00 |
| Electronics | 120310 | 120310 -- Transmitter EN1501 EchoStream PMT w/3 Vo | 2 | $54.00 | $108 00 |

### Install / Repair Estimate

| | | | |
|---|---|---|---|
| LABOR | 5 | $450 00 | LABOR/TRAVEL |
| | | $465 00 | PARTS/MATERIALS LISTED ABOVE |
| | | $915.00 | TOTAL |

> PLEASE SEE COMMENTS SECTION ON PAGE 2.

Prices for parts, materials and labor are subject to change based on service needs, actual costs and/or warranty agreement

We will continue to prepare estimated bills for these units  Please be advised that by not authorizing this service you may affect our ability to continue to bill these apartment homes and you may be in noncompliance with certain rules governing submetering in your state

By signing below you are accepting the proposal as set forth above and agree to pay the prices described herein, as well as any applicable sales tax  You acknowledge that you are authorized to sign this proposal on behalf of your company

Please email Conservice at meters@conservice.com, or FAX back to Fax 435-755-3759. Once received, we will contact you to schedule a service date.
*If we do not receive this approved PFR within 30 days, we will assume you do not want this service*

Accepted and Approved By

_____        _____        _____
Signature                              Date                                  Print Name and Title

Cancellation Policy: Once work is approved and materials shipped, a technician will be scheduled.  Once scheduling is confirmed by the property, Conservice must be notified at least two business days prior to service date via email at meters@conservice.com if the visit needs to be rescheduled   If written cancellation is not received at least two business days in advance, the technician is refused onsite or if tenants are not noticed, the property will be charged a minimum of $250 for related expenses

**IMPORTANT: THIS FORM MUST BE RETURNED TO US WITHIN 30 DAYS IN ORDER FOR SERVICE TO BE PERFORMED**

| | **Registration of Submetered OR Allocated Utility Service** S6417 NOTE: Please **DO NOT** include any person or protected information on this form (ex: tax identification #'s, social security #'s, etc.) | Date: 07/20/2018 By: Legal Docket No. 47191 (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 | BREST STEADFAST MF BUDA TX LP | | | | | | |
|---|---|---|---|---|---|---|---|
| Mailing Address: | 345 PARK AVE | City | NEW YORK | State | NY | Zip | 10154 |
| Telephone# (AC) | (512) 295-8606 | Fax # (if applicable) | | | | | |
| E-mail | TRAILSATBUDARANCH@STEADFASTLIVING.COM | | | | | | |

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

| Name | BR Trails at Buda Ranch | | | | | | |
|---|---|---|---|---|---|---|---|
| Mailing Address: | 1250 Robert S Light Dr | City | Buda | State | TX | Zip | 78610 |
| Telephone# (AC) | (512) 295-8606 | Fax # (if applicable) | | | | | |
| E-mail | c/o legal@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 | South Buda WCID #1 |
|---|---|

| Date submetered or allocated billing begins (or began) | 08/01/2018 | 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.

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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:
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. |

| **X** | **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 |

| | **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. |