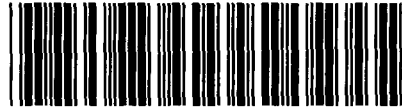




Control Number: 48934



Item Number: 1021

Addendum StartPage: 0



Registration of Submetered OR Allocated Utility Service

Date: _____
 By: 458934
 Docket No. _____
 (this number to be assigned by the
 Public Utility Commission when 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.)

RECEIVED
 2019 DEC -2 AM 9:55
 PUBLIC UTILITY COMMISSION
 FILING CLERK

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

Name MA Emerson at Pflugerville LLC							
Mailing Address:	8500 E 116th St, #742	City	Fishers	State	IN	Zip	46038
Telephone# (AC)	603-673-7375	Fax # (if applicable)					
E-mail	brad@bluestone-prop.com						

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

Name Emerson Apartments							
Mailing Address:	1221 New Meister Lane	City	Pflugerville	State	TX	Zip	78660
Telephone# (AC)	(512) 251-7000	Fax # (if applicable)					
E-mail	brad@bluestone-prop.com						

<input checked="" type="checkbox"/> Apartment Complex	<input type="checkbox"/> Condominium	<input 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 checked="" type="checkbox"/> Wastewater	<input type="checkbox"/> Submetered <u>OR</u>	<input checked="" type="checkbox"/> Allocated ★★★
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Name of utility providing water/wastewater	City Of Pflugerville		
--	----------------------	--	--

Date submetered or allocated billing begins (or began)	3-1-2019	Required
--	----------	----------

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

<input type="checkbox"/> Not applicable, because	Bills are based on the tenant's actual submetered consumption
--	---

<input type="checkbox"/>	There are <u>neither</u> common areas <u>nor</u> an installed irrigation system
--------------------------	---

<input checked="" type="checkbox"/> 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.

<input type="checkbox"/> This property has an installed irrigation system that is <u>not</u> 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.

<input type="checkbox"/> This property has an installed irrigation system(s) that <u>is/are</u> 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.

<input type="checkbox"/> This property does <u>not</u> 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

1021

METHOD USED TO ALLOCATE UTILITY CHARGES

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

<input type="checkbox"/>	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 checked="" type="checkbox"/>	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

<input type="checkbox"/>	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

<input checked="" type="checkbox"/>	Occupancy and size of rental unit	<input type="text" value="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:
<ul style="list-style-type: none"> • 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. 			

<input type="checkbox"/>	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.	

<input type="checkbox"/>	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.	

<input type="checkbox"/>	As outlined in the condominium contract. Describe:

<input type="checkbox"/>	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.	

<input type="checkbox"/>	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.	