



Control Number: 48934



Item Number: 133

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: 48934
 By: _____
 Docket No. _____
 (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 | COMMONWEALTH MULTIFAMILY HOUSING CORP. DBA WHITE ROCK APTS.
 Mailing Address: | 1610 S. 31ST ST. STE 200 | City | TEMPLE | State | TX | Zip | 76504
 Telephone# (AC) | 254-773-7400 | Fax # (if applicable) | _____
 E-mail | HQ@cmhctx.org

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

Name | WHITE ROCK APARTMENTS
 Mailing Address: | 3110 THOUSAND OAKS | City | SAW ANTONIO | State | TX | Zip | 78247
 Telephone# (AC) | 210-545-2100 | Fax # (if applicable) | 210-545-2173
 E-mail | manager@whiterockapts.com
 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 | SAN ANTONIO WATER SYSTEM
 Date submetered or allocated billing begins (or began) | 4/1/2003 | Required CHANGE PENDING APPROVAL DATE

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

PUBLIC UTILITY COMMISSION
 FILING CLERK
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133

METHOD USED TO ALLOCATE UTILITY CHARGES

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

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

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

<input type="checkbox"/> Occupancy and size of rental unit	<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"> • 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.
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<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.
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<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.
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<input type="checkbox"/>	As outlined in the condominium contract. Describe:
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<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.



ALLIED ORION GROUP, LLC.

2051 Greenhouse Road • Suite 300 • Houston, TX 77084

Phone: 713-622-5844 • Fax: 713-622-4762 • www.allied-orion.com

2/4/19

Ms. Tammy Benter
Water Utility Division
Public Utility Commission of Texas
Central Records
1701 N Congress, Suite 8-100
Austin, TX 78701

Dear Ms. Benter,

White Rock Apartment Homes would like to request a change from currently sub-metered to allocated water and wastewater charges.


White Rock is a non-profit community with lower rents for 75% of all residents. 20% of residents must meet 50% area median income guidelines and our rents are reduced for those residents by \$167 to \$607 per month. Because of these lower rents, we must maintain low expenses and maintenance costs in order to properly take care of our community. White Rock was built in 2002 to 2003 and is currently being rehabbed. Roofs are being replaced, buildings painted, etc. Therefore, expenses are crucial to our success.

Although we could replace the sub-meters in the apartment homes, it would be very expensive. We have learned the system is outdated and will not be supported much longer, and maintaining the meters is an ongoing expense. We replaced the Data Reader in 5/2018 in hopes of solving the issue, but now the individual sub-meters must be replaced also, as well as the Data Reader to go with the new system. Copies of bid and invoice for Aclara data reader attached. The original system was Aclara. A bid to replace the system with Next Century is also included. We are told the data reader and sub-meters failed due to the age of the equipment and we are likely to have these replacement costs again in another 15 years or so.

We will continue to estimate the sub-meter system for our residents until approval is received. We understand we must give every resident 35 days notice in advance of this change and if they are in a current lease, the change will not take effect until their lease has expired and this advance notice is received.

Please let me know if there are any questions or concerns.

Best Regards,


Tuana Blevins

Senior Financial Analyst

Office 713-937-7371

Cell 713-539-1528

Email: tblevins@allied-orion.com

Friday, December 15, 2017

RealPage Submeter Maintenance Proposal

PROPERTY INFORMATION

Property White Rock Apartments (11512) **Units** 336
Portfolio Orion Real Estate Services (1392) **MAP** No
Address 3110 Thousand Oaks DR, San Antonio, TX 78247

Services	Electronics	Data Collector Connection	Meter Manufacturer(s)
Water	Aclara	Phone: N/A	NMT

To authorize, please sign this RealPage Submeter Maintenance Proposal and send it via email to Submeter@RealPage.com OR fax it to (949) 250-6397. Terms and Conditions are included on the last page.

RealPage Submeter completed a quality check on your submetering system and identified some issues that need inspection and/or repair. These units may receive estimated, rather than actual, usage bills until the issues are resolved.

Please refer to the following pages for a detailed list of issues, service addresses and customer names.

PROPOSAL SUMMARY

Issue	Materials	Labor	Combined	Quantity	Total
Data Collector Inactive	\$4,400.00	\$190.00	\$4,590.00	1	\$4,590.00
			Subtotal		\$4,590.00
			Estimated Tax		\$384.11 TAX EXEMPT
			Shipping		\$35.00
			Surcharge/Travel Fee		\$65.00
			Estimated Total		\$5,074.11 \$4,690.00

Work Start Date: To Be Determined

Work Stop Date: To Be Determined

Proposal Date
12/15/2017
Phone: (800) 254-9710

RealPage Submeter Owner
Stuart Baker
Fax: (949) 250-6397

Approval
Luayla B. as agent for owner
Email: Submeter@RealPage.com
1/19/18



PO Box 11407 Birmingham AL 35246-5575

101798-2.2 0 1839-1.5 2oz

WHITE ROCK
2051 GREENHOUSE RD STE 300
ATTN KEITH JONES
HOUSTON TX 77084

INVOICE

Invoice No	Account No	Ref. No
11805082249	A0901028598	9460

Account Name
WHITE ROCK

Invoice Date	Total Due	Due	Page No
06/04/2018	4,690.00	Upon Receipt	1 of 1

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Transaction Fees	Qty	Item Charge	Net Charge	S&H	Tax	Ext Charge
NWP - Meter Maintenance 05/31/2018 - Meter Maintenance Fee-April 2018. Parts and Labor R301-H	1.00	4,655.0000	4,655.00	0.00	0.00	4,655.00
Shipping and Handling 05/31/2018 Shipping and Handling- April 2018	1.00	35.0000	35.00	0.00	0.00	35.00
Total			4,690.00	0.00	0.00	4,690.00

7/10/18

One Place for Learning, Growth and Networking. Come to RealWorld 2018 July 15-17 at Wynn Las Vegas. Learn More <https://www.realpage.com/realworld/>
For account questions, call 1-877-325-7243 and choose option 7 from the menu or email ARCUSTOMERSERVICE@realpage.com
Review your account status online at www.realpage.com/clientportal

Please cut this portion and send it along with your payment

Invoice No	Account No	Ref. No	Account Name	Invoice Date	Total Due	Due
11805082249	A0901028598	9460	WHITE ROCK	06/04/2018	4,690.00	Upon Receipt

Payable to RealPage, Inc.:

Amount Enclosed	Check #

Send Payment To:
RealPage, Inc
PO Box 11407
Birmingham AL 35246-5575

You can also pay us online at <https://billingportal.realpage.com/paybills>, or setup recurring payments at www.realpage.com/clientportal

11805082249000000946000004690006





Meter Health Analysis

Meter Health:
 Meter health includes water, electric, gas, heating and cooling.
 No Data = Analysis did not occur. This usually indicates a problem with the data collector or phone line at the property.

Issue Type:
 Transmitter Inactive = No transmitter data for 12-45 days (depending on system)
 Transmitter Low Battery = Transmitter's battery is dying (this issue type is only detectable and usable for Inovonics and Tehama systems)

Property Information

Meter Health

Issue Type

Property	Prop #	Portfolio	System	MAP	PSR	Proposal	Total Meters	Total Issues	Meter Health	Transmitter Inactive	Transmitter Low Battery	Transmitter Inactive (Dead Battery)	Meter Non-Incrementing
White Rock Apartments (11512)	11512	Orion Real Estate Services (1392)	Aclara	No	Kristine Arica	<u>Schedule Maintenance</u>	336	309	8.0%	309	0	0	0
Grand Total							336	309		309	0	0	0



August 27, 2018

**White Rock Apts.
Allied-Orion**

Upgrade- (RF) Water Submetering

The purpose of this letter is to provide you with Hocutt's bid for Next Century Wireless Submetering System at your 336-unit apartment project.

The total investment for the equipment and installation for 336 units using Next Century Wireless Submetering System is \$31,584.00 / \$94.00 per unit with shipping and taxes included. This investment will include the following hardware and labor:

Hardware

336	Transmitters
1	Gateway
13	Repeaters

Labor/Materials

Installation of transmitters on existing meters.
Installation of Gateway in the office or phone room.
Complete (RF) site set-up.

The following areas will need to be provided by the property owner or their General Contractor:

- A. Provide a 110v electrical outlet in the office or phone room for Gateway and in attic access or designated area of designated buildings for repeaters.
- B. Provide a dedicated Internet port on main router for Gateway in phone room.

There is a 4-week lead-time needed for hardware from the time a signed agreement has been received by Hocutt, Inc.

We appreciate your interest and hope that we may be able to do business with you on this project and others in the future.

Sincerely,

Biff Elliott
Hocutt Incorporated

Allied-Orion
White Rock Apts.

This bid is effective until January 1, 2019*** Hocutt will need the exact building and unit numbering per this project prior to the manufacturing and shipment of the system components to the site. This should be submitted no later than the plumbing rough in of your first building.

8360 Moberly Lane Dallas, Texas 75227 214-381-9991