



Control Number: 50431



Item Number: 1074

Addendum StartPage: 0

October 2, 2020

Filing Clerk

Public Utility Commission of Texas

1701 North Congress Avenue

P.O. Box 13326

Austin, Texas 78711-3326

50431

RE: The Plaza at Frisco Square – Change to Allocated Billing

To Whom It May Concern:

This letter was prepared in anticipation of obtaining your approval for a change from submetered billing to an approved allocation billing method pursuant to Texas Water Code, Subchapter M, Sec. 13.502(e)(1) and (2).

The Frisco Square apartment community, which is located at 8843 Coleman Blvd, Frisco, Texas 75034 is comprised of 114 dwelling units that have individual water submeters installed. Regrettably, the submetering system is in need of on-going repairs and has proved much too costly to maintain and repair on a regular basis and, unfortunately, it is not economically feasible for us at this time.

Therefore, we respectfully request your approval of a change from submetered billing to an approved allocation method due to the considerable capital that would be involved in replacing the un-serviceable submetering system. We will adhere to the additional Public Utility Commission ("PUC") requirements if our request is approved, which includes the following under reference Subchapter H, § 24.123(c).

1. We shall provide to all tenants a new lease addendum or other written agreement which provides for the allocation method, in this case a method based on occupancy
2. We shall provide to all tenants a 35-day prior written notice advising tenants of the proposed change.

We trust the information we have provided to the PUC is sufficient in detail as to warrant approval of a change to an approved allocation method of billing. However, in the event you require additional information, please feel free to contact me.

Respectfully,

Lily Buendia

Community Manager

Plaza at Frisco Square 8843 Coleman Blvd.

Frisco, Tx 75034

214-872-1054

2020 OCT 16 AM 9:51

PUBLIC UTILITY COMMISSION
FILING CLERK

1074



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. 50431
(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	Frisko Square MOLP, LLC	E-mail	lbuendia@maxusprop.com				
Mailing Address:	104 Armour Rd	City	North Kansas City	State	Mo	Zip	64116
Telephone# (AC)	816-333-4500	Fax # (if applicable)					

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

Name	The Plaza at Frisko Square	E-mail	manager@livefriscosquare.com				
Mailing Address:	8843 Coleman Blvd	City	Frisko	State	TX	Zip	75034
Telephone# (AC)	214-354-4278	Fax # (if applicable)					

☒ 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 Frisko

Date submetered or allocated billing begins (or began) 09/21/2020 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 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.

<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

☐ **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.

Property Code:

Contact:

Sara Misustin
(435) 265-3905
smisustin@conservice.com

CONSERVICE

The Utility Experts

PO Box 4847
Logan, UT 84323
Phone 855-737-7710 Fax 435-755-3759

ID #
Date

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	Plaza at Fnsco Square	Property	Lily Buendia	n/a
Address	8843 Coleman Blvd	Phone #	214-872-1054	Account Manager
City	Frisco	Email	manager@LiveFnscoSquare.com	Michelle Brown
State	TX	Regional	n/a	Billing Manager
Zip Code	75034	Email	n/a	n/a
		Portfolio	Maxus Properties	Client Manager

System Information

Meter Type	180002 - Minot Minomess 130 USG	Repeaters	8
Replacement	180002 - Minot Minomess 130 USG	Repeater Issues	0
Meter Location	TBD		
Utility	Water		
System Type	Tap 3 DUAL System	Total UNITS	114
Communications	FA5201 & E1501	SUBMETERS	114
Modem/ID/Code	214-818-8210	ISSUES	n/a
Collector Location	TBD	Operating Level	n/a

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
Electronics	120302	120302 - RDL8500 RemoteDataLog wACC610	1	\$1,578.00	\$1,578.00
Electronics	120006	120006 - Ethernet Cable 25'Gray	1	\$8.00	\$8.00

Install / Repair Estimate

LABOR	<input type="text" value="2"/>	\$250.00	LABOR/TRAVEL
		\$1,586.00	PARTS/MATERIALS LISTED ABOVE
		\$1,836.00	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. Sales tax will be included on the final invoice if applicable.

The property may be charged a \$45/hr service fee for over-the-phone technical assistance exceeding 30min.

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.

The Property will be responsible for any damage done to the equipment due to damage resulting from a preexisting condition in existing equipment. Prior to work being done, we request contact information for someone from your Property team and your preferred plumber. While we don't typically see leaks or damage, some older plumbing systems experience stress with any work being done and cracks, break, and other damage can occur when the water is restored after completing a project. If we notice a preexisting condition upon arrival, we will attempt to contact the provided Property contact. If you do not provide us with a contact or we are unable to reach the contact provided, we will perform the work when we arrive. In the event there is damage to the pipes due to age or a preexisting condition, we will reach out to your preferred plumber to request the work be done. Cost of the repair shall be the responsibility of the Property. If the damage was caused directly by the negligence or willful wrongful act of Conservice or its technicians and not due to a preexisting condition, Conservice shall take responsibility for payment of the repairs.

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.

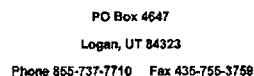
Please email Conservice at meters@conservice.com, or FAX back to Fax 435-755-3759. Once received, we will contact you to schedule a service date. If we do not receive this approved PFR within 30 days, we will assume you do not want this service.

Accepted and Approved By:

Signature	Date	Print Name and Title
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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



SOS

Plaza at Frisco Square
pt68

Contact:

Sara Misustin

(435) 265-3905

smlsustln@conservice.com

8/5/2019

Please Note:

We can no longer connect to the data collector at your property. This work order is to send a technician to the property to attempt to get the existing data collector back online. If it is determined that the data collector has failed, it will be replaced.

The RDL to be installed is compatible with an Internet connection. The Internet connection will eliminate the need for the analog phone line and provide a faster, more reliable transmission of meter data. If this is desired, please prepare an Ethernet cable connected to the Internet, ready at the time of the technician's visit. (The property's firewall settings may need to be adjusted to allow communication through port 443.)

Submetering System Status

[illegible]

Property Code: fr004

Contact:

Jill Montgomery
(435) 753-8882
jillm@conservice.com

CONSERVICE

The Utility Experts

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

ID # SOS ASSESS

Date 12/27/2019

Commercial

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 Frisco Square Retail
Address 6009 W Main St
City Fnsco
State TX
Zip Code 75034

Property Lily Buendia
Phone # 214-872-1054
Email manager@lilyfriscosquare.com
Portfolio Maxus Properties

Tina Nargi
Account Manager
Tyler King
Billing Manager
Zachary Gallup
Client Manager

System Information

Meter Type TBD
Replacement TBD
Meter Location TBD
Utility Water
System Type Tapwatch 3
Communications Echostream E1501
Modem/ID/Code S/N 2893
Frequency
Collector Location Leasing office telecom room/office kitchen.

Meter Type TBD
Replacement TBD
Meter Location TBD
Utility Electricity
System Type Tapwatch 3
Communications Echostream E1501

Repeaters	15
Repeater Issues	N/A
Total UNITS	27
SUBMETERS	38
ISSUES	N/A
Operating Level	N/A

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
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Install / Repair Estimate

LABOR	4	\$132.00	\$612.00	LABOR/TRAVEL
TRAVEL	2	\$42.00	\$0.00	PARTS/MATERIALS LISTED ABOVE
			\$612.00	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. Sales tax will be included on the final invoice if applicable.

The property may be charged a \$45/hr service fee for over-the-phone technical assistance exceeding 30min

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.

The Property will be responsible for any damage done to the equipment due to damage resulting from a preexisting condition in existing equipment. Prior to work being done, we request contact information for someone from your Property team and your preferred plumber. While we don't typically see leaks or damage, some older plumbing systems experience stress with any work being done and cracks, break, and other damage can occur when the water is restored after completing a project. If we notice a preexisting condition upon arrival, we will attempt to contact the provided Property contact. If you do not provide us with a contact or we are unable to reach the contact provided, we will perform the work when we arrive. In the event there is damage to the pipes due to age or a preexisting condition, we will reach out to your preferred plumber to request the work be done. Cost of the repair shall be the responsibility of the Property. If the damage was caused directly by the negligence or willful wrongful act of Conservice or its technicians and not due to a preexisting condition, Conservice shall take responsibility for payment of the repairs.

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

CONSERVICE

The Utility Experts

PO Box 4647
Logan, UT 84323
Phone 855-737-7710 Fax 435-756-3759

ID #13630
SOS ASSESS
Frisco Square Retail
r084

Contact:

Jill Montgomery
(435) 753-9882
jilm@conservice.com

12/27/2019

Please Note:

We can no longer connect to the data collector at your property. This work order is to send a technician to the property to attempt to get the existing data collector back online. If it is determined that the data collector has failed, a follow up work order will be prepared.

If necessary, please provide an escort to allow the technician access to the leasing office to assess the data collector.

Submetering System Status

Address	Unit	Business	Utility	Read Data	Last Read	Usage	Issue	Issue Note	Replaced	Tech Notes
Residential Leasing Office	Data Collector						Other	Assess the data collector. Verify the data collector is connected via ethernet. Take a clear picture of the serial number. If the data collector is connected via phone, document the modem #		

Property Code: 6094

Contact:

Tyler Roberts
435-265-3230
trobarts@conservice.com

CONSERVICE[®]

The Utility Experts[®]

PO Box 4847
Logan, UT 84323
Phone 855-737-7710 Fax 435-755-3758

ID # Materials Only
10486
Date 1/22/2020

Commercial

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	Frisco Square Retail	Property	Lily Buendia	Tina Nangl
Address	6009 W Main St	Phone #	214-872-1054	Account Manager
City	Frisco	Email	manager@lilyofnsquare.com	Tyler King
State	TX			Billing Manager
Zip Code	75034			Devin Oates
Shipping Address		Portfolio	Maxus Properties	Client Manager

System Information

Meter Type	IMS Blue Series 2000	Repeaters	15
Replacement	Leviton S 200 277/480V 400A 3PH4W	Repeater Issues	0
Meter Location	w/3 Split CT's		
Utility	unknown	Total UNITS	27
System Type	Electric	SUBMETERS	27
Communications	Tapwatch 3 Autodialer	ISSUES	1
Modem/ID/Code	EchoStream E1501	Operating Level	96%
Frequency	SN 2893		
Collector Location	N/A		
	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	Programming Charge:	Qty	Each	Total
Elec Meter	110484	Leviton S 200 277/480V 400A 3PH4W w/3 Split CT's		1	\$1,007.00	\$1,007.00
Electronics	120310	120310 - Transmitter EN1501 EchoStream PMT w/3 Volt		1	\$98.00	\$98.00

Install / Repair Estimate

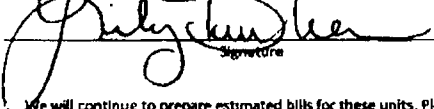
\$1,105.00	PARTS/MATERIALS LISTED ABOVE
\$1,185.00	TOTAL *Shipping not included*
PLEASE SEE COMMENTS SECTION ON PAGE 2.	

Property assumes all responsibility for installation and meter/transmitter function. Conservice does not offer or imply any warranty for materials shipped to the property, however, Conservice attests that materials are in new condition. Material costs listed on page one does not include shipping and handling costs. Those costs will be billed to the property along with the material costs. Applicable sales tax will be included on the final invoice. Please contact our office at 855-737-7710 at least 24 hours before installation to perform programming steps to ensure accurate information in your metering system.

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.
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

01/24/20
Date

Lily Buendia Property Manager
Print Name and Title

We will continue to prepare estimated bills for these units. Please be advised that by not authorizing these repairs 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.

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

CONSERVICE

The Utility Experts

PO Box 4647
Logan, UT 84323
Phone 866-737-7719 Fax 435-766-3786

ID #10486
Materials Only
Frisco Square Retail
17084

Contact:

Tyler Roberts
435-265-3230
troberts@conservice.com

1/23/2026

Please Note:

The property assumes all responsibility for installation and meter/transmitter function. Conservice does not offer or imply any warranty for materials shipped to the property; however, Conservice attests that materials are in new condition. Material costs listed on Page One does not include shipping and handling costs. Those costs will be billed to the property along with the material costs. Please contact our office at 866-737-7710 at least 24 hours before installation to perform programming steps to ensure accurate information in your metering system.

Submetering System Status

Address	Unit	Business	Utility	Read Date	Last Read	Usage	Issue	Issue Note	Replaced	Tech Notes
6195 W Main Street	6195	Jakes	electric		0	0	Replace/Install Meter	property will replace meter with transmitter attached.		

Property Code:

CONSERVICE

The Utility Experts

ID #

Contact:

Andrew Lanford
(435) 419-4965
alanford@conservice.com

Date

PO Box 4847
Logan, UT 84323
Phone 855-737-7710 Fax 435-755-3759

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
Address
City
State
Zip Code

Portfolio

System Information

Meter Location
Utility
System Type
Collector Location

Repeaters	8
Repeater Issues	0

Total UNITS	114
SUBMETERS	114
ISSUES	10
Operating Level	91%

Parts Pricing as Required for Service

Item Type	Part number	Item Description	Qty	Each	Total
Electronics	120310	120310 - Transmitter EN1501 EchoStream PMT w/3 Vol	8	\$62.00	\$496.00
Water Meter	180002	180002 - Minol Minomess 130 USG (red)	2	\$80.00	\$160.00

Install / Repair Estimate

LABOR	<input type="text" value="4"/>	\$500.00	LABOR/TRAVEL
		\$858.00	PARTS/MATERIALS LISTED ABOVE
		\$1,158.00	TOTAL

Prices for parts, materials and labor are subject to change based on service needs, actual costs and/or warranty agreement. Sales tax will be included on the final invoice if applicable.

The property may be charged a \$45/hr service fee for over-the-phone technical assistance exceeding 30min.

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.

The Property will be responsible for any damage done to the equipment due to damage resulting from a preexisting condition in existing equipment. Prior to work being done, we request contact information for someone from your Property team and your preferred plumber. While we don't typically see leaks or damage, some older plumbing systems experience stress with any work being done and cracks, break, and other damage can occur when the water is restored after completing a project. If we notice a preexisting condition upon arrival, we will attempt to contact the provided Property contact. If you do not provide us with a contact or we are unable to reach the contact provided, we will perform the work when we arrive. In the event there is damage to the pipes due to age or a preexisting condition, we will reach out to your preferred plumber to request the work be done. Cost of the repair shall be the responsibility of the Property. If the damage was caused directly by the negligence or willful wrongful act of Conservice or its technicians and not due to a preexisting condition, Conservice shall take responsibility for payment of the repairs.

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Accepted and Approved By:

Signature	Date	Print Name and Title
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IMPORTANT: THIS FORM MUST BE RETURNED TO US WITHIN 30 DAYS IN ORDER FOR SERVICE TO BE PERFORMED