



Control Number: 50431



Item Number: 217

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. 502431
(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	Intercapital Creekside, LLC						
Mailing Address:	1700 W. Loop South Suite 350	City	Houston	State	TX	Zip	77027
Telephone# (AC)	7167846200	Fax # (if applicable)	7137846215				
E-mail	bhead@dayrise.com						

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

Name	Creekside at Northlake						
Mailing Address:	8299 Small Block Rd	City	Northlake	State	TX	Zip	76262
Telephone# (AC)	(817) 854-0011	Fax # (if applicable)					
E-mail	mgrcreekside@dayrise.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 Town of Northlake

Date submetered or allocated billing begins (or began) 4/1/2020 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 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

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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.

Monday, February 17, 2020

RealPage Submeter Maintenance Proposal

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PROPERTY INFORMATION

Property Creekside at Northlake
Portfolio DayRise Residential, LLC
Address

Units 228
MAP No

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
Meter Non-Incrementing	\$65.00	\$33.75	\$98.75	18	\$1,777.50
New Meter	\$65.00	\$33.75	\$98.75	40	\$3,950.00
New Transmitter	\$76.00	\$33.75	\$109.75	4	\$439.00
No Current Reads	\$76.00	\$33.75	\$109.75	51	\$5,597.25
Transmitter Inactive	\$76.00	\$33.75	\$109.75	3	\$329.25
Subtotal					\$12,093.00
Estimated Tax					\$988.00
Estimated Total					\$13,081.00

Work Start Date: To Be Determined

Work Stop Date: To Be Determined

Proposal Date
2/17/2020

RealPage Submeter Owner
Michael Rudi

Approval

Phone: (800) 254-9710

Fax: (949) 250-6397

Email: Submeter@RealPage.com

3/6/2020

To whom it may concern,

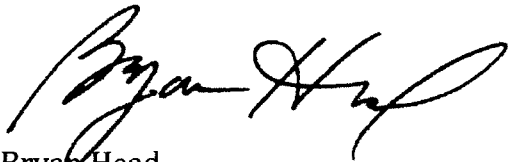
We are requesting a billing methodology change at Creekside at Northlake Apartments in Northlake, TX from submetering to an allocated method using a 100% occupancy method.

The submeters need repair as they are currently a manual read and we currently have approximately \$13,081 in repairs. However, all meters need to be updated to a more modern system which would result in an update of more than \$100,000.

Requested for:

Creekside at Northlake
8299 Small Block Rd
Northlake TX 76262

Best Regards,



Bryan Head
Vice President Business Services
Dayrise Residential

