



Control Number: 51613



Item Number: 134

Addendum StartPage: 0



Registration of Submetered OR Allocated Utility Service

Date: 5/6/13
 By: _____
 Docket No. _____
 (this number to be assigned by the PUC after 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.)

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

Name						Island on Lake Travis Condominium Owners' Association, Inc.										
Mailing Address:		3404 American Drive			City		Lago Vista		State		Tx		Zip		78645	
Telephone# (AC)		512 267-1175			Fax # (if applicable)		512 379-6127									
E-mail		danawestisland@gmail.com														

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

Name						Island on Lake Travis Condominium										
Mailing Address:		3404 American Drive			City		Lago Vista		State		Tx		Zip		78645	
Telephone# (AC)		512 267-1175			Fax # (if applicable)		512 379-6127									
E-mail		danawestisland@gmail.com														

<input type="checkbox"/>	Apartment Complex	<input checked="" type="checkbox"/>	Condominium	<input type="checkbox"/>	Manufactured Home Rental Community	<input type="checkbox"/>	Multiple-Use Facility
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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 OR	<input checked="" type="checkbox"/>	Allocated ★★★
Name of utility providing water/wastewater				City of Lago Vista					
Date submetered or allocated billing begins (or began)				2014			Required		

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

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

134

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.

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

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:
See attached

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.

Attachment to Registration of Submetered of Allocated Utility Services for The Island on Lake Travis Condominium Owners' Association, Inc.

Method of allocation:

The City of Lago Vista bills water and wastewater services based on Living Unit Equivalents (LUE's). The Island on Lake Travis has 212 condominium units, all of which are independently owned. The City of Lago Vista bills us for 218 LUE's. The additional LUE's are for common areas. Water for irrigation of the Island on Lake Travis is drawn from Lake Travis and is covered by a separate water contract with the LCRA.

The minimum water charge per LUE per month is currently \$36.52. This is the amount we charge each condominium unit. We determine the wastewater amount charged to each unit by dividing the total Sewer charge shown on our bill by 218 units. This results in a charge to each unit equal to what would be charged to the unit if it was metered separately by the City of Lago Vista.

Note regarding filing:

We just became aware that we may not have previously completed a registration form with the Texas Public Utility Commission. Our submetering services have been provided by Guardian Water & Power since 2014, and they were responsible for making sure we were meeting all requirements when the account was set up. They are now unable find any indication in their records that this Registration was ever completed, so we are submitting this now to be sure we are in compliance with PUC regulations.