



Control Number: 51613



Item Number: 281

Addendum StartPage: 0

Public Utility Commission  
Central Records  
Attn: Cliff Crouch, Manager – Licensing and Compliance  
1701 N. Congress Avenue, P.O Box 13326  
Austin, TX 78711-3326

RE: Request for Approval to Change Billing Method at Costa Bella S6123

Dear Mr. Crouch:

Our company, Conservice LLC, serves as the utility billing provider for Costa Bella (1703 N Loop 1604 W, San Antonio, TX 78258) upon whose behalf and authorization we send this letter. The purpose of this correspondence is to formally request that the Public Utility Commission of Texas (“PUC”) approve this property to transition from submetered to allocated billing.

We understand that Texas Water Code section § 13.502 permits the owner to switch from submetered to allocated billing upon a showing of good cause and approval by the PUC. For the following reasons, we believe Costa Bella meets the good cause requirements outlined in the Code, and we respectfully ask the PUC to approve this request.

Recently, the submeter system has begun to malfunction, requiring that the property incurs the ongoing repair and replacement costs above and beyond normal wear and tear. Given the current state of the submetering system, the property will incur costs of \$45,048.00 to replace current broken equipment, and it is likely that further equipment failure will occur and need to be replaced and upgraded. Attached is the proposal for repair. The property does not anticipate having the capital resources required to make these and future repairs, and respectfully requests that they be allowed to bill tenants through allocative methods.

Should you require any additional information in making your determination please do not hesitate to contact me directly.

Sincerely,

Bret R. James  
Legal Counsel – Conservice  
750 South Gateway Drive  
River Heights, UT 84321  
435-750-5402  
bretjames@conservice.com

Property Code:



ID #

Contact:

PO Box 4647  
 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	<input type="text" value="Costa Bella"/>	Property	<input type="text" value="Sharon Mooney"/>	<input type="text" value="Mike Newton"/>
Address	<input type="text" value="1703 N Loop 1604 W"/>	Phone #	<input type="text" value="210-492-8222"/>	<input type="text" value="Account Manager"/>
City	<input type="text" value="San Antonio"/>	Email	<input type="text" value="costabellaCD@milestone-mgt.com"/>	<input type="text" value="Rebecca Barnes"/>
State	<input type="text" value="TX"/>	Regional	<input type="text"/>	<input type="text" value="Billing Manager"/>
Zip Code	<input type="text" value="78258"/>	Email	<input type="text"/>	<input type="text"/>
		Portfolio	<input type="text"/>	<input type="text" value="Meters Manager"/>

**System Information**

Meter Type	<input type="text" value="AMCO C700 InsideR (1/1)"/>	Repeaters	<input type="text" value="14"/>
Replacement	<input 1:10"="" 3="" 4"="" century="" next="" type="text" value="180402 - 5/8" x=""/>	New Repeaters	<input type="text" value="14"/>
Meter Location	<input type="text"/>	Total UNITS	<input type="text" value="344"/>
Utility	<input type="text" value="water"/>	SUBMETERS	<input type="text" value="344"/>
System Type	<input type="text" value="Inovonics"/>	ISSUES	<input type="text" value="344"/>
Communications	<input type="text" value="Tapwatch 2 - FA"/>	Operating Level	<input type="text" value="0%"/>
Modem/ID/Code	<input type="text"/>		
Frequency	<input type="text"/>		
Collector Location	<input type="text"/>		

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	120400	120400 -- RF Gateway - Next Century	1	\$1,400.00	\$1,400.00
Electronics	120401	120401 -- RF Repeater - Next Century	14	\$238.00	\$3,332.00
Electronics	120402	120402 -- RF Transceiver - Next Century	344	\$49.00	\$16,856.00
Water Meter	180402	180402 -- 5/8" x 3/4" NextCentury 1/10 Poly USG Cold (H	344	\$40.00	\$13,760.00
				\$0.00	\$0.00
				\$0.00	\$0.00
				\$0.00	\$0.00

**Install / Repair Estimate**

<input type="text" value="133"/>	<input type="text" value="\$9,700.00"/>	LABOR/TRAVEL
	<input type="text" value="\$35,348.00"/>	PARTS/MATERIALS LISTED ABOVE
	<input type="text" value="\$45,048.00"/>	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. 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.

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](mailto: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](mailto: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**



# Registration of Submetered OR Allocated

## Utility Service S6123

NOTE: Please **DO NOT** include any person or protected information on this form (ex: tax identification #'s, social security #'s, etc.)

Date: \_\_\_\_\_  
By: Legal \_\_\_\_\_  
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	MAR COSTA BELLA LP						
Mailing Address:	5429 LBJ Freeway Suite 800	City	Dallas	State	TX	Zip	75240
Telephone# (AC)	(210) 492-8222	Fax # (if applicable)					
E-mail	costabellaCD@highmarkres.com						

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

Name	Costa Bella						
Mailing Address:	1703 N Loop 1604 W	City	Dallas	State	TX	Zip	75240
Telephone# (AC)	(210) 492-8222	Fax # (if applicable)					
E-mail	c/o legal@conservice.com						

<input checked="" type="checkbox"/>	Apartment Complex	<input 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 <b>OR</b>	<input checked="" type="checkbox"/>	Allocated ★★★
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Name of utility providing water/wastewater	San Antonio Water System						
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Date submetered or allocated billing begins (or began)	03/01/2021	Required					
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### 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"/>		<input type="checkbox"/>	There are <b>neither</b> common areas <b>nor</b> 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

## METHOD USED TO ALLOCATE UTILITY CHARGES

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

<input checked="" type="checkbox"/>	<b>Occupancy method:</b> 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"/> <b>Ratio occupancy method:</b>  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.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Number of Occupants</th> </tr> </thead> <tbody> <tr><td style="text-align: center;">1</td></tr> <tr><td style="text-align: center;">2</td></tr> <tr><td style="text-align: center;">3</td></tr> <tr><td style="text-align: center;">&gt;3</td></tr> </tbody> </table>	Number of Occupants	1	2	3	>3	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Number of Occupants for Billing Purposes</th> </tr> </thead> <tbody> <tr><td style="text-align: center;">1.0</td></tr> <tr><td style="text-align: center;">1.6</td></tr> <tr><td style="text-align: center;">2.2</td></tr> <tr><td style="text-align: center;">2.2 + 0.4 for each additional occupant</td></tr> </tbody> </table>	Number of Occupants for Billing Purposes	1.0	1.6	2.2	2.2 + 0.4 for each additional occupant
Number of Occupants												
1												
2												
3												
>3												
Number of Occupants for Billing Purposes												
1.0												
1.6												
2.2												
2.2 + 0.4 for each additional occupant												

<input type="checkbox"/> <b>Estimated occupancy method:</b>  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.	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Number of Bedrooms</th> </tr> </thead> <tbody> <tr><td style="text-align: center;">0 (Efficiency)</td></tr> <tr><td style="text-align: center;">1</td></tr> <tr><td style="text-align: center;">2</td></tr> <tr><td style="text-align: center;">3</td></tr> <tr><td style="text-align: center;">&gt;3</td></tr> </tbody> </table>	Number of Bedrooms	0 (Efficiency)	1	2	3	>3	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: center;">Number of Occupants for Billing Purposes</th> </tr> </thead> <tbody> <tr><td style="text-align: center;">1</td></tr> <tr><td style="text-align: center;">1.6</td></tr> <tr><td style="text-align: center;">2.8</td></tr> <tr><td style="text-align: center;">4.0</td></tr> <tr><td style="text-align: center;">4.0 + 1.2 for each additional bedroom</td></tr> </tbody> </table>	Number of Occupants for Billing Purposes	1	1.6	2.8	4.0	4.0 + 1.2 for each additional bedroom
Number of Bedrooms														
0 (Efficiency)														
1														
2														
3														
>3														
Number of Occupants for Billing Purposes														
1														
1.6														
2.8														
4.0														
4.0 + 1.2 for each additional bedroom														

<input checked="" type="checkbox"/> <b>Occupancy and size of rental unit</b>	<input style="width: 30px;" 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"> <li>• the size of the tenant's dwelling unit divided by the total size of all dwelling units, <b>OR</b></li> <li>• the size of the space rented by the tenant of a manufactured home divided by the size of all rental spaces.</li> </ul>
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<input type="checkbox"/>	<b>Submetered hot water:</b> 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"/>	<b>Submetered cold water is used to allocate charges for hot water provided through a central system:</b> 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"/>	<b>As outlined in the condominium contract.</b> Describe:

<input type="checkbox"/>	<b>Size of manufactured home rental space:</b> The size of the area rented by the tenant divided by the total area of all the size of rental spaces.
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<input type="checkbox"/>	<b>Size of the rented space in a multi-use facility:</b> The square footage of the space rented by the tenant divided by the total square footage of all rental spaces.
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