



Control Number: 51613



Item Number: 298

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. \_\_\_\_\_  
(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: DC DENTON LLC  
Mailing Address: 201 MILLIKEN ST. City: DENTON State: TX Zip: 76205  
Telephone# (AC): (940) 310-3273 Fax # (if applicable): \_\_\_\_\_  
E-mail: swilfa@townofdenton.com / mxcset@campusoval.com

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

Name: DC DENTON LLC  
Mailing Address: 201 MILLIKEN ST. City: DENTON State: TX Zip: 76205  
Telephone# (AC): (940) 310-3273 Fax # (if applicable): \_\_\_\_\_  
E-mail: swilfa@townofdenton.com / mxcset@campusoval.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: Denton Municipal Utilities - City of Denton  
Date submetered or allocated billing begins (or began): allocated 8/2022 Required: submetered annually

### 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

RECEIVED  
 2021 MAY -7 AM 9:12  
 PUBLIC UTILITY COMMISSION

## 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>	<b>Number of Occupants</b>	<b>Number of Occupants for Billing Purposes</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 those values for all dwelling units occupied at the beginning of the retail public utility's billing period.	1	1.0
	2	1.6
	3	2.2
	3	2.2 + 0.4 for each additional occupant

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

<input type="checkbox"/> <b>Occupancy and size of rental unit</b>	<input type="checkbox"/>	percent (in which no more than 50%) of the utility bill for water, gas, and 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. OR</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>		

<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"/>	As outlined in the condominium contract. 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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Forum at Denton Station  
201 Inman Street  
Denton, Texas 76205

May 5<sup>th</sup>, 2021

Mr. Cliff Crouch  
Manager- Licensing and Compliance Customer Protection  
1701 N Congress PO Box 13326  
Austin, Texas 78711-3326

Dear Mr. Crouch,

We are writing you to petition the removal of submeters at our property, The Forum at Denton Station. We have experienced abnormal and excess repair bills from the submeters on our site. These repairs are ongoing and are presenting a financial hardship on the property. Just this past year we have incurred \$23,721.98 worth of repairs bills with more expected this year.

In the past year we have had to replace multiple R324A / Inovonics EN1501 PMT (brown), Standard Pulse, M127-E / Master Meter FAM -- 5/8" x 3/4" x 7.5" PolyCold Water 1 10 (c708) (Most-ordered FAM meter FAM10 GP (Plastic) 5/8" x 3/4"), Repeater EN5040-T Echostream w/ backup, 5/8 x 3/4 Next century 1/10 Poly USG Cold water, and Transmitter En1501 Echo Stream PMT w/3. We request your approval to remove the submeter system, which is a high financial burden and switch to a single building meter and complete an allocation to bill our residents back for consumption.

Thank you for attention on this matter,

A handwritten signature in black ink, appearing to read "Nick Hooser". The signature is fluid and cursive, with a large initial "N" and "H".

Nick Hooser

Senior Regional Manager

940-566-2146 | [leasing@forumdenton.com](mailto:leasing@forumdenton.com) | [ForumDenton.com](http://ForumDenton.com)

# CON-LRVICL Experts

P.O. Box 100  
10750 W. 4th Ave  
Denver, CO 80202-1075  
Tel: 303.755.3353 Fax: 303.755.3353

## PROPOSAL FOR SERVICE

CON-LRVICL, INC. (CON-LRVICL) is pleased to provide you with the following proposal for service.

DATE: 01/27/2011

Item	Description	Unit	Rate	Quantity	Total
1	1 Hour Consultation	Hour	100.00	1	100.00
2	1 Hour Consultation	Hour	100.00	1	100.00
3	1 Hour Consultation	Hour	100.00	1	100.00
4	1 Hour Consultation	Hour	100.00	1	100.00
5	1 Hour Consultation	Hour	100.00	1	100.00
6	1 Hour Consultation	Hour	100.00	1	100.00
7	1 Hour Consultation	Hour	100.00	1	100.00
8	1 Hour Consultation	Hour	100.00	1	100.00
9	1 Hour Consultation	Hour	100.00	1	100.00
10	1 Hour Consultation	Hour	100.00	1	100.00
11	1 Hour Consultation	Hour	100.00	1	100.00
12	1 Hour Consultation	Hour	100.00	1	100.00
13	1 Hour Consultation	Hour	100.00	1	100.00
14	1 Hour Consultation	Hour	100.00	1	100.00
15	1 Hour Consultation	Hour	100.00	1	100.00
16	1 Hour Consultation	Hour	100.00	1	100.00
17	1 Hour Consultation	Hour	100.00	1	100.00
18	1 Hour Consultation	Hour	100.00	1	100.00
19	1 Hour Consultation	Hour	100.00	1	100.00
20	1 Hour Consultation	Hour	100.00	1	100.00
21	1 Hour Consultation	Hour	100.00	1	100.00
22	1 Hour Consultation	Hour	100.00	1	100.00
23	1 Hour Consultation	Hour	100.00	1	100.00
24	1 Hour Consultation	Hour	100.00	1	100.00
25	1 Hour Consultation	Hour	100.00	1	100.00
26	1 Hour Consultation	Hour	100.00	1	100.00
27	1 Hour Consultation	Hour	100.00	1	100.00
28	1 Hour Consultation	Hour	100.00	1	100.00
29	1 Hour Consultation	Hour	100.00	1	100.00
30	1 Hour Consultation	Hour	100.00	1	100.00
31	1 Hour Consultation	Hour	100.00	1	100.00
32	1 Hour Consultation	Hour	100.00	1	100.00
33	1 Hour Consultation	Hour	100.00	1	100.00
34	1 Hour Consultation	Hour	100.00	1	100.00
35	1 Hour Consultation	Hour	100.00	1	100.00
36	1 Hour Consultation	Hour	100.00	1	100.00
37	1 Hour Consultation	Hour	100.00	1	100.00
38	1 Hour Consultation	Hour	100.00	1	100.00
39	1 Hour Consultation	Hour	100.00	1	100.00
40	1 Hour Consultation	Hour	100.00	1	100.00
41	1 Hour Consultation	Hour	100.00	1	100.00
42	1 Hour Consultation	Hour	100.00	1	100.00
43	1 Hour Consultation	Hour	100.00	1	100.00
44	1 Hour Consultation	Hour	100.00	1	100.00
45	1 Hour Consultation	Hour	100.00	1	100.00
46	1 Hour Consultation	Hour	100.00	1	100.00
47	1 Hour Consultation	Hour	100.00	1	100.00
48	1 Hour Consultation	Hour	100.00	1	100.00
49	1 Hour Consultation	Hour	100.00	1	100.00
50	1 Hour Consultation	Hour	100.00	1	100.00
51	1 Hour Consultation	Hour	100.00	1	100.00
52	1 Hour Consultation	Hour	100.00	1	100.00
53	1 Hour Consultation	Hour	100.00	1	100.00
54	1 Hour Consultation	Hour	100.00	1	100.00
55	1 Hour Consultation	Hour	100.00	1	100.00
56	1 Hour Consultation	Hour	100.00	1	100.00
57	1 Hour Consultation	Hour	100.00	1	100.00
58	1 Hour Consultation	Hour	100.00	1	100.00
59	1 Hour Consultation	Hour	100.00	1	100.00
60	1 Hour Consultation	Hour	100.00	1	100.00
61	1 Hour Consultation	Hour	100.00	1	100.00
62	1 Hour Consultation	Hour	100.00	1	100.00
63	1 Hour Consultation	Hour	100.00	1	100.00
64	1 Hour Consultation	Hour	100.00	1	100.00
65	1 Hour Consultation	Hour	100.00	1	100.00
66	1 Hour Consultation	Hour	100.00	1	100.00
67	1 Hour Consultation	Hour	100.00	1	100.00
68	1 Hour Consultation	Hour	100.00	1	100.00
69	1 Hour Consultation	Hour	100.00	1	100.00
70	1 Hour Consultation	Hour	100.00	1	100.00
71	1 Hour Consultation	Hour	100.00	1	100.00
72	1 Hour Consultation	Hour	100.00	1	100.00
73	1 Hour Consultation	Hour	100.00	1	100.00
74	1 Hour Consultation	Hour	100.00	1	100.00
75	1 Hour Consultation	Hour	100.00	1	100.00
76	1 Hour Consultation	Hour	100.00	1	100.00
77	1 Hour Consultation	Hour	100.00	1	100.00
78	1 Hour Consultation	Hour	100.00	1	100.00
79	1 Hour Consultation	Hour	100.00	1	100.00
80	1 Hour Consultation	Hour	100.00	1	100.00
81	1 Hour Consultation	Hour	100.00	1	100.00
82	1 Hour Consultation	Hour	100.00	1	100.00
83	1 Hour Consultation	Hour	100.00	1	100.00
84	1 Hour Consultation	Hour	100.00	1	100.00
85	1 Hour Consultation	Hour	100.00	1	100.00
86	1 Hour Consultation	Hour	100.00	1	100.00
87	1 Hour Consultation	Hour	100.00	1	100.00
88	1 Hour Consultation	Hour	100.00	1	100.00
89	1 Hour Consultation	Hour	100.00	1	100.00
90	1 Hour Consultation	Hour	100.00	1	100.00
91	1 Hour Consultation	Hour	100.00	1	100.00
92	1 Hour Consultation	Hour	100.00	1	100.00
93	1 Hour Consultation	Hour	100.00	1	100.00
94	1 Hour Consultation	Hour	100.00	1	100.00
95	1 Hour Consultation	Hour	100.00	1	100.00
96	1 Hour Consultation	Hour	100.00	1	100.00
97	1 Hour Consultation	Hour	100.00	1	100.00
98	1 Hour Consultation	Hour	100.00	1	100.00
99	1 Hour Consultation	Hour	100.00	1	100.00
100	1 Hour Consultation	Hour	100.00	1	100.00
<b>TOTAL</b>					<b>\$5,450.00</b>

PLEASE SEE COMMENTS SECTION ON PAGE 2

IMPORTANT: THIS FORM MUST BE RETURNED TO US WITHIN 10 DAYS IN ORDER FOR SERVICE TO BE PERFORMED



# CONSERVICE Experts

2001-11-17  
10301-UT-92373  
974-527-7273 FAX 974-735-1744

104 20335  
045

## PROPOSAL FOR SERVICE

Work to be performed by CONSERVICE EXPERTS, INC. for the purpose of providing the following services:

System/Equipment:

System/Equipment:

Particular Service:

Work to be performed:

\$10,000.00 TOTAL

CONSERVICE EXPERTS, INC. is a company that has been in business for over 20 years.

CONSERVICE EXPERTS, INC. is a company that has been in business for over 20 years. We are a company that has been in business for over 20 years. We are a company that has been in business for over 20 years.

CONSERVICE EXPERTS, INC. is a company that has been in business for over 20 years.

CONSERVICE EXPERTS, INC. is a company that has been in business for over 20 years. Our contact information is 974-527-7273. Our contact information is 974-527-7273.

THIS PROPOSAL MUST BE RETURNED TO US WITHIN 10 DAYS IN ORDER FOR SERVICE TO BE PERFORMED.

# RealPage Submeter Maintenance Proposal

Tuesday, August 4, 2020

Page 1 of 4

## PROPERTY INFORMATION

<b>Property</b>	Simple Bills -- Forum at Denton Station	<b>Units</b>	349
<b>Portfolio</b>		<b>MAP</b>	No
<b>Address</b>	201 Inman Street, Denton, TX 76205		

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

Subtotal	\$5,383.76
Shipping	\$33.62
Estimated Tax	\$442.60
Estimated Total	\$5,859.98

Work Start Date: To Be Determined      Work Stop Date: To Be Determined

*Proposal for 30 transmitter inactive issues and 23 meter non incrementing issues*

<b>Proposal Date</b>	<b>RealPage Submeter Owner</b>	<b>Approval</b>
8/4/2020	Austin Piercefield	
<b>Phone</b> (800) 254-9710	<b>Fax</b> (949) 250-6397	<b>Email</b> Submeter@RealPage.com



# RealPage Submeter Maintenance Proposal

Tuesday, August 4, 2020

Service Address

Request

Service

Category

Manufacturer

*Page 2 of 4 of 11276 Worksheet*

21 - RPTA - Sewer Gas Vent (SGV) Brown Standard Pulse

Service Address

Request

Service

Category

Manufacturer

*Page 2 of 4 of 11276 Worksheet*

21 - RPTA - Sewer Gas Vent (SGV) Brown Standard Pulse

Category: 21 - RPTA - Sewer Gas Vent (SGV) Brown Standard Pulse

Product: 21 - RPTA - Sewer Gas Vent (SGV) Brown Standard Pulse

Invoicing will be on a parts & labor basis according to the fee schedule in this "Not to Exceed" proposal. RealPage Submeter warrants repairs to one (1) year. This includes any labor performed & all equipment that is repaired/replaced at time of service.

The Do Not Exceed proposal is based on properties in normal condition. Circumstances that would require significant extra labor - such as corroded piping, brittle piping, buried meters, equipment in tight crawl spaces, equipment behind dry wall, etc. - can result in a need to re-price the service. RealPage Submeter commits to communicate any non-normal conditions as soon as possible after identification.

RealPage Submeter will contact you to schedule a date and time for a Field Technician to repair these issues. Prior to the visit, RealPage Submeter will provide you with a list of units to be serviced. The property will be responsible for notifying residents/tenants and having keys ready. A Post Visit Report documenting the repairs will be sent after completion of the service. If access is not granted to any designated units during the scheduled visit, a return visit may be required and will be subject to the Surcharge/Travel Fee of \$450 for all visits.

# RealPage Submeter Maintenance Proposal

Tuesday, August 4, 2020

Service Address	Resident	Service	Issue Type	Manufacturer
			PLUMBING/LEAKS/VALVE/ACCESS	
		30 - R323A - Diverco EM501 AMT (Lowest Standard Pulse		
Service Address	Resident	Service	Issue Type	Manufacturer

Service Address	Resident	Service	Issue Type	Manufacturer
		23 - M127E - Meter (AMT) 5.8 x 1.1 x 2.5" Poly		
		co & Water T1 (100) (Master Meter) (AMT) (Master) (AMT)		
		1000 (Pulse) (5.8 x 1.1)		

Invoicing will be on a parts & labor basis according to the fee schedule in this 'Not to Exceed' proposal. RealPage Submeter warrants repairs for one (1) year. This includes any labor performed & all equipment that is repaired/replaced at time of service.

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