



Control Number: 51613



Item Number: 371

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. 51613
(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 **McCue Ventures LLC**

Mailing Address: **PO Box 771767** City **Houston** State **TX** Zip **77215**

Telephone# (AC) **832-708-2146** Fax # (if applicable) _____

E-mail **ap@shoregate.com**

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

Name **Galleria Parc Apartments**

Mailing Address: **3363 McCue Rd** City **Houston** State **TX** Zip **77056**

Telephone# (AC) **832-708-2146** Fax # (if applicable) _____

E-mail **ap@shoregate.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 **City of Houston**

Date submetered or allocated billing begins (or began) **5/1/2021** 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

METHOD USED TO ALLOCATE UTILITY CHARGES

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

<input checked="" type="checkbox"/>	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.
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<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	

<input checked="" type="checkbox"/>	Occupancy and size of rental unit	<input 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"> • 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. 			

<input type="checkbox"/>	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.	

<input type="checkbox"/>	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.	

<input type="checkbox"/>	As outlined in the condominium contract. Describe:

<input type="checkbox"/>	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.	

<input type="checkbox"/>	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.	

MAINTENANCE ESTIMATE



Property Information

Attention	Property Manager		
Property Name	McCue Ventures	Estimate Date	4/28/2021
Space		Estimate Exp Date	6/12/2021
Property Acct#	p0076251	Prop Mgmt	Richdale Management
Address 1	3363 McCue Road	Phone	
City	Houston	WO#	35906
State	TX	Yes Rep	Johanna Estrada
ZIP	77056	Return Estimate To:	Tonya.Anderson@yardi.com

System Information

DCU / Modem #:	Tapwatch.com	Total # of meters:	223
Read Type	Inovonics TW3 FA/Echo	Meters Functioning:	91
Meter Type	AMCO Insd/MM FAM 1 Gal	Meters To Be Serviced:	132
Proposal Coordinator	Tonya Anderson	% of Meters Operational:	40.81%

Equipment & Labor Estimate

P/N	Equipment Description	Qty	Unit Price	Total Price
36000	EN1501 EchoStream PMT w/Batt	131	\$ 45.50	\$ 5,960.50
61001	Master Meter FAM Poly Complete 1 USG	132	\$ 41.73	\$ 5,508.36
25637	Connector Washer-H 3/4 (20mm)	264	\$ 0.45	\$ 118.80
36004	EN5040-T ES Indr Rptr w/ Trans	3	\$ 221.00	\$ 663.00
	#N/A			
	#N/A			
	#N/A			
Subtotal:				\$ 12,250.66

L&L	Labor Description	Qty	Unit Price	Total Price
L	Labor	70	\$ 100.00	\$ 7,000.00
L	Travel	8	\$ 65.00	\$ 520.00
L	Lodging	11	\$ 150.00	\$ 1,650.00
L	Freight	1	\$ 322.00	\$ 322.00

By signing this document, you are authorizing YES to perform all work specified in this document. Additional work will need to be approved in writing. However, You will only be invoiced on the actual work performed.			Subtotal:	\$ 9,492.00
			Sales Tax	8.25% \$ 1,010.68
			Labor Tax	\$ -
			Total Estimate:	\$ 22,753.34

Please select one of the following options:

I agree to pay all invoices submitted for the work performed within 30 days after receipt of the invoice.

I have read and understand this maintenance estimate, and agree to all of its terms.

Signature _____

Date _____

Print Name _____

Bill To Address If Other Than Property : _____

UNIT LISTING REQUIRING REPAIR



Property Name	McCue Ventures	Estimate Date:	4/28/2021
Property Acct#	0	Estimate Exp Date	6/12/2021
Address 1	p0076251	Prop Mgmt	Richdale Management
Address 2	3363 McCue Road	Phone	0
City	Houston	WO#	35906
State	TX	Yes Rep	Johanna Estrada
ZIP	77056		

Unit	Issue	Unit	Issue
345	Zero Consumption - MM FAM	RPT03	Inactive ECHO Repeater 234-3
	** The Following Transmitter Replacements will also Require the Meter to be Replaced **	RPT04	Inactive ECHO Repeater 348-4
		RPT05	Inactive ECHO Repeater 356-5
101	Inactive Transmitter		
102	Inactive Transmitter	RPT11	Check on Inactive FA Repeater By Unit 356 - High on the Wall
107	Inactive Transmitter		
111	Inactive Transmitter	RPT13	Check on Inactive FA Repeater 24 ft up on wall in Trash Compactor Room
112	Inactive Transmitter		
113	Inactive Transmitter	RPT14	Check on Inactive FA Repeater Unit 240 Master BR Closet
114	Inactive Transmitter		
116	Inactive Transmitter		
119	Inactive Transmitter	348	Inactive Transmitter
120	Inactive Transmitter	351	Inactive Transmitter
123	Inactive Transmitter	354	Inactive Transmitter
124	Inactive Transmitter	356	Inactive Transmitter
125	Inactive Transmitter	357	Inactive Transmitter
126	Inactive Transmitter	401	Inactive Transmitter
127	Inactive Transmitter	403	Inactive Transmitter
128	Inactive Transmitter	409	Inactive Transmitter
130	Inactive Transmitter	410	Inactive Transmitter
131	Inactive Transmitter	412	Inactive Transmitter
134	Inactive Transmitter	413	Inactive Transmitter
141	Inactive Transmitter	415	Inactive Transmitter
143	Inactive Transmitter	416	Inactive Transmitter
151	Inactive Transmitter	417	Inactive Transmitter
202	Inactive Transmitter	420	Inactive Transmitter
203	Inactive Transmitter	421	Inactive Transmitter
204	Inactive Transmitter	422	Inactive Transmitter
209	Inactive Transmitter	424	Inactive Transmitter
210	Inactive Transmitter	425	Inactive Transmitter
212	Inactive Transmitter	426	Inactive Transmitter
213	Inactive Transmitter	427	Inactive Transmitter
215	Inactive Transmitter	428	Inactive Transmitter
217	Inactive Transmitter	429	Inactive Transmitter
220	Inactive Transmitter	431	Inactive Transmitter
221	Inactive Transmitter	435	Inactive Transmitter
223	Inactive Transmitter	437	Inactive Transmitter
225	Inactive Transmitter	438	Inactive Transmitter
226	Inactive Transmitter	439	Inactive Transmitter
227	Inactive Transmitter	440	Inactive Transmitter

228	Inactive Transmitter	441	Inactive Transmitter
229	Inactive Transmitter	442	Inactive Transmitter
230	Inactive Transmitter	443	Inactive Transmitter
232	Inactive Transmitter	444	Inactive Transmitter
237	Inactive Transmitter	454	Inactive Transmitter
240	Inactive Transmitter	457	Inactive Transmitter
241	Inactive Transmitter		
242	Inactive Transmitter	115	Low Battery
244	Inactive Transmitter	122	Low Battery
248	Inactive Transmitter	133	Low Battery
249	Inactive Transmitter	135	Low Battery
250	Inactive Transmitter	153	Low Battery
251	Inactive Transmitter	155	Low Battery
257	Inactive Transmitter	205	Low Battery
301	Inactive Transmitter	303	Poor Reception Signal
302	Inactive Transmitter	306	Low Battery
305	Inactive Transmitter	330	Low Battery
309	Inactive Transmitter	332	Low Battery
310	Inactive Transmitter	336	Low Battery
311	Inactive Transmitter	347	Low Battery
312	Inactive Transmitter	406	Low Battery
313	Inactive Transmitter	411	Low Battery
315	Inactive Transmitter	445	Low Battery
318	Inactive Transmitter	448	Low Battery
320	Inactive Transmitter	455	Low Battery
321	Inactive Transmitter		
322	Inactive Transmitter		
323	Inactive Transmitter		
324	Inactive Transmitter		
325	Inactive Transmitter		
326	Inactive Transmitter		
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329	Inactive Transmitter		
333	Inactive Transmitter		
334	Inactive Transmitter		
338	Inactive Transmitter		
339	Inactive Transmitter		
340	Inactive Transmitter		
341	Inactive Transmitter		
344	Inactive Transmitter		



Water Utility Division

Public Utility Commission of Texas

Central Records

PO Box 13326

Austin, TX 78711-3326

Attention: Cliff Crouch, Manager -Licensing and Compliance Customer Protection

Galleria Parc Apartments would like to request a change from currently sub-metered to allocated water charges.

Galleria Parc Apartments is a 223 units multi-family apartment community located in the Galleria suburb of Houston, Texas. Shoregate Management purchased the property on April 14, 2021. We discovered shortly after that the transmitters are not ready throughout most of the property. We have also learned our existing system repeaters are not responding or reading back to the main system box. The total cost to repair our existing system would be approximately \$22,753.34. At this time, a vast majority of our resident units are billed low dollars or zero dollars for usage. Expenses are crucial to our success. Although we could replace the sub-meters in the apartment homes, it would be a large financial burden. Due to the fact we would have repair or replace the entire submeter system and the cost would adversely affect our business, we hope you will consider our request to switch to allocated billing. A copy of the bid to repair the submeters is attached.

Thank you for your time and consideration. Please let me know if there are any questions or concerns.

Best Regards,

A handwritten signature in black ink, appearing to read "Evan Hitch", with a long horizontal flourish extending to the right.

Evan Hitch

Assistant Vice President

Shoregate Management, LLC.

Allocations Analysis New

Service Dates: 03/01/2021 - 03/31/2021

Galleria Parc Apartments (gpc)

Month Year = 05/2021

Recovery by Utility	Total Invoice Amount Resident Billed	Amount Common Area %	Recovery %	Total Invoice Amount Resident Billed	Amount Common Area %	Recovery %	Total Invoice Amount Resident Billed	Amount Common Area %	Recovery %
	Current Month - 05/2021			Previous Month - 04/2021			Previous Year - 05/2020		
Sewer	8,292.06	3,066.71	36.98	0.00	0.00	0.00	0.00	0.00	0.00
STORM	336.30	952.22	283.14	0.00	0.00	0.00	0.00	0.00	0.00
WATER	5,986.83	2,247.52	37.54	0.00	0.00	0.00	0.00	0.00	0.00
Total (Bill Back Utilities Only)	14,615.19	6,266.45	42.87	0.00	0.00	0.00	0.00	0.00	0.00

Bill Back Charge	Total Invoice Amount Resident Billed	Amount Common Area %	Common Area	Vacancy Loss	Non Revenue	Exclusions	Bill Back Meter	Cap Amount	Management/Owner Paid	Unallocated
Sewer-Sewer Util Allocated Reimbursement	8,198.46	2,978.75	0.00	0.00	52.09	0.00	15.98	0.00	68.07	5,151.64
Sewer-Sewer Base Util Reimbursement-Per	93.60	87.96	0.00	0.00	5.28	0.00	0.42	0.00	5.70	-0.06
Stormwater-Stormwater Reimbursement-Per	336.30	316.21	0.00	0.00	18.98	0.00	1.51	0.00	20.49	-0.40
Stormwater-Stormwater Admin Fee	0.00	636.00	0.00	0.00	0.00	0.00	3.00	0.00	3.00	0.00
Water-Water - Allocated Billing-Per	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Water-Water - Allocated Billing-Sl	5,637.98	2,048.57	0.00	0.00	35.83	0.00	10.99	0.00	46.82	3,542.59
Water-Water Base Util Reimbursement-Per	348.85	198.94	0.00	0.00	11.96	0.00	0.95	136.40	149.31	0.59
Total	14,615.19	6,266.45	0.00	0.00	124.14	0.00	32.85	136.40	293.39	8,694.35