



Control Number: 51613



Item Number: 404

Addendum StartPage: 0

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2021 JUN 18 PM 3:26



### 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: 6/18/21 PUBLIC UTILITY COMMISSION  
By: FILED CLERK  
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: ac denton llc  
Mailing Address: 2011nman st. City: DENTON State: TX Zip: 76205  
Telephone# (AC): 940-310-3273 Fax # (if applicable): N/A  
E-mail: SMITH@CO-FORUM@DENTON.COM

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

Name: ac denton llc  
Mailing Address: 2011nman st City: DENTON State: TX Zip: 76205  
Telephone# (AC): (940) 310-3273 Fax # (if applicable): N/A  
E-mail: SMITH@CO-FORUM@DENTON.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 Denton Municipal Utilities

Date submetered or allocated billing begins (or began): allocated 8/20/22 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

404

## 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"/> <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.	<b>Number of Occupants</b>	<b>Number of Occupants for Billing Purposes</b>
	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>  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.	<b>Number of Bedrooms</b>	<b>Number of Occupants for Billing Purposes</b>
	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.

AC Denton LLC.

AC Denton LLC.  
201 Inman Street  
Denton, Texas 76205

June 10<sup>th</sup>, 2021

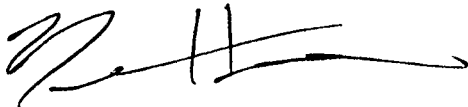
Mr. Cliff Crouch  
Manager- Licensing and Compliance Customer Protection  
1701 N Congress PO Box 13326  
Austin, Texas 78711-3326

Dear Mr. Crouch,

We are writing you to petition the removal of submeters at our property, AC Denton LLC. 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 repair bills in the amounts of \$6,954.00 from Conserve in December 2019, \$10,908 from Conserve in June 2020, and \$5,859.98 from Real Page August 2020. This currently totals to the amount of \$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 a allocation to bill our residents back for consumption.

Thank you for attention on this matter,



Nick Hooser

Senior Regional Manager

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

Property Code:

# CONSERVIVE

The Utility Experts

ID #

Contact:

Date

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   
 Address   
 City   
 State   
 Zip Code   
 Portfolio

### System Information

Meter Location	<input type="text" value="TBD"/>	Repeaters	<input type="text" value="10"/>
Utility	<input type="text" value="Water"/>	Repeater Issues	<input type="text" value="0"/>
System Type	<input type="text" value="Tapwatch 3"/>	Total UNITS	<input type="text" value="1044"/>
Collector Location	<input type="text" value="TBD"/>	SUBMETERS	<input type="text" value="348"/>
		ISSUES	<input type="text" value="52"/>
		Operating Level	<input type="text" value="85%"/>

### Parts Pricing as Required for Service

Item Type	Part number	Item Description	Qty	Each	Total
Electronics	<input type="text" value="120310"/>	120310 - Transmitter EN1501 EchoStream PMT w/3 Vol	<input type="text" value="52"/>	<input type="text" value="\$62.00"/>	<input type="text" value="\$3,224.00"/>
Water Meter	<input type="text" value="180402"/>	180402 - 5/8" x 3/4" NextCentury 1/10 Poly USG Cold (H	<input type="text" value="52"/>	<input type="text" value="\$42.00"/>	<input type="text" value="\$2,184.00"/>

### Install / Repair Estimate

LABOR	<input type="text" value="44"/>	<input type="text" value="\$5,500.00"/>	LABOR/TRAVEL
		<input type="text" value="\$5,408.00"/>	PARTS/MATERIALS LISTED ABOVE
		<input type="text" value="\$10,908.00"/>	TOTAL

Prices for parts, materials and labor are subject to change based on service needs, actual costs and/or warranty agreement. Sales tax will be included on the final invoice if applicable.

The property may be charged a \$45/hr service fee for over-the-phone technical assistance exceeding 30min.

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.

The Property will be responsible for any damage done to the equipment due to damage resulting from a preexisting condition in existing equipment. Prior to work being done, we request contact information for someone from your Property team and your preferred plumber. While we don't typically see leaks or damage, some older plumbing systems experience stress with any work being done and cracks, break, and other damage can occur when the water is restored after completing a project. If we notice a preexisting condition upon arrival, we will attempt to contact the provided Property contact. If you do not provide us with a contact or we are unable to reach the contact provided, we will perform the work when we arrive. In the event there is damage to the pipes due to age or a preexisting condition, we will reach out to your preferred plumber to request the work be done. Cost of the repair shall be the responsibility of the Property. If the damage was caused directly by the negligence or willful wrongful act of Conserve or its technicians and not due to a preexisting condition, Conserve shall take responsibility for payment of the repairs.

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 Conserve at [meters@conserve.com](mailto:meters@conserve.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, Conserve must be notified at least two business days prior to service date via email at [meters@conserve.com](mailto:meters@conserve.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**

Property Code:

# CONSERVIVE<sup>SM</sup>

The Utility Experts

ID #

Contact:

Date

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  
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### Community Information

Property Name   
 Address   
 City   
 State   
 Zip Code   
 Portfolio

### System Information

Meter Location	<input type="text" value="TBD"/>	Repeaters	<input type="text" value="10"/>
Utility	<input type="text" value="Water"/>	Repeater Issues	<input type="text" value="0"/>
System Type	<input type="text" value="Tapwatch 3"/>	Total UNITS	<input type="text" value="1044"/>
Collector Location	<input type="text" value="TBD"/>	SUBMETERS	<input type="text" value="348"/>
		ISSUES	<input type="text" value="52"/>
		Operating Level	<input type="text" value="85%"/>

### Parts Pricing as Required for Service

Item Type	Part number	Item Description	Qty	Each	Total
<input type="text" value="Electronics"/>	<input type="text" value="120310"/>	<input type="text" value="120310 - Transmitter EN1501 EchoStream PMT w/3 Vol"/>	<input type="text" value="52"/>	<input type="text" value="\$62.00"/>	<input type="text" value="\$3,224.00"/>
<input type="text" value="Water Meter"/>	<input type="text" value="180402"/>	<input (h"="" 1="" 10="" 3="" 4"="" cold="" nextcentury="" poly="" type="text" usg="" value="180402 - 5/8" x=""/>	<input type="text" value="52"/>	<input type="text" value="\$42.00"/>	<input type="text" value="\$2,184.00"/>

### Install / Repair Estimate

LABOR	<input type="text" value="44"/>	<input type="text" value="\$5,500.00"/>	LABOR/TRAVEL
		<input type="text" value="\$5,408.00"/>	PARTS/MATERIALS LISTED ABOVE
		<input type="text" value="\$10,908.00"/>	TOTAL

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Accepted and Approved By:

\_\_\_\_\_  
 Signature Date Print Name and Title

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Property Code:

# CONSERVIVE

The Utility Experts

ID #

Contact:  
 Jessica Gubler  
 (435) 750-2090  
[jgubler@conservice.com](mailto:jgubler@conservice.com)

Date

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	The Forum at Denton Station	Property	Jayne Kennedy	Shana Lundford
Address	201 Inman St	Phone #	940-566-2145	Account Manager
City	Denton	Email	<a href="mailto:jkennedy@forumdenton.com">jkennedy@forumdenton.com</a>	Shaleese Stenbridge
State	TX	Regional	Nick Hooser	Billing Manager
Zip Code	76205	Email	<a href="mailto:nhooser@campusadvantage.com">nhooser@campusadvantage.com</a>	Jessica Owens
		Portfolio	Campus Advantage	Client Manager

### System Information

Meter Type	MM FAM (1/10)	Repeaters	9
Replacement	180402 5/8" x 3/4" NextCentury 1/10 Poly USG Cord (Horizontal or Vertical Install) M201C	Repeater Issues	1
Meter Location	TBD	Total UNITS	1044
Utility	Water	SUBMETERS	331
System Type	Tapwatch 3	ISSUES	62
Communications	EchoStream E1501	Operating Level	81%
Model/ID/Code	RDL#6001		
Frequency	N/A		
Collector Location	TBD		

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	120306	120306 - Repeater EN5040-T EchoStream w/back up	1	\$275.00	\$275.00
Water Meter	180402	180402 - 5/8" x 3/4" NextCentury 1/10 Poly USG Cord	52	\$42.00	\$2,184.00
Electronics	120310	120310 - Transmitter EN1501 EchoStream PMT w3 V	10	\$62.00	\$620.00

### Install / Repair Estimate

LABOR	<input type="text" value="31"/>	\$3,875.00	LABOR/TRAVEL
		\$1,079.00	PARTS/MATERIALS LISTED ABOVE
		<b>\$6,954.00</b>	<b>TOTAL</b>

**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. Sales tax will be included on the final invoice if applicable.

The property may be charged a \$45/hr service fee for over-the-phone technical assistance exceeding 30min.

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.

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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, Conserve 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**



# RealPage Submeter Maintenance Proposal

Tuesday, August 4, 2020

Page 1 of 4

## PROPERTY INFORMATION

**Property** Simple Bills -- Forum at Denton Station  
**Portfolio**  
**Address** 201 Inman Street, Denton, TX 76205

**Units** 349  
**MAP** No

To authorize, please sign this RealPage Submeter Maintenance Proposal and send it via email to [Submeter@RealPage.com](mailto: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> 8/4/2020
----------------------------------

<b>RealPage Submeter Owner</b> Austin Piercefield
--

<b>Approval</b>
-----------------

Phone: (800) 254-9710

Fax: (949) 250-6397

Email: [Submeter@RealPage.com](mailto:Submeter@RealPage.com)