



Control Number: 51613



Item Number: 412

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)

2021 JUN 22 PM 2:27

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

Name	TEXAS SFI PARTNERSHIP 68 LTD. PUBLIC UTILITY COMMISSION						
Mailing Address:	10040 Regency Circle, Suite 200	City	Omaha	State	NE	Zip	68114
Telephone# (AC)	8327082128	Fax # (if applicable)					
E-mail	NSimon@richdale.com						

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

Name	TANGLEWOOD AT VOSS						
Mailing Address:	7510 Burgoyne Road	City	Houston	State	TX	Zip	77063
Telephone# (AC)	8327082128	Fax # (if applicable)					
E-mail	nsimon@richdale.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		Submetered <u>OR</u>	<input checked="" type="checkbox"/>	Allocated ★★★
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Name of utility providing water/wastewater City of Houston

Date submetered or allocated billing begins (or began) 10/01/2021 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"/>	<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

412

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 + 1.2 for each additional bedroom

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

TANGLEWOOD
AT VOSS

APARTMENTS

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

Tanglewood at Voss Apartments would like to request a change from currently sub-metered to allocated watercharges.

Tanglewood at Voss Apartments is a 376 units multi-family apartment community located in the Galleria suburb of Houston, Texas TEXAS SFI PARTNERSHIP 68 LTD purchased this property in December of 2017 After many attempts at repairs and replacements we have discovered that the transmitters as well as the existing system's repeaters are not reading or reporting throughout much of the property. For the past 3 years we have attempted to maintain the sub-metered water process. The total cost to replace our existing system would be approximately \$17,134 33. At this time, a vast majority of our resident units are currently being billed low dollars or zero dollars for usage Although we could replace the sub-meters throughout the property, it would be a large financial burden Since we would have to 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,

Naomi Simon

TEXAS SFI PARTNERSHIP 68 LTD

MAINTENANCE ESTIMATE



YES ENERGY
SUSTAINABLE ENERGY

Property Information

Attention <u>Property Manager</u>	
Property Name <u>Tanglewood at Voss</u>	Estimate Date <u>5/12/2021</u>
Space _____	Estimate Exp Date <u>6/26/2021</u>
Property Acct# <u>p0053495</u>	Prop Mgmt <u>Richdale Management</u>
Address 1 <u>7510 Burgoyne Road</u>	Phone _____
City <u>Houston</u>	WO# <u>36174</u>
State <u>TX</u>	Yes Rep <u>Johanna Estrada</u>
ZIP <u>77063</u>	Return Estimate To: <u>Tonya.Anderson@yardi.com</u>

System Information

DCU / Modem #: <u>Tapwatch.com</u>	Total # of meters: <u>376</u>
Read Type <u>Inovonics TW3 FA/ Echo</u>	Meters Functioning: <u>270</u>
Meter Type <u>AMCO C700 Insiders</u>	Meters To Be Serviced: <u>106</u>
Proposal Coordinator <u>Tonya Anderson</u>	% of Meters Operational: <u>71.81%</u>

Equipment & Labor Estimate

P/N	Equipment Description	Qty	Unit Price	Total Price
36000	EN1501 EchoStream PMT w/Batt	106	\$ 45.50	\$ 4,823.00
61001	Master Meter FAM Poly Complete 1 USG	105	\$ 41.73	\$ 4,381.65
25637	Connector Washer-H 3/4 (20mm)	210	\$ 0.45	\$ 94.50
	#N/A			
	#N/A			
	#N/A			
	#N/A			
Subtotal:				\$ 9,299.15

L&L	Labor Description	Qty	Unit Price	Total Price
L	Labor	54	\$ 100.00	\$ 5,400.00
L	Travel	8	\$ 65.00	\$ 520.00
L	Lodging	9	\$ 100.00	\$ 900.00
L	Freight	1	\$ 248.00	\$ 248.00

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:	\$ 7,068.00
	Sales Tax	8.25% \$ 767.18
	Labor Tax	\$ -
	Total Estimate:	\$ 17,134.33

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 _____	Estimate Date: _____
Property Acct# _____	Estimate Exp Date _____
Address 1 _____	Prop Mgmt _____
Address 2 _____	Phone _____
City _____	WO# _____
State _____	Yes Rep _____
ZIP _____	

Unit	Issue	Unit	Issue
1202	Zero Consumption		Check on Inactive FA Repeater#6
1340	Zero Consumption		Located in Attic Access Unit #1440
1104	Low Battery		
1125	Low Battery		** AMCO C700 & FA Transmitter Obsolete **
1145	Low Battery		** When an FA Transmitter or the AMCO
1146	Low Battery		Meter Need Replaced, They both have
1209	Low Battery		to be Replaced Together **
1216	Low Battery		
1223	Low Battery	1327	Inactive Transmitter
1226	Low Battery	1329	Inactive Transmitter
1233	Low Battery	1330	Inactive Transmitter
1314	Low Battery	1333	Inactive Transmitter
1317	Low Battery	1334	Inactive Transmitter
1325	Low Battery	1336	Inactive Transmitter
1342	Low Battery	1337	Inactive Transmitter
1344	Low Battery	1339	Inactive Transmitter
1401	Low Battery	1351	Inactive Transmitter
1402	Low Battery	1405	Inactive Transmitter
1443	Low Battery	1412	Inactive Transmitter
2114	Low Battery	1416	Inactive Transmitter
2131	Low Battery	1417	Inactive Transmitter
2340	Low Battery	1422	Inactive Transmitter
2410	Low Battery	1423	Inactive Transmitter
2434	Low Battery	1425	Inactive Transmitter
		1426	Inactive Transmitter
1115	Inactive Transmitter	1427	Inactive Transmitter
1117	Inactive Transmitter	1428	Inactive Transmitter
1118	Inactive Transmitter	1429	Inactive Transmitter
1122	Inactive Transmitter	1432	Inactive Transmitter
1123	Inactive Transmitter	1434	Inactive Transmitter
1126	Inactive Transmitter	1437	Inactive Transmitter
1128	Inactive Transmitter	1438	Inactive Transmitter
1133	Inactive Transmitter	1439	Inactive Transmitter
1134	Inactive Transmitter	1442	Inactive Transmitter
1137	Inactive Transmitter	1451	Inactive Transmitter
1139	Inactive Transmitter	1452	Inactive Transmitter
1140	Inactive Transmitter	1453	Inactive Transmitter
1144	Inactive Transmitter	2118	Inactive Transmitter
1147	Inactive Transmitter	2126	Inactive Transmitter
1150	Inactive Transmitter	2128	Inactive Transmitter
1201	Inactive Transmitter	2137	Inactive Transmitter - MM FAM Meter

