



Filing Receipt

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Control Number - 51613

ItemNumber - 724



1715 Enclave Pkwy. Houston, TX 77077
281.558.4858
www.DelrayTX.com

July 30, 2021

Attention:

Cliff Crouch

Manager – Licensing and Compliance Customer Protection

Public Utility Commission of Texas

This is a formal request to change from sub metered billing to allocation. An inspection of our meters was conducted by the company Fluid Meter due to multiple issues with our meters not reading properly. After an inspection was completed the technician at Fluid meter stated that all meters, needed replacement and many were going bad. Fluid Meter provided us with the attached bid. At this time, we are unable to take on this expense and would like to change over to allocation billing.

Sincerely,

Patricia Ortega

Property Manager

delray@lumacorp.com

281-558-4858



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: 7/30/2021

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 | 1715 Investors LLC

Mailing Address: | 1715 Enclave Pkwy. | City | Houston | State | TX | Zip | 77077

Telephone# (AC) | 281-558-4858 | Fax # (if applicable) | N/A

E-mail | delray@lumacorp.com

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

Name | Delray Apartments

Mailing Address: | 1715 Enclave Pkwy. | City | Houston | State | TX | Zip | 77077

Telephone# (AC) | 281-558-4858 | Fax # (if applicable) | NA

E-mail | delray@luamcorp.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) | 9/1/2021 | 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"/>		1. 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"/>		2. 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"/>		3. 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			

For Box #4: if you check off with the % you will need to choose #1, #2, or # 3 from above as the remainder of no more than 50%.

<input type="checkbox"/>		4. Occupancy and size of rental unit	<input type="text"/>	percent (in which no more than 50%) of the utility bill for 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.		

Fluid Meter Sales & Service, Inc.

10321 Monroe Road
Houston, TX 77075-3737

Quote

Ph # 713-991-5279,

contact@fluidmetertx.com

Date: 7/23/2021

Location: 1715 Enclave Pkwy

TO: Delray Apartment Homes
1715 Enclave Pkwy
Houston, TX 77077

Terms: DUE ON RECEIPT

Fax:

P.O. NO.

Quantity	Description	Unit Cost	Total Due
120	MINOMESS 130 WATER METER WITH TRANSMITTER	113 7375	13,648 50
120	INSTALLATION OF WATER METER	25 00	3,000 00

Sub Total \$16,648 50

Sales Tax (8.25%) \$1,373 50

Total Due \$18,022 00

WE APPRECIATE YOUR BUSINESS.

VISA & MASTER CARD ACCEPTED

Fluid Meter Sales & Service, Inc.

10321 Monroe Road
Houston, TX 77075-3737

Ph 713-991-5279, Fax 713-991-4744

contact@fluidmetertx.com

BILL TO: Delray Apartment Homes
1715 Enclave Pkwy ,
Houston, TX 77077



DATE 6/14/2021

INVOICE # 33426

TERMS DUE ON REC

P.O. # 337540

JOB SITE

1715 Enclave Pkwy ,

QTY	DESCRIPTION	RATE	AMOUNT
4	INSPECTION AND CERTIFICATION OF WATER METERS 5/8" Minol # 2013 8013233, # 2013 8013748, # 2013 8013748, # 2013 8013761	100 00	400 00

WE APPRECIATE YOUR BUSINESS

VISA AND MASTER CARD ACCEPTED

Past Due Invoices may be subject to 1 50% late charge

SUBTOTAL \$400 00

SALES TAX (8.25%) \$33 00

TOTAL DUE \$433 00