

Control Number: 51613

Item Number: 84

Addendum StartPage: 0



Registration of Submetered OR Allocated Utility Service

NOTE: Please **<u>DO NOT</u>** include any person or protected information on this form (ex: tax identification #'s, social security #'s, etc.)

Date: 1-21-21
By:
Docket No. <u>5/6/3</u>
(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 Keener Breakers, LLC			-		-					
Mailing Address: 24900 Pitkin Rd, S	Suite 300	City	Spring		State	TX	Zi	p 7	7386	
Telephone # (713) 893-8465	Fax # (if application)	able)	()		E-mail	info(@keer	nermar	nage.com	
NAME, ADDRESS	, AND TYPE OF PE	ROPER	TY WHERE U	TILITY	SERVICE	IS P	ROV	IDED		
Name The Breakers										
Mailing Address: 8801 Monticello Dr City Texas City State TX Zip 7759							7591			
Telephone # (409) 938-8460 Fax # (if applicable) () E-mail thebreakers@keenerman								enermanage.co	m	
x Apartment Complex Con	ndominium	Manufa	ctured Home	Rental (Communi	ty	M	ultiple	e-Use Facility	
If applicable, describe the "multiple	le-use facility" here	:								
	INFORMAT	O NOI	N UTILITY SI	ERVICE						
Tenants are billed for X Wate	er X Wastewate	er		Sub	metered	OR	Х	Alloc	ated **	
Name of utility providing water/w	vastewater City of	Texas C	ity							
Date submetered or allocated billing	ng begins (or began	03/01	/2021		Requi	red				
METHOD USED TO OFFSET CH.	ARGES FOR COM	MON A	REAS Checl	k one lin	e only.					-
Not applicable, because	Bills are based on t	he tena	nt's actual sub	metered	consump	tion				nada.
	There are neither of	commo	n areas <u>nor</u> an	installed	irrigation	n syst	em			
All common areas and the irrig	gation system(s) are	metere	d or submeter	ed:						
We deduct the actual utility charg					allocate th	ie ren	naini	ng cha	arges among	
our tenants.								U	0 0	
X This property has an installed in	rrigation system the	at is no	separately me	etered o	r submete	red:				-
	we deduct at least 25		- '				ater a	nd wa	astewater	
consumption, then allocate the ren	maining charges am	ong ou	r tenants.							
This property has an installed in	rrigation system(s)	that <u>is/</u>	are separately	metered	or subme	etered	:			
We deduct the actual utility charg	ges associated with t	he irrig	gation system(s	s), then	deduct at	least !	5 per	cent c	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	e retail public utilit	y's tota	charges for w	ater and	l wastewa	ter co	nsun	nption	n, 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 to:										
Filing Clerk, Public Utility Comm	ission of Texas									
1701 North Congress Avenue							E C	2(
P.O. Box 13326							1	2021		
Austin, Texas 78711-3326							70	5	777	
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							(A)	(19)		



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(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 Keener Breakers, LLC														
Mailing Address: 24900 Pitk	in Rd, Suite	e 300		City	Spring	State	TX	Zi	p	77386				
Telephone # (713) 893-846	5	Fax	# (if applica	able)	()			E-mail	info(@kee	nerm	anage.c	om:	
NAME, ADI	ORESS, Al	ND I	TYPE OF PR	OPER	ΓΥ WHERE U	JTIL	ITY	SERVIC	E IS P	ROV	IDE	D		
Name The Breakers														
Mailing Address: 8801 Mo	nticello Dr			City	Texas City			State	TX	Zi	p	77591		
Telephone # (409) 938-8460)	Fax	# (if applica	able)	()			E-mail	theb	reake	ers@	keenerr	manage.com	
x Apartment Complex	Condo	mini	um 1	Manufa	ctured Home	Ren	tal C	ommun	ity	M	ultip	ple-Use	Facility	
If applicable, describe the "1	multiple-1	ıse fa	acility" here	:										
		I	NFORMAT	ION O	N UTILITY SI	ERV	ICE							
Tenants are billed for X	Water	Х	Wastewate	r			Sub	metered	OR	Х	All	located **		
Name of utility providing w	ater/wast	ewat	ter City of	Texas Ci	ty					•		***************************************		
Date submetered or allocate	d billing	begii	ns (or began) 03/01	/2021			Requ	ired					
METHOD USED TO OFFSE	the same of the sa	The second of the second	the state of the same of the s	THE PERSON NAMED IN COLUMN 2 IS NOT THE OWNER, THE OWNE		k on	e lin	e only.						
Not applicable, because		-			nt's actual sub	-			ption		***************************************			
	Th	ere a	re neither c	ommor	areas <u>nor</u> an	inst	alled	irrigatio	n syst	em				
All common areas and th		-												
We deduct the actual utility	_	•					nen a	llocate t	he ren	naini	ng c	harges	among	
our tenants.	0										0	0	8	
X This property has an inst	alled irrig	atio	n system tha	at is not	separately m	eter	ed or	submet	ered:		-			
	_	-	•		nt) of the utili					ater a	ınd v	wastew	ater	
consumption, then allocate				_	-	•		Ü						
This property has an inst	The second secon					met	ered	or subm	etered	:				
	-		•		-						cent	of the	utility's	
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 h		-												
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 to:														
Filing Clerk, Public Utility Commission of Texas														
1701 North Congress Avenue														
P.O. Box 13326														
Austin, Texas 78711-3326														
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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									
occupants in all dwelling units at the beginning of the m	•								
occupants in an dwelling units at the beginning of the i	onth for which bills are o	enig rendered.							
Ratio occupancy method:		Number of Occupants for							
Ratio occupancy method:	Number of Comments	- ·							
	Number of Occupants	Billing Purposes							
The number of occupants in the tenant's dwelling unit is adjusted as shown in the table to the right. This	1	1.0 1.6 2.2							
adjusted value is divided by the total of these values	2								
for all dwelling units occupied at the beginning of the	3								
retail public utility's billing period.	>3	2.2 + 0.4 for each additional occupant							
retain public definity s binning period.									
X Estimated occupancy method:	Number of	Number of Occupants for							
is instituted occupancy method.	Bedrooms	Billing Purposes							
The estimated occupancy for each unit is based on the	0 (Efficiency)								
number of bedrooms as shown in the table to the	1	1.6							
right. The estimated occupancy in the tenant's	2								
dwelling unit is divided by the total estimated	3	2.8							
occupancy in all dwelling units regardless of the actual		4.0 4.0 + 1.2 for each additional bedroom							
number of occupants or occupied units.	>3	4.0 + 1.2 for each additional bedroom							
<u> </u>	<u> </u>								
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	•								
1 715 Outside III the Condominant Contract. Describe.									
L									
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 area rented by the tenant divided by the	Joseph Grant Control of the Control								
The square footage of the space rented by the tenant div	vided by the total square fo	ootage of all rental spaces.							