



Filing Receipt

Received - 2021-09-08 04:15:52 PM

Control Number - 51613

ItemNumber - 976



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)

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

Name	Pecan Cove Apartments, LLC (Howard Hall)						
Mailing Address:	P.O. Box 201	City	Martindale	State	TX	Zip	78655
Telephone# (AC)	714-308-6123	Fax # (if applicable)					
E-mail	hdhall@hallgriffin.com						

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

Name	Pecan Cove Apartments						
Mailing Address:	20105/20115 San Marcos Hwy	City	San Marcos	State	TX	Zip	78666
Telephone# (AC)	512-470-9760	Fax # (if applicable)					
E-mail	srodriguez@goodwinre.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 type="checkbox"/>	Wastewater	<input type="checkbox"/>	Submetered OR	<input type="checkbox"/>	Allocated ★★★
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Name of utility providing water/wastewater: Maxwell Special Utility District

Date submetered or allocated billing begins (or began): ? more than 3 years ago Required

METHOD USED TO OFFSET CHARGES FOR COMMON AREAS Check one line only. *included w/response*

<input type="checkbox"/> Not applicable, because	Bills are based on the tenant's actual submetered consumption
<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

METHOD USED TO ALLOCATE UTILITY CHARGES

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

<input 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:		Number of Occupants for Billing Purposes
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	
		1	1.0
		2	1.6
		3	2.2
		≥3	2.2 + 0.4 for each additional occupant

<input type="checkbox"/>	Estimated occupancy method:		Number of Occupants for Billing Purposes
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	
		0 (Efficiency)	1
		1	1.6
		2	2.8
		3	4.0
		≥3	4.0 + 1.2 for each additional bedroom

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

None of the above - see attached documents.

Pecan Cove Water
Allocation WkSht

Main (acct#483)		\$	%
	Gross Bill	\$ 173.26	100%
	Less 15%	\$ 147.27	15%
Allocation	1A	\$ 36.82	25%
Allocation	1B	\$ 36.82	25%
Allocation	1C	\$ 36.82	25%
Allocatin	1D	\$ 36.82	25%
Main (acct#484)		\$	%
	Gross Bill	\$ 203.26	100%
	LAUN	\$ 40.65	20%
	Net LAUN	\$ 162.61	80%
	Less 15%	\$ 138.22	15%
Allocation	2A	\$ 34.55	25%
Allocation	2B	\$ 34.55	25%
Allocation	2C	\$ 34.55	25%
Allocatin	2D	\$ 34.55	25%
Main (acct#168)		\$	%
	Gross Bill	\$ 180.02	100%
	Less 15%	\$ 153.02	15%
Allocation	1	\$ 38.25	25%
Allocation	2	\$ 38.25	25%
Allocation	3	\$ 38.25	25%
Allocatin	4	\$ 38.25	25%
Main (acct#169)		\$	%
	Gross Bill	\$ 196.14	100%
	Less 15%	\$ 166.72	15%
Allocation	5	\$ 41.68	25%
Allocation	6	\$ 41.68	25%
Allocation	7	\$ 41.68	25%
Allocatin	8	\$ 41.68	25%
Main (acct#170)		\$	%
	Gross Bill	\$ 199.11	100%
	Less 15%	\$ 169.24	15%
Allocation	9	\$ 42.31	25%
Allocation	10	\$ 42.31	25%
Allocation	11	\$ 42.31	25%
Allocatin	12	\$ 42.31	25%

20105 San
Marcos Hwy

20115 San
Marcos Hwy

708 - 710
712 - 714
Martindale Rd.

724 - 726
728 - 730
Martindale Rd.

742 - 744
746 - 748
Martindale Rd.

\$	%
	100%
\$ -	15%
\$ -	25%
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MAXWELL
SPECIAL UTILITY
DISTRICT
512-357-6253

PO BOX 158
Maxwell, TX 78656
www.maxwellsud.com

GROUP BILLING INVOICE

Statement Due Date 06/15/2021

PECAN COVE APARTMENTS LLC
GOODWIN PROPERTIES
PO BOX 204296
AUSTIN, TX 78720

Account No.	Location Address	Acc. No.	Usage	Previous Balance	Current Charge	Total Due	After Due Date
483	20115 SAN MARCOS HIGHWAY	483	7015	\$0.00	\$173.62	\$173.62	\$173.62
169	3635 FM 1979/CCR 102-CCR	169	10002	\$0.00	\$196.14	\$196.14	\$196.14
168	CCR 102-CCR 102 & HWY 80	168	7864	\$0.00	\$180.02	\$180.02	\$180.02
170	CCR 102-CCR 102 & HWY 80	170	10384	\$0.00	\$199.11	\$199.11	\$199.11
484	20105 SAN MARCOS HIGHWAY	484	10918	\$0.00	\$203.26	\$203.26	\$203.26
Totals				\$0.00	\$952.15	\$952.15	\$952.15

ATTENTION!!! LATE FEES AND DISCONNECTS WILL START TO BE ASSESSED AGAIN IN JUNE!!! PLEASE CONTACT US IF YOU NEED TO ARRANGE A PAYMENT PLAN!

Service From 04/19/2021 to 05/19/2021

MAXWELL
SPECIAL UTILITY
DISTRICT
512-357-6253

Make Checks Payable and Remit to:

Maxwell Special Utility District
P.O. Box 158
Maxwell, TX 78656

PECAN COVE APARTMENTS LLC
GOODWIN PROPERTIES
PO BOX 204296
AUSTIN, TX 78720

Account No.	Total Due	After Due Date
483	173.62	173.62
169	196.14	196.14
168	180.02	180.02
170	199.11	199.11
484	203.26	203.26

Statement Due Date 06/15/2021

Totals	
Previous Balance	\$0.00
Current Charges	\$952.15
Total Due	\$952.15
After Due Date	\$952.15