



Filing Receipt

Received - 2022-08-26 02:32:24 PM
Control Number - 51619
ItemNumber - 66

DOCKET NO. 51619
SOAH DOCKET NO. 473-22-2652

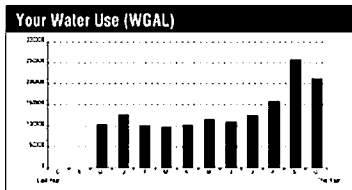
APPENDIX TO COMPLAINANT SECOND REQUEST FOR
INFORMATION TO CONSERVANCE

8/26/22

DECEMBER 2019 BILLING

Found in Item 60 page 8 in the pdf

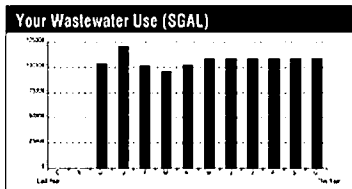
Service Details



Current Month

Days of service	31
Gallons used	212400
Avg. gallons per day	6851.6
Avg. cost per day	\$47.63

11 month avg. consumption: 137490.91



Current Month

Days of service	31
Gallons used	108700
Avg. gallons per day	3506.5
Avg. cost per day	\$32.17



WATER SERVICE

3506 MANCHACA RD, ZIP: 78704

Meter # 188462

Read Date	09/13/2019	10/14/2019	Consumption
Read	103809	105933	2124
	Reading Difference in Hundreds		2124
	Total Consumption in Gallons		212400

City of Austin Water - Multi-Family

Customer Charge	\$75.10
Fixed Charge	\$292.00
212,400 Gallons at \$5.00 per 1,000 - On Peak	\$1,062.00
212,400 Gallons at \$0.15 per 1,000 - Water Community Benefit Charge	\$31.86
212,400 Gallons at \$0.05 per 1,000 - Reserve Fund Surcharge	\$10.62
Private Hydrant Fee 2 @ \$2.44 ea	\$4.88

TOTAL CURRENT CHARGES \$1,476.46

\$ 1104.48



WASTEWATER SERVICE

3506 MANCHACA RD, ZIP: 78704

City of Austin Wastewater - Multi-Family

Customer Charge	\$10.30
108,700 Gallons at \$8.93 per 1,000	\$970.69
108,700 Gallons at \$0.15 per 1,000 - WW Community Benefit Charge	\$16.31

TOTAL CURRENT CHARGES \$997.30

\$987.00



Post Month 12/2019

Water Charges

Your water charges are calculated based on local utility provider bills. Conservice will take the monthly charges and subtract the designated common area deduction amount. A common area deduction occurs when a property decides to pay for commonly used areas (i.e., leasing office, fitness center, pool, etc.). After the common area expense has been removed, Conservice will use the number of occupants in the unit and the unit's square footage, compared with the total square footage (of all occupied units) at the community, to calculate your monthly water bill.

A 25% common area deduction is subtracted from the total water charge for your building to calculate the amount that will be allocated to residents.	$\$1104.48 - \$276.12 = \$828.36$
The adjusted expense is divided in half.	$\$828.36 / 2 = \414.18
Half of the expense is divided by the total number of occupants in your building to calculate the per occupant amount.	$\$414.18 / 70 \text{ occupants} = \$5.92 \text{ per occupant}$
If your apartment has 2 occupants, the per occupant charge will be multiplied by 2 to calculate your total monthly occupant charge.	$\$5.92 \times 1 \text{ occupants} = \5.92
The other half of the provider expense will be divided by the square feet of your building to calculate the per square foot charge.	$\$414.18 / 38877 \text{ square feet} = \$0.010654 \text{ per square foot}$
The per square foot charge will be multiplied by the square footage of your unit to calculate your total monthly square footage charge.	$\$0.010654 \times 694 \text{ square feet} = \7.39
Your monthly occupant charge will then be added to your monthly square footage charge to calculate your total monthly water charge.	$\$5.92 + \$7.39 = \$13.31$

Total amount allocated to Gallery II residents for water usage on Dec. 2019 rental bill



Sewer Charges

Your sewer charges are calculated based on local utility provider bills. Conservice will take the monthly charges and subtract the designated common area deduction amount. A common area deduction occurs when a property decides to pay for commonly used areas (i.e., leasing office, fitness center, pool, etc.). After the common area expense has been removed, Conservice will use the number of occupants in the unit and the unit's square footage, compared with the total square footage (of all occupied units) at the community, to calculate your monthly sewer bill.

A 25% common area deduction is subtracted from the monthly expense to calculate the amount that will be allocated to residents.	$\$987.00 - \$246.75 = \$740.75$
The adjusted expense is divided in half.	$\$740.75 / 2 = \370.13
Half of the expense is divided by the total number of occupants at your community to calculate the per occupant amount.	$\$370.13 / 70 \text{ occupants} = \$5.29 \text{ per occupant}$
If your apartment has 2 occupants, the per occupant charge will be multiplied by 2 to calculate your total monthly occupant charge.	$\$5.29 \times 1 \text{ occupants} = \5.29
The other half of the provider expense will be divided by the square feet in your community to calculate the per square foot charge.	$\$370.13 / 38877 \text{ square feet} = \$0.010654 \text{ per square foot}$
The per square foot charge will be multiplied by the square footage of your unit to calculate your total monthly square footage charge.	$\$0.010654 \times 694 \text{ square feet} = \6.61
Your monthly occupant charge will then be added to your monthly square footage charge to calculate your total monthly sewer charge.	$\$5.29 + \$6.61 = \$11.90$

Total amount allocated to Gallery II residents for wastewater usage on Dec. 2019 rental bill

Copy of Info found in Item 1 on pdf pages 17 and 18



Your utility statement due on **12/01/2019** is ready. A summary of your charges is below, for the account number ending in **2691**. To view the bill or see payment options, please click below.

We see that you have not logged in to our site. Before you can access your utility information, please click 'View Statement' and register your account using the pin: **7634**. To view the bill or see payment options, please click below.

Current Rent and Lease Charges

SERVICE TYPE	SERVICE PERIOD	CHARGES
Rent	12/01/2019 - 12/31/2019	\$1,050.00
Rent and Leasing Charges Due 12/01/2019		\$1,050.00

Current Utility Charges

SERVICE TYPE	SERVICE PERIOD	CHARGES
Water Base Charge 2	10/03/2019 - 10/29/2019	\$3.56
Drainage 5	10/03/2019 - 10/29/2019	\$12.53
Pest Control	12/01/2019 - 12/31/2019	\$5.00
Sewer Base 2	10/03/2019 - 10/29/2019	\$0.10
Sewer 4	10/03/2019 - 10/29/2019	\$11.90
Trash	12/01/2019 - 12/31/2019	\$9.00
Trash Admin Fee	Conservice is a service provider contracted to prepare monthly statements and provide residents with conservation resources.	\$3.00
Valet Trash	12/01/2019 - 12/31/2019	\$25.00
Water 4	10/03/2019 - 10/29/2019	\$13.31
Current Utility Charges due	the later of 16 days after the statement date listed above or 12/01/2019	\$83.40
Total Current Charges		\$1,133.40
Prior Balance		\$0.00
Grand Total Due		\$1,133.40

[VIEW STATEMENT](#)

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CERTIFICATE OF SERVICE

I certify that, unless otherwise ordered by the presiding officer, notice of the filing of this document was provided to all parties of record on August 26, 2022 in accordance with the Order Suspending Rules filed in Project No. 50664.

/s/ Jeff Connors
Jeff Connors
Complainant