



Filing Receipt

Filing Date - 2023-08-02 04:24:42 PM

Control Number - 54440

Item Number - 1020

CRS Property Schedule 252

Reported as of 08/2/2023

Mayfield(TX4MF) - Property Summary

- [1] This is the total number of apartments excluding down units
- [2] This is the number of vacant units at the start of the billing period.
- [3] This is the occupancy at the start of the billing period.
- [4] This is the number of apartments billed either by allocating, submetering, estimated due to faulty a meter or estimated on their SODA.
- [5] Soda estimates are counted in the total number of apartments billed for the period

Number of apartments [1] 258
 Total Sq/Ft of apartments 232,359

Cost Type	Period Start	Period End	Occupancy % [3]	# of Apartments Billed in the Period [4]	# Current Residents Estimated (due to meter problem)	# Residents Estimated on SODA [5]	Median Resident Bill	Maximum Resident Bill	# Current Residents Excluded because not enough history to estimate	# Residents Excluded because all charges were waived	# Residents Excluded due to no CRS mappings
Water	05/11/2023	06/10/2023	93.00%	248	85	37	\$33.19	\$542.40	0	0	0
Water	05/11/2023	06/10/2023	93.00%	248	85	37	\$33.19	\$542.40	0	0	0

Mayfield(TX4MF) - Cost Type Recovery Summary

- [1] This represents the period that spans the billing periods of all invoices for the specific cost type
- [2] This is the amount that we have CRS mappings defined for (as of the date when the schedule was created) and can therefore potentially bill back to residents
- [3] Deductions are only made for charges allocated using the following allocation methods: Occpuancy, Occupancy + Sqft, Average Occupancy, Sqft
- [4] This also includes estimated amounts for faulty meter reads

Cost Type	Period Start	Period End	Days in period [1]	Invoice Total	Allocable Amount [2]	Common Area Deduction % [3]	Common Area deduction	Subsidy	Net Allocable	Amount Allocated / Submetered [4]	Amount Estimated on SODAs	Amount waived	Recovery of Invoice Total %	Recovery of Allocable %
Water	05/11/2023	06/10/2023	31	\$0.00	\$0.00	0.00%	-	-	\$0.00	\$9,248.83	\$1,682.54	-	0.00%	0.00%

Mayfield(TX4MF) - Charge Summary

- [1] This is the potential allocable amount based on the latest mappings as of the date this schedule was created. Please note existing residents with old mappings may have costs billed as different charges.
- [2] This is the amount billed to current residents i.e. excludes previous residents
- [3] This is the % of residents billed the charge relative to all current residents billed in this schedule

Cost Type	Charge	Potential Allocable [1]	Current Schedule			Prior Schedule			Difference to Prior Schedule			
			Amount Billed [2]	Calculated Unit Rate	Number of residents billed	Penetration % [3]	Amount Billed [2]	Calculated Unit Rate	Number of residents billed	Penetration % [3]	Amount Billed	Calculated Unit Rate
Water	Water Charges	\$0.00	\$5,769.00		213	100.00%	\$6,187.63	222	100.00%	\$(418.63)		0.00%
Water	Wastewater Charges	\$0.00	\$3,479.83		213	100.00%	\$3,726.83	222	100.00%	\$(247.00)		0.00%



CY 2023 Registration of Submetered OR Allocated Utility Service

Control Number: **54440**
 Registration No.: _____
 (this number to be assigned by the PUC after your form is filed)

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

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

Name	Venterra Realty						
Mailing Address:	20333 Hwy 249, Suite 650	City	Houston	State	TX	Zip	77070
Telephone# (AC)	4095998494						
E-mail	achacon@venterraliving.com						

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

Name	Mission Mayfield Downs						
Mailing Address:	2901 East Mayfield Rd.	City	Grand Prairie	State	TX	Zip	75052
Telephone# (AC)	972-641-9600						
E-mail	achacon@venterraliving.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	<input type="checkbox"/> Submetered <u>OR</u>	<input checked="" type="checkbox"/> Allocated ★★★
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Name of utility providing water/wastewater: City of Grand Prairie Water Utilities

Date submetered or allocated billing begins (or began): 09/01/2023 Required

METHOD USED TO OFFSET CHARGES FOR COMMON AREAS Check one line only.

<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 ★★★

You can e-file this form online through the PUC Interchange Filer (<https://interchange.puc.texas.gov/filer>).
 - You can find instructions for E-Filing at <https://www.puc.texas.gov/industry/filings/E-FilingInstructions.pdf>.

Or you may mail **one** copy to:
 For USPS:

For all other delivery or courier services:

Public Utility Commission of Texas Central Records
 P.O. Box 13326
 Austin, TX 78711-3326

Public Utility Commission of Texas Central Records
 1701 N. Congress Ave., 8-100
 Austin, TX 78701

METHOD USED TO ALLOCATE UTILITY CHARGES

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

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.

<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%.

4. Occupancy and size of rental unit 50 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:

- 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:

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 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.

**Mission Mayfield Downs
2901 East Mayfield Rd.
Grand Prairie, TX 75052**

July 31, 2023

Executive Director
Texas Public Utility Commission
Attention: Records
William B. Travis Building
1701 N. Congress Avenue, 7th Floor
Austin, Texas 78701

*Re: Mission Mayfield Downs Apartments
2901 East Mayfield Rd, Grand Prairie TX 75052*

Dear Sir/Madam:

In accordance with Texas Public Utility Commission (“PUC”) Rule 24.279(d) entitled “Change from Sub-Metered to Allocated Billing” this shall serve as formal request by VR Mayfield Limited Partnership (“Mission Mayfield”) to convert from sub-metering billing to allocated or RUBS billing. Mission Mayfield contends there is “good cause” for the PUC to approve this conversion request as demonstrated herein due to equipment failure.

Mission Mayfield bills its residents per a water sub-metering system. Mission Mayfield has 258 apartment units. The water sub-meters at Mission Mayfield are approximately eleven (11) years old. Since purchasing the community in 2022 we have noted a systematic failure of the installed meter systems. As of July, the number of non-operating and malfunctioning water sub-meters numbers 85 out of 258, more than 30% of the community. 25 meters have been identified via remote auditing as having critical errors resulting in replacement while the additional misreporting meters would need in depth technician diagnostics to determine replacement needs.

The replacement cost of approximately 85 water sub-meters needing to be replaced would come at a cost of \$11,947 (\$140.56 per meter). It is expected the remaining 173 water sub-meters will need to be replaced or need technician intervention in the near future, and at a minimum additional cost of \$24,316.88 for replacements.

Though Mission Mayfield understands the advantage of billing its residents per a water sub-metering methodology, replacing the current system will create undue economic hardship for the owners of the community. Consequently, Mission Mayfield is respectfully requesting the PUC approve the request to convert from a water sub-metering methodology to an allocated methodology; conditional on Mission Mayfield fulfilling the requirements set forth in PUC Rule 24.279.

Please advise if you have any questions or need any additional information. My contact information is 281.822.9178 or my cell at 409.599.8494.

Sincerely

Alejandro Chacon
Ancillary Services Analyst
Venterra Realty