

Filing Receipt

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# CY 2023 Registration of Submetered OR Allocated Utility Service

NOTE: Please <u>DO NOT</u> include any person or protected information on

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

this form (ex: tax identification #'s, social security #'s, etc.)				
PROPERTY OWNER: Do <u>not</u> enter the name of the owner's contract manager, management company, or billing company.				
Name   Obsidian Summer Gate Owner L				
Mailing Address: 2001 Network BIVO St City	Frisco State TX Zip 75034			
Telephone# (AC) 972-256-6558				
E-mail summergate.pm@cafmar	nagement.com			
NAME, ADDRESS, AND TYPE OF PROPE	RTY WHERE UTILITY SERVICE IS PROVIDED			
Name   Summer Gate Apartments				
Mailing Address: 3801 N. Belt Line Ko. City	Irving State TX Zip 75038			
Telephone# (AC) 9/2-250-0558				
E-mail summergate.pm@cafma	nagement.com			
Apartment Complex 🗶 Condominium Manu	ufactured 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 <u>OR</u> ★ Allocated ★★★			
Name of utility providing water/wastewater   City of	rving			
Date submetered or allocated billing begins (or began)	Required			
METHOD USED TO OFFSET CHARGES FOR COMMON	AREAS Check one line only.			
Not applicable, because Bills are based on the ter	nant's actual submetered consumption			
There are <u>neither</u> comm	on areas <u>nor</u> an installed irrigation system			
X All common areas and the irrigation system(s) are mete	red or submetered:			
We deduct the actual utility charges for water and wastew	ater to these areas then allocate the remaining charges among			
our tenants.				
This property has an installed irrigation system that is n	ot separately metered or submetered:			
We deduct at least 25 percent (we deduct at least 25 percent)	cent) of the utility's total charges for water and wastewater			
consumption, then allocate the remaining charges among of	our tenants.			
This property has an installed irrigation system(s) that $\underline{i}$	s/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 <u>not</u> have an installed irrigation system:				
· · · · · · · · · · · · · · · · · · ·	tal 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 <b>one</b> copy to: For all other delivery or courier services:				
Or you may mail <b>one</b> copy to: For USPS:	Tot all other derivery of courter services.			
Public Utility Commission of Texas Central Records	Public Utility Commission of Texas Central Records			
P.O. Box 13326	1701 N. Congress Ave., 8-100			
Austin, TX 78711-3326	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.

Ratio occupancy method:		Number of Occupants for
	Number of Occupants	Billing Purposes
The number of occupants in the tenant's dwelling unit	1	1.0
is adjusted as shown in the table to the right. This	2	1.6
adjusted value is divided by the total of these values	3	2.2
for all dwelling units occupied at the beginning of the	>3	2.2 + 0.4 for each additional occupant
retail public utility's billing period.		_

3. Estimated occupancy method:	Number of	Number of Occupants for
	Bedrooms	Billing Purposes
The estimated occupancy for each unit is based on the	0 (Efficiency)	1
number of bedrooms as shown in the table to the	1	1.6
right. The estimated occupancy in the tenant's	2	2.8
dwelling unit is divided by the total estimated	3	4.0
occupancy in all dwelling units regardless of the actual	>3	4.0 + 1.2 for each additional bedroom
number of occupants or occupied units.		

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

X	4 Occupancy and size of vental unit	ĺ	percent (in which no more than 50%) of the utility bill for
<b>A</b>	4. Occupancy and size of rental unit		i 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.

الل	LEASE ADDENDUM FOR ALLOCATING WATER/WASTEWATER COSTS						
1.	Addendum. This is an addendum to the TAA Lease Contract for Apt. No Obsidian Summer Gate Owner LLC	802	in the				
	Apartments in	Irving	,				
	Texas. The terms of this addendum will control if the terms of the Lease and this adde	endum conflict.					
2.	Reason for allocation. When water and wastewater bills are paid 100 percent by the property owner, residents have no incentive to conserve water. This results in a waste of our state's natural resources and adds to the overhead of the property—and that usually means higher rents. Allocation of water bills saves money for residents because it encourages them to conserve water and wastewater. We as owners also have incentive to conserve because we are required by law to pay a portion of the total water bill(s) for the entire apartment community.						
3.	Your payment due date. Payment of your allocated water/wastewater bill is due 16 days after the date it is postmarked or hand delivered to your apartment. You agree to mail or deliver payment to the place indicated on your bill so that paymen is received no later than the due date. You will pay a late charge of 5 percent of your water/wastewater bill if we don't receive timely payment. If you are late in paying the water bill, we may not cut off your water; but we may immediately exercise all other lawful remedies, including eviction—just like late payment of rent.						
4.	<b>Allocation procedures.</b> Your monthly rent under the TAA Lease Contract does <i>not</i> include a charge for water and wastewater. Instead, you will be receiving a separate bill from us each month for such utilities. We may include this item as a separate and distinct charge as part of a multi-item bill. We will allocate the monthly mastermeter water/wastewater bill(s for the apartment community, based on an allocation method approved by the Public Utility Commission of Texas (PUC) and described below.						
	The allocation method that we will use in calculating your bill is noted below and desc Section 24.281 of the PUC rules <i>(check only one)</i> :	ribed in the following s	ubdivision of				
	🗓 subdivision (i) actual occupancy;						
	☐ subdivision (ii) ratio occupancy (PUC average for number of occupants in unit);						
	☐ subdivision (iii)average occupancy (PUC average for number of bedrooms in unit	t);					
	☐ subdivision (iv)combination of actual occupancy and square feet of the apartmen	t; or					
	☐ subdivision (v) submetered hot/cold water, ratio to total.						
	The normal date on which the utility company sends its monthly bill to us for the water/wastewater mastermeter is about the15 day of the month. Within 10 days thereafter, we will try to allocate that mastermeter bill among our residents by allocated billings.						
5.	<b>Common area deduction.</b> We will calculate your allocated share of the masterme to PUC rules. Before calculating your portion of the bill, we will deduct for irrigation of lauses, as required by PUC rules. We will also deduct for any utility company base cost that you won't be paying any part of such charges for vacant units. No administrational mastermeter water/wastewater bill(s) to be allocated unless expressly allowed be included in the bill except your unpaid balances and any late fees you incur. If we fail to company on time and incur penalties or interest, no portion of such amounts will be in	andscaping and all other sharges and customer s ative or other fees will b by PUC rules. No other s to pay our mastermeter	er common area service charges be added to the amounts will be				

- 6. Change of allocation formula. The above allocation formula for determining your share of the mastermetered water/ wastewater bill cannot be changed except as follows: (1) the new formula is one approved by the PUC; (2) you receive notice of the new formula at least 35 days before it takes effect; and (3) you agree to the change in a signed lease renewal or signed mutual agreement.
- 7. Previous average. As required under PUC rules, you are notified that the average monthly bill for all dwelling units in 41.12 per unit, varying from \$ 27.85 the previous calendar year was \$ \_\_ \_ to \$ <u>174.90</u> to highest month's bills for any unit in the apartment community for this period, if such information is available. The above amounts do not reflect future changes in utility company water rates, weather variations, total water consumption, residents' water consumption habits, etc.
- 8. Right to examine records. During regular weekday office hours, you may examine: (1) our water/wastewater bills from the utility company; (2) our calculations of your monthly allocations; and (3) any other information available to you under PUC rules. Please give us reasonable advance notice to gather the data. Any disputes relating to the computation of your bill will be between you and us.
- 9. PUC. Water allocation billing is regulated by the PUC. A copy of the rules is attached. This addendum complies with those
- 10. Conservation efforts. We agree to use our best efforts to repair any water leaks inside or outside your apartment no later than 7 days after learning of them. You agree to use your best efforts to conserve water and notify us of leaks.

Signatures of All Residents	Signature of Owner or Owner's Representative