



Filing Receipt

Filing Date - 2023-05-16 09:53:18 AM

Control Number - 54440

Item Number - 666



CY 2023 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.)

Control Number: **54440**

Registration 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 BG Property Owner LLC

Mailing Address: 2527 Fairmount Street City Dallas State TX Zip 75201

Telephone# (AC) 512-480-9886

E-mail cheryl.caudill@rpmiliving.com

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

Name Bardin Greene Apartments

Mailing Address: 300 Bardin Greene Dr City Arlington State TX Zip 76018

Telephone# (AC) 817-646-9877

E-mail bardingreene@rpmiliving.com

☒ Apartment Complex ☐ Condominium ☐ Manufactured 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 OR ☒ Allocated ★★ ★

Name of utility providing water/wastewater Arlington Utilities

Date submetered or allocated billing begins (or began) 06/01/2023 Required

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

☐ Not applicable, because ☐ Bills are based on the tenant's actual submetered consumption

☐ 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.

<input type="checkbox"/>	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.
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<input checked="" type="checkbox"/>	2. Ratio occupancy method:	Number of Occupants	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.		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:	Number of Bedrooms	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.		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 reminder of no more than 50%.

<input type="checkbox"/>	4. Occupancy and size of rental unit	<input type="checkbox"/>	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:
			<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.

[INSERT COMPANY LETTERHEAD]

May 16, 2023
Public Utility Commission of Texas, Filing Clerk
1701 North Congress Ave
P.O. Box 13326
Austin, TX 78711-3326

RE: Request to Change from Submetered to Allocated Water Billing at Bardin Greene
Apartments: 300 Bardin Greene Dr, Arlington, TX 76018 (the "Property")

Dear Public Utility Commission of Texas:

The water submetering system at the above referenced Property is an old system which has experienced multiple instances of equipment failure since 06/2021 and requires replacement. Employees and contractors at the Property have made diligent efforts to repair the meters without success.

The Property has explored the feasibility of replacing the submetering system, but the cost would be prohibitive. The enclosed proposal shows the significant cost for the replacement of the system which the Property's budget cannot support. Consequently, we believe that good cause exists pursuant to 16 Texas Administrative Code ("TAC") § 24.279(d) and Texas Water Code § 13.502(e) to change from submetered billing to allocated billing. If approved, it is our intent to provide existing tenants 35-day notice of the new allocation and request their written consent of such modification following 16 TAC § 24.279(c). New move-ins would be informed of the allocated water billing pursuant to TAC § 24.279(a) at the time of leasing.

We intend to use the following allocation system: deduct five (5%) of the water/wastewater bill to account for the common areas and allocate the remaining ninety-five (95%) back to the residents based on ratio occupancy per 16 TAC § 24.281. Irrigation is separately metered at the property and will not be used in the allocation per 16 TAC § 24.281(e)(1)(B)(iii).

We respectfully request approval of the conversion to water allocation billing for the Property. if you have any questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'Cheryl Caudill', with a stylized, flowing script.

Cheryl Caudill

Enclosure