



## **Filing Receipt**

**Filing Date - 2024-12-05 02:38:11 PM**

**Control Number - 56021**

**Item Number - 1777**

# **CY 2024 Registration of Submetered or Allocated Utility Service**

**Registration Number: Not Entered**

## **Property Owner**

David Shippy  
6300 Bridge Point Pkwy Ste.3-300  
Austin, TX 78730  
(713) 295-1537  
Trevor@QuantumLeapMGT.com

## **Property Manager**

Quantum Leap Property Management LLC  
6300 Bridge Point Pkwy Ste.3-300  
Austin, TX 78730  
(713) 295-1537  
Trevor@QuantumLeapMGT.com

## **Property Where Utility Service Is Provided**

Indigo Apartments  
11501 Braesview  
San Antonio, TX 78213  
(713) 295-1537  
Trevor@QuantumLeapMGT.com

**Property Type:** Apartment (Apartment House)

## **Information on Utility Service**

**Tenants are billed for?** Both Water and Wastewater  
**Submetered or Allocated?** Changing from Submetered to Allocated  
**Name of utility providing service:** San Antonio Water Systems

## **Changing from Submetered to Allocated**

Changing from submetered to allocated has been requested.

### **Method Used to Allocate Utility Charges**

The following methods are used:

- Occupancy Method
- Occupancy and Size of Rental Unit, Percentage = 50%
- Submetered hot water

### **Method Used to Offset Charges for Common Areas**

The following methods were checked:

- Installed irrigation system that is/are separately metered or submetered.

### **Required Documents Uploaded**

The following documents were required:

- Letter requesting change from submetered to allocated.

The following documents were uploaded:

- Indigo - PUC Utility Billing Update Request Metered to Allocation.pdf

### **Filing Party**

This registration was filed by the Property Manager.

To Whom It May Concern:

The Indigo Apartments would like to request permission to change our billing method from submetered to allocated billing, in accordance with PUC rule § 24.279(d), which allows for such a change with written approval from the PUC after demonstrating good cause and meeting the rental agreement requirements outlined in subsections (a), (b), and (c) of this section.

Examples of good causes may include:

1. Equipment failures, or
2. Meter reading or billing issues that cannot feasibly be corrected.

We have been experiencing ongoing equipment failures that require constant repairs. Due to inaccurate or missing meter readings, we have been unable to bill our residents for their water usage, resulting in our ownership subsidizing these expenses. Specifically, our current systems only record hot water usage, leading to significant losses of thousands of dollars each month due to unaccounted cold-water usage. This has also caused insufficient and inconsistent rebilling.

If we are permitted to switch to allocated billing, we understand that, as stated in subsection (c), an owner may not change the billing method unless the tenant has agreed to the change by signing a lease or other written agreement. Furthermore, we will provide notice of the proposed change at least 35 days before implementing the new billing method.

Upon receiving written approval, we will issue a 35-day notice to the community regarding the proposed change and request that residents sign the new allocation addendum. If current tenants sign the addendum, we will move forward with implementing water allocation for both them and for new tenants and renewals who also sign it.

Please let us know if we may proceed with these steps to switch to allocated billing.