



Filing Receipt

Filing Date - 2025-02-07 09:59:59 AM

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CY 2025 Registration of Submetered or Allocated Utility Service

Registration Number: s2560

Property Owner

Bay Breeze MHC Corpus Christi LLC
4305 N Garfield St Ste 226
Midland, TX 79705
(866) 733-7931
contact@truenorthcommunities.org

Property Manager

True Star Management
4305 N Garfield St Ste 226
Midland, TX 79705
(866) 733-7931
contact@truestarmgmt.com

Property Where Utility Service Is Provided

Bay Breeze MHC Corpus Christi LLC
1545 N Lexington Blvd
Corpus Christi, TX 78409
(361) 271-0704
baybreeze@truestarmgmt.com

Property Type: Manufactured Home Rental Community

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: City of Corpus Christi

Changing from Submetered to Allocated

Changing from submetered to allocated has been requested.

Method Used to Allocate Utility Charges

The following methods are used:

- Estimated Occupancy Method

Method Used to Offset Charges for Common Areas

The following methods were checked:

- No installed irrigation system.

Required Documents Uploaded

The following documents were required:

- Letter requesting change from submetered to allocated.

The following documents were uploaded:

- Bay Breeze Letter to Change to Allocation.pdf

Filing Party

This registration was filed by the Property Manager.



TRUE STAR MANAGEMENT
AFFORDABLE HOUSING AT ITS BEST

Dear Public Utility Commission of Texas,

I am writing on behalf of Bay Breeze MHC Corpus Christi LLC to formally request a transition from sub-metered billing to an allocation-based billing method. This request is due to the fact that approximately 50% of the sub-meters on our property are currently non-functional, making it impossible to accurately bill tenants based on actual usage.

Despite our ongoing efforts to repair or replace the faulty meters, the current situation has resulted in inconsistent and unreliable billing. To ensure fair and equitable distribution of utility costs among our residents, we believe that an allocation-based system is the most appropriate temporary solution until all meters are fully operational.

We kindly ask for your guidance on the necessary steps to implement this transition and ensure compliance with all applicable regulations. Please let us know if additional documentation or an official application is required to facilitate this process.

Thank you for your time and consideration. We appreciate your assistance in resolving this matter efficiently. Please feel free to contact me at 719-250-4091 or Dena@truestarcapital.com if you require any further information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dena Nicks', is written over a light blue horizontal line.

Dena Nicks
Senior Regional Manager
True Star Capital