



Filing Receipt

Filing Date - 2025-01-08 09:31:30 AM

Control Number - 57435

Item Number - 27

CY 2025 Registration of Submetered or Allocated Utility Service

Registration Number: S6853

Property Owner

Mid America Apartments LP
6815 Poplar Ave Suite 500
Germantown, TN 38138
(901) 682-6600
utility.billing@maac.com

Property Manager

Mid America Apartments LP
6815 Poplar Ave Suite 500
Germantown, TN 38138
(901) 682-6600
utility.billing@maac.com

Property Where Utility Service Is Provided

MAA Brushy Creek
11300 W PARMER LN
Cedar Park, TX 78613
(512) 388-3933
maabrushycreek@maac.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: City of Cedar Park

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%

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:

- MAA Brushy Creek Filing Docs 2025-01-08.pdf

Filing Party

This registration was filed by the Property Owner.



January 8, 2025

Public Utility Commission of Texas
William B. Travis Building
1701 N. Congress Ave Suite 7-110
Austin, TX 78701

Mid America Apartments LP
6815 Poplar Ave Suite 500
Germantown, TN 38138

The purpose of this letter is to correct the currently documented billing method for MAA Brushy Creek (formerly known as Silverado at Brushy Creek) from submetered to allocated billing. We hired a 3rd party vendor to randomly inspect 3 apartments and no submeters were located. The onsite management team also confirms that they have never seen any submeters inside the apartments. The property was built in 2002 before submeters were required.

Attached to this letter is the invoice and findings of the apartments that were inspected.

Bethany Hilton
Director Billing Systems
4401 Northside Pkwy Suite 600
Atlanta, GA 30327
734.718.7277

SERVICE SUMMARY REPORT



THINK UTILITY SERVICES
Intelligent Utility Solutions

Service Date(s): 01/14/2020
Property Name: Silverado at Brushy Creek
Property Type: Residential
Property AMR Type: Tapwatch (Inovonics)
Total Work Orders: 3
Project Manager Name: Rhiannon Morris
Remaining Work Orders: 0

UNIT TESTING

Property	Date	Building	Unit	Meter Information					Transmitter Information		Equipment Location
				Size	Brand	Model	Lay Length	Pulse/Gallons	Brand	Model	
Silverado at Brushy Creek	1/14	-	513	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No meters were located within the unit.
Silverado at Brushy Creek	1/14	-	611	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No meters were located within the unit.
Silverado at Brushy Creek	1/14	-	1314	N/A	N/A	N/A	N/A	N/A	N/A	N/A	No meters were located within the unit.

Additional Comments/Recommendations:

No existing submetering system is present at this community.



THINK UTILITY SERVICES

Intelligent Utility Solutions

4677 118TH Ave N
Clearwater, FL 33762
Phone: (727) 573-9500
Fax: (727) 456-2146

DATE:	January 31, 2020
INVOICE #	48218.266
REFERENCE:	Submeter Upgrade Project

482.2018

Bill To:
Mid-America Apartment Communities
6815 Poplar Avenue, Suite 500
Germantown, Tennessee 38138

Purchase Order No.	Customer No.	Terms
	482.2018	
		AMOUNT
<i>Diagnosis of submetering systems:</i>		
Bella Casita at Las Colinas		
La Valencia at Starwood		
Times Square at Craig Ranch		
CG at Canyon Pointe		
CG at Onion Creek		
CG Ashton Oaks		
Silverado at Brushy Creek		
CR Medical District		
CG at Canyon Creek		
Legends at Lowe's Farm		
CG at Round Rock		
Boulder Ridge I & II		
CG at Double Creek		
CG at Wells Branch		
CG at Silverado Reserve		
CG at Fairview		
Subtotal:		2,708.50
THANK YOU FOR YOUR BUSINESS!		
TOTAL		\$ 2,708.50