



Control Number: 45522



Item Number: 1982

Addendum StartPage: 0

45522



**LumaCorp Inc.**

Real Estate Services Since 1984  
ACCREDITED MANAGEMENT ORGANIZATION®

5151 Belt Line Rd. • Suite 1150  
Dallas, Texas • 75254  
Tel. (214) 361-6666  
Fax (214) 890-7739

RECEIVED

2017 JAN -3 AM 9:59  
PUBLIC UTILITY COMMISSION  
FILING CLERK

December 29, 2016

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

To Whom It May Concern,

Please find **REVISED** Form 10363 on a recently purchased property, managed by LumaCorp Inc. The form is for the following apartment communities:

Fairways at Prestonwood

This form replaces the one mailed on December 5, 2016, which indicated irrigation not separately metered, along with incorrect billing method. Upon further review, it has been discovered the irrigation system is separately metered, so only 5% will be deducted prior to allocation.

If you need additional information, or if I missed anything, please feel free to email me at [kmoncibais@lumacorp.com](mailto:kmoncibais@lumacorp.com), or contact me at 214-361-6666, ext 101.

Thank you,

Kim Moncibais  
Accounting

1982



## 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.)

Date: 45522  
 By: \_\_\_\_\_  
 Docket 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					FRW Associates, LLC																										
Mailing Address:		5151 Belt Line Rd, Suite 1150		City		Dallas		State		TX		Zip		75254																	
Telephone# (AC)				214-361-6666				Fax # (if applicable)				214-890-7739																			
E-mail																kmoncibais@lumacorp.com															

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

Name					Fairways at Prestonwood																										
Mailing Address:		5789 Belt Line Rd		City		Dallas		State		TX		Zip		75254																	
Telephone# (AC)				972-991-4233				Fax # (if applicable)																							
E-mail																kmoncibais@lumacorp.com															

<input checked="" type="checkbox"/>	Apartment Complex	<input type="checkbox"/>	Condominium	<input type="checkbox"/>	Manufactured Home Rental Community	<input type="checkbox"/>	Multiple-Use Facility
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If applicable, describe the "multiple-use facility" here: \_\_\_\_\_

### INFORMATION ON UTILITY SERVICE

Tenants are billed for	<input checked="" type="checkbox"/> Water	<input checked="" type="checkbox"/> Wastewater	<input type="checkbox"/> Submetered	<input checked="" type="checkbox"/> OR	<input checked="" type="checkbox"/> Allocated ★★★
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Name of utility providing water/wastewater		City of Dallas	
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Date submetered or allocated billing begins (or began)	12/2016	Required
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### METHOD USED TO OFFSET CHARGES FOR COMMON AREAS Check one line only.

<input type="checkbox"/>	Not applicable, because	<input type="checkbox"/>	Bills are based on the tenant's actual submetered consumption
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<input type="checkbox"/>	There are <u>neither</u> common areas <u>nor</u> an installed irrigation system		
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<input checked="" type="checkbox"/>	<b>All common areas and the irrigation system(s) are metered or submetered:</b>		
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We deduct the actual utility charges for water and wastewater to these areas then allocate the remaining charges among our tenants.

<input checked="" type="checkbox"/>	<b>This property has an installed irrigation system that is <u>not</u> separately metered or submetered:</b>		
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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.

<input checked="" type="checkbox"/>	<b>This property has an installed irrigation system(s) that <u>is/are</u> separately metered or submetered:</b>		
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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.

<input checked="" type="checkbox"/>	<b>This property does <u>not</u> have an installed irrigation system:</b>		
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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 ★★★

Send this form by mail with a total of (3) copies to:  
 Filing Clerk, Public Utility Commission of Texas  
 1701 North Congress Avenue  
 P.O. Box 13326  
 Austin, Texas 78711-3326

# METHOD USED TO ALLOCATE UTILITY CHARGES

Check the box or boxes that describe the allocation method used to bill tenants.

**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.

<input type="checkbox"/> <b>Ratio occupancy method:</b>  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.	<b>Number of Occupants</b>	<b>Number of Occupants for Billing Purposes</b>
	1	1.0
	2	1.6
	3	2.2
	>3	2.2 + 0.4 for each additional occupant

<input type="checkbox"/> <b>Estimated occupancy method:</b>  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.	<b>Number of Bedrooms</b>	<b>Number of Occupants for Billing Purposes</b>
	0 (Efficiency)	1
	1	1.6
	2	2.8
	3	4.0
	>3	4.0 + 1.2 for each additional bedroom

**Occupancy and size of rental unit**  **50%** percent (in which no more than 50%) of the utility bill for water/wastewater 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.