

Director  
Division of Records and Reporting  
Florida Public Service Commission  
101 East Gaines Street  
Tallahassee, Florida 32399-0850

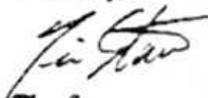
960221-WS

Re: Docket No. \_\_\_\_\_ ; Request for exemption from Florida Public Service  
Commission regulation for provision of water and wastewater service in  
Duval County by Woodbridge at the Lake Apts.

To Whom It May Concern:

This office authorizes John S. Ranney of Envirotech Utility Management Services to act  
on the behalf of Mid America Apartment Communities with regards to the filing of the  
Application for Reseller Exemption, Section 367.022(8), Florida Statutes Rule 25-30.060  
(3) (F) Florida Administrative Code.

Sincerely,



Tim Stover  
Vice President, Director of Maintenance  
Mid America Apartment Communities

ADMINISTRATION  
MAIL ROOM  
FEB 22 8 27 AM '96  
RECEIVED

DOCUMENT NUMBER-DATE  
02189 FEB 22 96  
FPSC-RECORDS/REPORTING

**APPLICATION FOR RESELLER EXEMPTION**  
**SECTION 367.022(8), FLORIDA STATUTES**  
**RULE 25-30.060(3)(h), FLORIDA ADMINISTRATIVE CODE**

NAME OF SYSTEM: Woodbridge at the Lake Apts.

PHYSICAL ADDRESS OF SYSTEM: 4263 Losco Rd. Jacksonville, Fl 32257

MAILING ADDRESS (IF DIFFERENT): \_\_\_\_\_

COUNTY: Duval

PRIMARY CONTACT PERSON:

NAME: JOHN S. RANNEY C/O ENVIROTECH

ADDRESS: 1502 Roberts Dr. Jacksonville, Fl. 32250

PHONE #: (904) 246-7999

NATURE OF APPLICANT'S BUSINESS ORGANIZATION: (CORPORATION, PARTNERSHIP, SOLE PROPRIETOR, ETC.) \_\_\_\_\_

I believe this system to be exempt from the regulation of the Florida Public Service Commission pursuant to Section 367.022(8), Florida Statutes, for the following reasons:

1. Service is provided at a rate or charge that does not exceed the actual purchase price.
2. Reseller is aware of the requirements of Rule 25-30.111, Florida Administrative Code, regarding annual reporting requirements. (Rule attached)
3. Reseller is aware of the requirements of Section 367.122, Florida Statutes, which deals with examination and testing of meters; and Rules 25-30.262 through 25-30.267, Florida Administrative Code, which explains the responsibilities of the utility owner for insuring the accuracy of the meters. (Statutes and Rules attached)
4. The utility services provided are:  
Water  (Yes or No) Wastewater  (Yes or No)

For utility service not provided, state how handled:

\_\_\_\_\_

APPLICATION FOR RESELLER EXEMPTION

5. The service area is located at: 4263 Losco Rd. Jacksonville,  
Fl 32257
6. The City of Jacksonville Public Utilities (name of utility)  
provides service to the reseller.
7. Attached are current rates and charges of the provider in  
6 above.
8. Attached is a schedule of the reseller's proposed  
rates and charges.
9. Attached is an explanation of the proposed method of  
billing customers separately, for both water and  
wastewater.
10. Attached is a schedule showing that the amount billed  
will not exceed the amount paid for water, wastewater  
or both.
11. Attached is an explanation of the agreement between the  
reseller and the billing company ensuring that the  
reseller controls customer deposits.
12. Attached is an explanation of the reseller's policy for  
allocating the cost of water for the common areas.
13. Attached is an explanation of the reseller's policy for  
miscellaneous fees and charges. If the reseller is using  
a billing company, specifically state how the costs for  
those services will be paid.
14. Residents will be billed within 10 days after  
the meters have been read.
15. If the residential complex is still under construction,  
the expected occupancy date is on or before:

N/A

Attached is Rule 25-30.111, Florida Administrative Code, which explains the annual reporting requirement of resellers. Also, attached is Section 367.122, Florida Statutes, which explains the responsibility of the reseller to examine and test meters. Rules 25-30.262 through 25-30.267, Florida Administrative Code, expand on the reseller's responsibilities for meter accuracy, meter test methods, meter testing equipment, periodic meter tests, meter tests by request and recordation of meter tests. The attached rules should be read, as acknowledged on the application, and retained by the Reseller.

APPLICATION FOR RESELLER EXEMPTION

I am aware that pursuant to Section 837.06, Florida Statutes, whoever knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his official duty shall be guilty of a misdemeanor of the second degree, punishable as provided in S. 775.082, S. 775.083, S. 775.084.

2/19/96

(Date)



Applicant's Signature

\*\*

John S. Ranney

Applicant's Name (Typed or Printed)

Director of Operations for Envirotech

Applicant's Title

- \*\* If applicant is not the Owner of property for which the exemption is being requested, a Letter of Authorization from the Owner must be attached to application.

When you finish filling out the application, the original and four copies of the application and all attachments should be mailed to:

Director, Division of Records and Reporting  
Florida Public Service Commission  
2540 Shumard Oak Boulevard  
Tallahassee, Florida 32399-0850

Proposed Method of Billing Residents for Water and Wastewater  
Community: Woodbridge at the Lake

Provider's Rates (\$):

Water (per CCF)	\$ 0.58
Water Base	\$ 208.50
Sewer (per CCF)	\$ 2.81
Sewer Base	\$ 158.70
10 % TAX water only	

Reseller's Rates (\$):

Water (per CCF)	\$ 0.58
Water Base	\$ 1.11
Sewer (per CCF)	\$ 2.81
Sewer Base	\$ 0.84
10% TAX water only	

Example Bill to be issued to Resident  
based on 6 CCF:

Water	\$ 3.48
Water Base	\$ 1.11
Sewer	\$ 16.86
Sewer Base	\$ 5.42
10 % Tax	\$ 0.46
.....	
Total	\$ 27.33

Proposed Method of Billing Customers Separately

Reseller has contracted with Envirotech Utility Management Service which will provide:

- \* The installation of 188 individual 3/4" water meters to the primary feed to each unit.
- \* Read each meter on a monthly basis;
- \* Bill each resident monthly, per CCF of water and waste water usage, as per the above published rate schedule.
- \* Approx. 10 days will lapse between the time the meters are read and bills are mailed
- \* A refundable \$30.00 deposit will be required for each unit which will be collected by the reseller
- \* There will be no common area charges billed to the residents
- \* There will be no miscellaneous fees billed to the residents.
- \* The cost of the billing service is paid directly by the reseller and not charged to the residents
- \* This complex is not under construction.
- \* Please see enclosed letter of authorization from Mid America Apartment Communities.

Provider is The City of Jacksonville Public Utilities Department

Proposed Billing Schedule for Water and Wastewater  
 Community: Woodbridge at the Lake Apartments  
 Units: 188

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Property Consumption (1000g)	1120	1120	1120	1120	1120	1120	1120	1120	1120	1120	1120	1120	13,440
Resident Consumption (1000g)*	1015	1015	1015	1015	1015	1015	1015	1015	1015	1015	1015	1015	12,180
<b>Provider's Rates (\$):</b>													
Water (per CCF)		\$0.56											
Water Base		\$208.68											
Sewer (per CCF)		\$3.22											
Sewer Base		\$157.92											
10 % TAX water only													
<b>Reseller's Rates (\$):</b>													
Water (per CCF)		\$0.56											
Water Base		\$1.11											
Sewer (per CCF)		\$3.22											
Sewer Base		\$0.84											
10% TAX water only													
-----													
Properties Water Charges	\$2,037	\$2,672	\$2,672	\$2,672	\$2,672	\$2,672	\$2,672	\$2,672	\$2,672	\$2,672	\$2,672	\$2,672	\$31,428
Property's Sewer Charges	\$5,688	\$5,688	\$5,688	\$5,688	\$5,688	\$5,688	\$5,688	\$5,688	\$5,688	\$5,688	\$5,688	\$5,688	\$68,251
Resident's Water Charges	\$2,539	\$2,539	\$2,539	\$2,539	\$2,539	\$2,539	\$2,539	\$2,539	\$2,539	\$2,539	\$2,539	\$2,539	\$30,468
Residents' Sewer Charges	\$5,339	\$5,339	\$5,339	\$5,339	\$5,339	\$5,339	\$5,339	\$5,339	\$5,339	\$5,339	\$5,339	\$5,339	\$64,071
Total Bill from Utility	\$7,724	\$8,360	\$8,360	\$8,360	\$8,360	\$8,360	\$8,360	\$8,360	\$8,360	\$8,360	\$8,360	\$8,360	\$99,680
Total Bill from Reseller	\$7,878	\$7,878	\$7,878	\$7,878	\$7,878	\$7,878	\$7,878	\$7,878	\$7,878	\$7,878	\$7,878	\$7,878	\$94,539