



Public Service Commission

-M-E-M-O-R-A-N-D-U-M-

DATE: November 5, 1996

TO: Division of Records and Reporting
Division of Legal Services (Crosby)

FROM: Division of Water and Wastewater (Walker) *NA*

RE: Docket No. 960629-WS; Request for Exemption from Florida Public Service Commission regulation for provision of water and wastewater service in Seminole County by Stonebrook Apartments

The original application included incorrect data regarding recoverable elements in the reseller's proposed charges for water and wastewater service. Accordingly, the staff analyst requested revision of applicant's proposed fees to eliminate the inappropriate sums. Revised exhibits were subsequently filed on July 19, 1996. Review of the Case Management System reveals that the corrections were not added to the Commission's docket file. Therefore, the proposed tariffs in the Commission's docket file still reflect fees that should not be included for reseller purposes. Accordingly, in order to correct this filing mistake, please place the attached documents in Docket No. 960629-WS.

Enclosures (2 copies for RAR)

ACK _____
 AFA _____
 APP _____
 CAF _____
 CML _____
 CTR _____
 EAC _____
 LEG _____
 LIR _____
 OFC _____
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 SEC _____
 WAS _____
 OTH _____

DOCUMENT NUMBER-DATE

11891 NOV-7 96

FPSC-RECORDS/REPORTING

EXHIBIT B

SCHEDULE OF THE RE-SELLER'S PROPOSED RATES AND CHARGES

Water Charges:

At this time the property does not intend to submeter the property. Therefore, a flat prorate method is how the resellers are going to allocate the Water and Wastewater charges to the individual units.

Water Availability charge plus metered water charges times a 10% utility tax equals total water expense for the month. This amount is then divided by the total number of units to generate the prorated monthly water expense per unit.

Example:

Water Availability	\$ 376.21
Metered Water	1,755.45
10% Utility Tax	<u>213.23</u>

Total Water Expense \$2,344.89 / 244 = \$9.61 per unit

Sewer Charges:

At this time the property does not intend to submeter the property. Therefore, a flat prorate method is how the resellers are going to allocate the Water and Wastewater charges to the individual units.

Sewer Availability charge plus Sewer Flow Charge, Stormwater fee and Commercial Garbage equals the total Wastewater expense for the month. This amount is then divided by the total number of units to generate the prorated monthly Wastewater Expense per unit.

Example:

Sewer Availability	\$ 563.20
Sewer Flow	4,006.19
Stormwater	<u>732.00</u>
Total Wastewater Expense	<u>\$5,301.39</u> / 244 = \$21.73 per unit

Common Area:

This property does charge common area to the residents.

Security Deposit:

This property does/does not collect a separate security deposit for Water/Sewer charges.

Administrative/Operating Costs:

No administrative costs are being charged to the residents. Operating costs are to be charged to the residents is Commercial Garbage \$1,493.76/244 = \$6.12 per unit.

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Florida Public Service Commission
Division of Water and Wastewater

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ADMINISTRATIVE
MAIL ROOM

EXHIBIT C

Method of Billing Customers

The method of billing customers is by a computer calculation. When the customer's total monthly water and sewer charges into the computer system divides the total amount by the number of units in the property creating a flat prorated amount for each unit. These amount are printed on bills (Exhibit D) showing the separate charge for water and wastewater, along with the month of the billing.

Rates and Charges for 244 units at Stone Brook

Water Charges:

Water Availability charge plus metered water charges times a 10% utility tax equals total water expense for the month. This amount is then divided by the total number of units to generate the prorated monthly water expense per unit.

Example:

Water Availability	\$ 376.21
Metered Water	1,755.45
10% Utility Tax	<u>213.23</u>
Total Water Expense	<u>\$2,344.89</u> / 244 = \$9.61 per unit

Sewer Charge:

Sewer Availability charge plus Sewer Flow Charge, Stormwater fee and Commercial Garbage equals the total Wastewater expense for the month. This amount is then divided by the total number of units to generate the prorated monthly Wastewater Expense per unit.

Example:

Sewer Availability	\$ 563.20
Sewer Flow	4,006.19
Stormwater	<u>732.00</u>
Total Wastewater Expense	<u>\$5,301.39</u> / 244 = \$21.73 per unit

Operating Costs:

No administrative costs are being charged to the residents. Operating costs are to be charged to the residents is Commercial Garbage \$1,493.76/244 = \$6.12 per unit.

By prorating the extra amount of water and wastewater billed as the utility company, the amount collected from the residents will not exceed the amount paid to the utility company. If collections by the end of the year should exceed charges from the utility company, all excess collections will be reimbursed to the residents.