

EPOCH® PROPERTIES

INCORPORATED

January 3, 1996

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

960327-WS

Re: Pinewood Village Apartments, Jacksonville, Florida

Docket No. _____; Request for exemption from Florida Public Service Commission regulation for provision of water and wastewater service in Duval County by Pinewood Village Apartments.

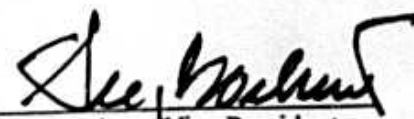
To Whom it May Concern:

This office authorizes John S. Ranney of Envirotech Utility Management Services to act on behalf of Pinewood Village Apartments with regards to the filing of the Application for Reseller Exemption. Section 367.022 (8)m Florida Statutes Rule 25-30.060 (H) Florida Administrative Code.

Sincerely,

Epoch Properties, Inc.

Epoch Gainesville Investors III, Ltd.

By: 
Greg Boehart, Vice President
Construction and Development


Greg Boehart, Limited Partner

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FPSC-RECORDS/REPORTING

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

The application must be signed by
the owner or accompanied by a Letter
of Authorization from the owner.

NAME OF SYSTEM: Pinewood Village Apartments
PHYSICAL ADDRESS OF SYSTEM: 7632 Southside Blvd.
Jacksonville, Florida 32256
COUNTY WHERE SYSTEM IS LOCATED: Duval
NUMBER OF UNITS 226 WHEN CONSTRUCTED _____
NAME OF SYSTEM OWNER(S): Epoch Properties, Inc. Epoch Gainesville Investors III
N/A
MAILING ADDRESS (IF DIFFERENT): _____

PRIMARY CONTACT PERSON:
NAME: John S. Rannev c/o Envirotech
ADDRESS: 1502 Roberts Drive, Jacksonville, Florida 32250

PHONE NO.: (904)246-7999 fax (904)249-3399

NATURE OF OWNER'S BUSINESS ORGANIZATION (CORPORATION, PARTNERSHIP,
LIMITED PARTNERSHIP, SOLE PROPRIETOR, ASSOCIATION, 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 will be provided at a rate or charge that does
not exceed the actual purchase price.

APPLICATION FOR RESELLER EXEMPTION

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 and Rules 25-30.262 through 25-30.267, Florida Administrative Code, regarding the examination and testing of meters. (Statute and Rule attached.)
4. The utility services provided are:
Water Yes Wastewater Yes
or Septic _____
For service not provided, please state how handled:

5. Utility which provides bulk service to the reseller:
Name: United Water
Phone Number: (904)725-2865
Number of Master Meters and sizes: _____
one meter six inches in size
6. Attached are current rates and charges of the provider in 5 above.
7. Attached is a schedule of reseller's proposed rates and charges. The schedule must specifically whether or not the reseller proposes to charge for the following items and, if so, the proposed rate or charge:
 - a. common area water
 - b. security depositsThe Commission currently does not allow resellers to charge tenants for administrative or operating costs.
8. Attached is a comparison showing that the amount the reseller proposes to charge tenants will not exceed the cost to provide the service.
9. Attached is an explanation of the proposed method of billing customers, separately, for both water and wastewater.
10. Residents will be billed within 10 days after the meters have been read.

APPLICATION FOR RESELLER EXEMPTION

If the reseller proposes to contract out metering or billing services, provide the following documentation.

SERVICE COMPANY: Envirotech

ADDRESS: 1502 Roberts Drive

Jacksonville, Florida 32250

PHONE NO.: (904)246-7999

11. Attached a copy of the service agreement.
12. Attached is a statement that the reseller, and not its agent, will control customer deposits, if applicable.

* * * * *

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 reseller responsibility to examine and test meters. Also attached are Rules 25-30.262 through 25-30.267, Florida Administrative Code, which expand on reseller 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.

* * * * *

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 or s. 775.083, F.S.

March 12, 1996
(Date)


Owner's Signature

John S. Rannev
Owner's Name (Typed or Printed)

Director of Operations for Envirotech
Owner's Title

APPLICATION FOR RESELLER EXEMPTION

The original and four copies of the completed application and the supporting documentation should be mailed to:

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

Proposed Billing Schedule for Water and Wastewater
 Community: Pinewood Village Apartments
 Units: 226

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
Property Consumption (CCF)	2140	2140	2140	2140	2140	2140	2140	2140	2140	2140	2140	2140	25,680
Resident Consumption (CCF)*	1926	1926	1926	1926	1926	1926	1926	1926	1926	1926	1926	1926	23,112
Provider's Rates (\$):													
Water (per CCF)		\$0.75											
Water Base		\$376.46											
Sewer (per CCF)		\$2.22											
Sewer Base		\$822.38											
10% Tax													
Reseller's Rates (\$):													
Water (per 1000g)		\$0.75											
Water Base		\$1.67											
Sewer (per 1000g)		\$2.72											
Sewer Base		\$3.64											
10% Tax													

Properties Water Charges	\$2,180	\$2,180	\$2,180	\$2,180	\$2,180	\$2,180	\$2,180	\$2,180	\$2,180	\$2,180	\$2,180	\$2,180	\$28,848
Property's Sewer Charges	\$5,573	\$5,573	\$5,573	\$5,573	\$5,573	\$5,573	\$5,573	\$5,573	\$5,573	\$5,573	\$5,573	\$5,573	\$66,876
Resident's Water Charges	\$1,591	\$1,591	\$1,591	\$1,591	\$1,591	\$1,591	\$1,591	\$1,591	\$1,591	\$1,591	\$1,591	\$1,591	\$19,092
Residents' Sewer Charges	\$4,279	\$4,279	\$4,279	\$4,279	\$4,279	\$4,279	\$4,279	\$4,279	\$4,279	\$4,279	\$4,279	\$4,279	\$51,348
Total Bill from Utility	\$7,753	\$7,753	\$7,753	\$7,753	\$7,753	\$7,753	\$7,753	\$7,753	\$7,753	\$7,753	\$7,753	\$7,753	\$93,036
Total Bill from Reseller	\$5,870	\$5,870	\$5,870	\$5,870	\$5,870	\$5,870	\$5,870	\$5,870	\$5,870	\$5,870	\$5,870	\$5,870	\$70,440

Proposed Method of Billing Residents for Water and Wastewater
 Community: Pinewood Village Apartments
 Units 226

Provider's Rates (\$):

Water (per CCF)	\$ 0.75
Water Base	\$ 376.46
Sewer (per CCF)	\$ 2.22
Sewer Base	\$ 822.38
10% Tax	

Reseller's Rates (\$):

Water (per CCF)	\$ 0.75
Water Base	\$ 1.67
Sewer (per CCF)	\$ 2.22
Sewer Base	\$ 3.64
10% Tax	

Example Bill to be issued to Resident
 based on 6 CCF

Water	\$ 4.50
Water Base	\$ 1.67
Sewer	\$ 13.32
Sewer Base	\$ 3.64
10% Tax	\$ 0.62
.....	
Total	\$ 23.74

Proposed Method of Billing Customers Separately

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

- The installation of 226 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 Epoch Properties Incorporated/Epoch Gainesville Investors III

Provider is United Water