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May 07, 1996

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

RE: Docket # 960-270 WS, Ashley Lake Park

Dear Director;

Please find enclosed the additional support data that was requested in order that the review process of the Ashley Lake Park, application for resellers exemption, can be completed. If you have any questions, please do not hesitate to call me at (941) 485-0880.

Sincerely;

Thomas J. Buehler  
Regional Vice President  
Enviro-check, Inc.

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### ATTACHMENT III

#### Proposed method of billing

The existing plumbing infrastructure, in each building, at Ashley Lake Park apartments is not conducive to the installation of individual water sub-meters in each apartment. The cold water supply line is not accessible in each apartment because of the confined area where a meter would normally be installed. Any conventional or unconventional installation would be prohibited. Because of this situation we are proposing an allocation system for billing the individual apartments.

Upon receiving the master meter bills from the City of Boynton Beach, the following allocation will take place. Each apartment building at Ashley Lake Park has its own individual water meter. Each apartment in an individual building would be billed a minimum water and minimum sewer charge as indicated on attachment I from the City of Boynton Beach, and as described in attachment II. The Ashley Lake Park apartments contains one, two and three bedroom apartment types. Ashley Lake Park maintains accurate monthly occupancy statistics for each apartment type. Ashley Lake Apartments contains eleven (11) apartment buildings in configurations of 24, 28 and 32 unit buildings (see graph labeled "Building breakdown"). Each building, with the exception of building number seven (7), contains only one type of apartment. For buildings 1 through 6 and buildings 8 through 11, the only allocated charges would be the water usage over three thousand (3,000) gallons per apartment and the sewer based upon the per thousand (1,000) gallon rate. The total allocated consumption would be divided by the number of unit types in each apartment building. Each unit type would then be allocated its appropriate percentage of consumption and charged at the rates indicated on attachment I with the applicable minimum and maximum charges. The exception, building number seven (7), would be based upon the known gross occupancy of the 28 apartment units (see graph labeled "statistical data") and the appropriate percentage assigned to the two apartment types ( 4-one bedrooms and 24-two bedrooms see attachment IV).

Each month an individual bill will be calculated for each apartment and mailed to the resident. The resident will be expected to pay the amount registered on the bill.

In no case will the total consumption billed to the residents of any building ever exceed the master metered bills from the City of Boynton Beach to the Ashley Lake Park apartments. All vacant units will be the responsibility of the owner (Ashley Lake Park).

**ATTACHMENT III**  
continued

**Building Breakdown**

<u>Building #</u>	<u>Number of Apartments</u>	<u>Type of Apartment</u>
1	32	One Bedroom
2	24	Two Bedroom
3	32	One Bedroom
4	24	Two Bedroom
5	32	One Bedroom
6	24	Two Bedroom
7	4	One Bedroom
	24	Two Bedroom
8	24	Three Bedroom
9	24	Three Bedroom
10	24	Two Bedroom
11	<u>32</u>	One Bedroom
Total units	<b>300</b>	

**Statistical Data**

Actual occupancy at 91.3 % equaled 437 residents in all unit types.  
Interpolated occupancy at 100% equals 479 residents in all unit types.

<u>Unit Type</u>	<u>Number of Units</u>	<u>Number of Residents</u>	<u>Occupants per Bedroom</u>
One Bedroom	132	158	1.20
Two Bedroom	120	225	1.88
Three Bedroom	48	96	2.00

## ATTACHMENT IV

### Typical Rate Schedule

Below are two **actual** billings received from the City of Boynton Beach Utilities for Ashley Lake Park apartments, building number one (1) and building number seven (7) and the resulting sample individual resident bills. The **actual** bills are enclosed as exhibits 'A' and 'B'.

#### **Actuals Building Number One**

1. Total consumption from the building one (1) master meter = 88,000 gallons
2. Building one (1) and contains 32 one bedroom apartment units
3. Billing period was for 34 days

#### **Actuals Building Number Seven**

1. Total consumption from building seven (7) master meter = 102,000 gallons
2. This bill is for building seven (7) and contains 28 apartment units (4-one bedroom and 24-two bedroom apartments).
3. Billing period was for 29 days

#### **The Ashley Lake Building One (1) Master Metered Bill**

Consumption	88,000 gallons
Water	\$ 265.92      ( \$ 8.31 x 32)
Sewer	<u>\$ 574.96</u> ( \$ 12.66 x 32 + 88 x \$ 1.93)
Total	\$ 840.88

#### **Individual Resident Bills for Building One (1)**

Basis of calculations:

1. The base charge for water is calculated by dividing the number of apartments (32) into the total consumption. Each apartment is assigned a minimum of three thousand gallons. Any excessive gallons are divided by the number of bedrooms (32 also) and applied to each apartment according to the rates previously indicated. (88,000 divided by 32 = 2,750 gallons)
2. The base charge for sewer is charged as indicated on attachment I, which is \$ 12.66 per unit. The consumption is also charged at the rates on attachment I.

Using these guide lines, each apartment would be charged for their usage.

#### **The Individual Apartment Bill**

Water	\$ 8.31 (minimum charge)
Sewer base charge	\$ 12.66
Sewer usage	<u>\$ 5.31 (2.75 x \$ 1.93)</u>
Total bill	\$ 26.28

**ATTACHMENT IV**

continued

**Accountability**

A. Master bill	\$ 840.88
B. Individual bills (32 x \$ 26.28)	\$ 840.96
C. Fractional rounding of gallons creates the above difference of \$ 0.08	

**Ashley Lake Park Building Seven (7) master metered bill**

Consumption 102,000 gallons	
Water \$ 268.32	( \$ 8.31 x 28 = \$ 232.68) = 84,000 gallons
	( \$ 1.98 x 18 = \$ 35.64) = 18,000 gallons
Sewer \$ 551.34	( \$ 12.66 x 28 = \$ 354.48)
	( \$ 1.93 x 102 = \$ 196.86)
<hr/> Total	\$ 819.66

**Individual Resident Bills for Building Seven (7)**

1. The water base charge of \$ 8.31 is applied to each resident for the first three thousand gallons of usage.
2. Consumption over 3,000 gallons per unit is charged at \$ 1.98 per 1,000 gallons.
3. The base charge for sewer is charge at \$ 12.66 per unit.
4. Sewer usage is charged at \$ 1.93 per 1,000 gallons
5. The water consumption over 3,000 gallons and the sewer usage were combined and allocated ( $\$ 35.64 + \$ 196.86 = \$ 232.50$  divided by the total residents (50) of building # 7 equals \$ 4.65 per resident). Using the statistical breakdown from attachment III, the one bedroom units have 1.2 occupants and the two bedrooms have 1.88 occupants per bedroom, ( $\$ 4.65 \times 1.2 = \$ 5.58$  for a one bedroom and  $\$ 4.65 \times 1.88 = \$ 8.74$  for a two bedroom).

**The Individual Apartment Bill**

**One Bedroom**

Water	\$ 8.31 (minimum charge of 3,000 gallons)
	5.58 (water & sewer variable cost as in # 5 above)
Sewer	<u>12.66</u> (sewer base charge)
Total bill	\$ 26.55

**Two Bedroom**

Water	\$ 8.31 (minimum charge of 3,000 gallons)
	8.74 (water & sewer variable cost as in # 5 above)
Sewer	<u>12.66</u> (sewer base charge)
Total bill	\$ 29.71

**ATTACHMENT IV**

continued

**Accountability**

A. Master bill building one =		\$ 819.66
B. 4 one bedrooms x \$ 26.55 =	\$ 106.20	
C. 24 two bedrooms x \$ 29.71 =	\$ 713.04	
D. Total of B. and C	\$ 819.24	
E. Total of D does not exceed total of A		