

# Flournoy Development Co.



900 BROOKSTONE CENTRE PKWY / P.O. BOX 6566 / COLUMBUS, GA. 31995 / (404) 324-4000 / FAX (404) 324-4150

*Docket  
9202091-WS*

April 27, 1992

Ms. Edith Holman  
Regulatory Analyst  
Director, Division of Records and Reporting  
101 E. Gaines Street  
Tallahassee, FL. 32399

**ORIGINAL  
FILE COPY**

Dear Edith:

Thank you for your letter outlining the areas of additional information that you need. I have attached the water and sewer rate schedule for Hartwood Place Apartments, Jacksonville, FL., 110 units, Pinewood Pointe Apartments, Jacksonville, FL., 136 units, the Paddock Club Apartments, Jacksonville, FL., 200 units, and Collins Place, Jacksonville, FL., 184 units, based on the current rate structure that is in place by the Jacksonville Electric Authority.

Also attached is the water and sewer schedule for Hillwood Pointe Apartments, Jacksonville, FL., 100 units, based on the current rate structure in place by Southern States Utility.

Please review these rates for accuracy and compliance, as we have calculated them based on the criteria as we understand it.

Meters will be read monthly and bills mailed directly to the apartment resident. The bill or statement of usage will reflect water charges and sewer charges separately, with a totaled amount due.

Cost of water and sewer will directly reflect the cost the above listed apartment communities pays Jacksonville Electric Authority. Meter reading and billing cost will be paid by the apartment communities and not be added into water or sewer costs, as per requirement of rule 25-30.060 (3)(H).

Should you require any additional information please let me know.

Sincerely,

*Martin R. Flournoy*  
Martin R. Flournoy  
Vice President

DOCUMENT NUMBER-DATE

04424 MAY-5 1992

PSC-RECORDS/REPORTING

- ACK \_\_\_\_\_
- AFA \_\_\_\_\_
- APP \_\_\_\_\_
- CAF \_\_\_\_\_
- CMU \_\_\_\_\_
- CTR \_\_\_\_\_
- EAG \_\_\_\_\_
- LEG  \_\_\_\_\_
- LIN \_\_\_\_\_
- OPC \_\_\_\_\_
- RCH \_\_\_\_\_
- SEC  \_\_\_\_\_
- WAS \_\_\_\_\_
- OTH \_\_\_\_\_

MRF/rln  
Enclosures

Water/Sewer Rates - Pinewood Pointe Apartments  
(136 units) Jacksonville, Florida

\*\* Note: Rates used for conversion are for 6" meter

Minimum Usage:

30 gallons or less

{Conversion: (500 cu.ft. \* 7.5 gal. per cu.ft.) / 136 (# of units) = 30  
rounded to nearest 10 gallon increment}

Charge for water: \$ .74

{Conversion: (\$91.84 + \$9.18 tax) / 136 (# of units)}

Charge for sewer: \$ .06

{Conversion: (\$8.80 / 136 (# of units))}

Charge to customer using 30 gallons or less per month:

Water = \$ .74

Sewer = .06

Total = \$ .80

*base*

Over Minimum Usage:

Base water charge: \$ .74

{Conversion: (\$91.00 + \$9.10 tax) / 136 (# of units)}

Base sewer charge: \$ .01

{Conversion: \$1.30 / 136 (# of units)}

Volume Charges:

Water: \$ .308 per 750 gallons {Conversion: .28 + .028 tax}

Sewer: \$2.50 per 750 gallons of water

Charge to customer using 6,000 gallons per month:

Water {(6000 / 750) \* \$.308 + \$.74} = \$ 3.20

Sewer {(6000 / 750) \* \$2.50 + \$.01} = 20.01

Total = \$23.21

Example of expenses recovered:

Total project billed for 816,000 gallons (108,800 cu. ft.) by city:

Water - \$ 435.20

Sewer - 2721.30

Total - \$3156.50

If each unit has used 6,000 gallons per example:

Billed per unit - \$ 23.21

X 136 units

Total recovered - \$3156.56

**(OVER 500 CUBIC FT.) Standard Charges**  
**Base Fee Portion**

Meter Size	Water	Sewer	Meter Size	Water	Sewer
5/8"	\$ 4.40	\$1.20	4"	\$ 47.00	\$1.20
3/4"	5.80	1.20	6"	61.00	1.20
1"	8.00	1.20	8"	136.00	1.20
1-1/2"	13.90	1.20	10"	180.00	1.20
2"	21.00	1.20	12"	224.00	1.20
3"	31.00	1.20	20"	490.00	1.20

**Volume Charges (per 100 cubic feet)**

Water: 5/8" thru 2" Meters	\$ .28
3" thru 20" Meters	\$ .28
Sewer: Residential/Commercial Users	\$ 2.50

Example: Customer with 5/8" meter consumes 800 Cu. Ft. of Water

100 Cu. Ft. = 748 gallons

Water = \$4.40 + (8 x \$ .28) = \$ 6.64

Sewer = \$1.20 + (8 x \$2.50) = \$21.20

Total = \$27.84

RESIDENTIAL SEWER CHARGES ARE BASED ON ACTUAL WATER USAGE UP TO A MAXIMUM OF 2000 CUBIC FEET PER MONTH FOR OCTOBER THROUGH MARCH. AFTER THROUGH SEPTEMBER SEWER CHARGES ARE BASED ON 80% OF ACTUAL WATER USAGE UP TO THE ABOVE MAXIMUM TO ALLOW FOR WASTEWATER OF LAWNS, GARDENS, ETC.

\*NOTE: Ten Percent Public Service Tax is Applicable to Water Charges Only

**CITY OF JACKSONVILLE**  
**DEPARTMENT OF PUBLIC UTILITIES**  
**WATER AND SEWER RATES**



Customers of the City of Jacksonville's municipally owned water and sewer system pay operations, maintenance and replacement of the system through monthly user charges. In an effort to keep you informed of how you are billed each month for water and sewer services, we have listed below the rates and charges for our customers. These rates were adopted by the Jacksonville City Council in 1981.

**MONTHLY SERVICE USE RATES**  
**(500 CUBIC FT. OR LESS) Minimum Charges**

Meter Size	Water	Sewer	Meter Size	Water	Sewer
5/8"	\$ 5.54	\$8.80	4"	\$ 47.84	\$8.80
3/4"	6.74	8.80	6"	61.84	8.80
1"	9.14	8.80	8"	136.84	8.80
1-1/2"	15.04	8.80	10"	180.84	8.80
2"	22.14	8.80	12"	224.84	8.80
3"	31.84	8.80	20"	490.84	8.80

Example: Customer with 5/8" meter consumes 500 Cu. Ft. or less  
 100 Cu. Ft. = 748 gallons

Water = \$ 5.54

Sewer = 8.80

Total = \$14.34

\*NOTE: Ten Percent Public Service Tax is Applicable to Water Charges Only

(OVER)

termination or expiration of this Agreement.

14. **RIGHT OF ACCESS:** Management may enter the apartment without notice to Resident for inspection and maintenance during reasonable hours. In case of emergency, Management may enter at any time.

15. **USE:** Apartment shall be used for residential purposes only and shall be occupied only by persons named in Resident's application to rent. Apartment shall be used as to comply with all state, county and municipal laws and ordinances and shall be kept in a clean and orderly condition. Resident shall not use apartment or permit it to be used for any disorderly or unlawful purpose or in any manner so as to interfere with other Residents' quiet enjoyment of their apartments.

16. **PROPERTY LOSS:** Management shall not be liable for damage to Resident's personal property, except where such damage is due to Management's negligence. Management encourages Resident to obtain insurance on personal property for protection from loss due to fire, flooding, or other events that could damage Resident's personal property. Lessor carries no insurance, including but not limited to fire and casualty, on Lessee's personal property.

17. **PETS:** No animals, birds or pets of any kind shall be permitted in apartment without written consent of Management.

18. **INDEMNIFICATION:** Resident releases Management from liability for and agrees to indemnify Management against all losses incurred by Management as a result of (a) Resident's failure to fulfill any condition of this Agreement; (b) any damage or injury happening in or about apartment or premises to Resident's invitees or licensees or such person's property solely as a result of the Resident's negligence; (c) Resident's failure to comply with any requirements imposed by any governmental authority; and (d) any judgement, lien or other encumbrance filed against apartments as a result of Resident's action.