

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In Re: Application to modify ) DOCKET NO. 931216-WS  
service availability charges in ) ORDER NO. PSC-95-0431-FOF-WS  
Collier County by Orange Tree ) ISSUED: March 30, 1995  
Utility Company )  
\_\_\_\_\_)

The following Commissioners participated in the disposition of this matter:

SUSAN F. CLARK, Chairman  
J. TERRY DEASON  
JOE GARCIA  
JULIA L. JOHNSON  
DIANE K. KIESLING

NOTICE OF PROPOSED AGENCY ACTION  
ORDER DENYING TARIFF TO MODIFY SERVICE AVAILABILITY CHARGES

BY THE COMMISSION:

NOTICE IS HEREBY GIVEN by the Florida Public Service Commission that the action discussed herein is preliminary in nature and will become final unless a person whose interests are substantially affected files a petition for a formal proceeding, pursuant to Rule 25-22.029, Florida Administrative Code.

BACKGROUND

On December 20, 1993, Orange Tree Utility Company (Orange Tree or Utility) filed an application for approval to modify its service availability charges. Orange Tree is a Class C utility providing water and wastewater service for 141 water and wastewater customers in Collier County. According to its 1993 annual report, for the twelve months ended December 31, 1993, the Utility recorded operating revenues of \$30,201 and \$33,767 for water and wastewater, respectively, with corresponding net operating losses of \$42,560 and \$8,553. Water use in the Utility's service territory, which is within a critical use area, is under the jurisdiction of the South Florida Water Management District.

The Utility's present service availability fees were established by Order No. 17614, issued May 26, 1987. There have

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been no changes in the service availability charges since the initial fees were approved. The Utility's present service availability plant capacity fees are \$320.00 per equivalent residential connection (ERC) for water, and \$200.00 per ERC for wastewater. Its present meter installation fees are \$100.00 for 5/8 inch x 3/4 inch meter connections and \$130.00 for 1 inch meter connections. Its current tap-in fees are \$100.00 for short line and \$150.00 for long line.

The Utility requested a decrease in its water plant capacity fee from \$320 to \$281 per ERC, and an increase in its wastewater plant capacity fee from \$200 to \$2,834 per ERC. Orange Tree also requested an increase in its meter installation fee from \$100 to \$187 for 5/8 X 3/4 inch meters, and from \$130 to \$262.82 for 1 inch meters. In addition, Orange Tree requested initiation of the following customer connection (tap-in) charges: 3/4 inch meter-short line, \$270.27; 3/4 inch meter-long line, \$320.27; 1 inch meter-short line, \$280.12; and 1 inch meter-long line, \$330.12. By Order No. PSC-94-0524-FOF-WS, issued May 2, 1994, the Commission suspended Orange Tree's proposed changes in service availability charges.

On July 11, 1994, Orange Tree filed a revision to its application to modify service availability charges. In the revised application, the Utility proposed no change to the water plant capacity fee of \$320, the same increases in its meter installation fees, and an increase in its wastewater capacity charge from \$200 to \$1,665. On July 22, 1994, the Utility filed a further revision, to include the same customer connection charges proposed in its original application, but omitted from the first revised application. These requested modified charges are presented in Schedule No. 1. Our staff performed an audit of the Utility, and filed the audit report on June 28, 1994, for the 12 months ended December 31, 1993. The Utility filed its response to the audit report on July 21, 1994. By Order No. PSC-94-1175-FOF-WS, issued September 26, 1994, the Commission suspended the proposed revised changes in service availability charges and denied the initial December 20, 1993, tariff filing.

The Utility stated that the purpose of the revised filing was to correct information provided by the Utility's former consulting engineers. The corrections resulted in changes to the requested service availability charges and, accordingly, revised tariff sheets were filed.

A formal complaint was filed against this utility by Naples Orangetree Ltd. (Naples), in Docket No. 940056-WS, for failure to provide service to its developments. The complaint was addressed

in Proposed Agency Action Order No. PSC-95-0241-FOF-WS, issued February 21, 1995. Naples, owned by interests controlled by Amnon Golan, intervened in this docket. In this Order, we address the Utility's request for modified service availability charges.

SERVICE AVAILABILITY CHARGES REQUESTED

Orange Tree stated that its objective in this tariff filing to modify service availability charges was to recover 100 percent of its investment in its plant-in-service. The request was occasioned by Collier County Ordinance 91-43, which requires developers to convey water and wastewater systems, at the option of the county, to the county at no cost on or after January 1, 2001. Because of the requirement for a noncompensated sale to Collier County, the Utility stated that it would be denied an opportunity to recover even the costs already incurred, as well as the costs of any further needed expansions. The Utility asserted that, rather than expanding, it would be forced, absent the requested relief, to consider reducing its presently certificated area.

The Utility's request to fully recover its investment through contributions-in-aid-of-construction (CIAC) would violate Rule 25-30.580(1)(a), Florida Administrative Code. This rules states that:

A utility's service availability policy shall be designed in accordance with the following guidelines: The maximum amount of contributions-in-aid-of-construction, net of amortization, should not exceed 75% of the total original cost, net of accumulated depreciation, of the utility's facilities and plant when the facilities and plant are at design capacity.

Collier County Ordinance 91-43 provides that the county may extend water and wastewater service to the utility's service territory on or after January 1, 2001. The ordinance does not state that this action is certain to take place. Further, the ordinance provides that at such time as the utility's treatment plants are dismantled and the distribution and collection systems are interconnected with the county's systems, the customers would be required to pay an additional "system development charge or impact fee." Therefore, the ratepayers may be required to pay plant capacity charges twice.

Since there currently is no certain date for conveyance of the water and wastewater utility to Collier County, we believe that Orange Tree should not be treated exceptionally with respect to its level of CIAC. There being no unusual hardship or unreasonable

difficulty, we find it appropriate to deny Orange Tree's tariffs filed on July 11, 1994, and July 22, 1994, as filed.

AUTHORIZED SERVICE AVAILABILITY CHARGES

Although we have found it appropriate to deny Orange Tree's tariff filing as filed, we have determined service availability charges that we authorize our staff to approve administratively if the Utility elects to file revised tariff sheets within thirty days of the effective date of this Order, and if our staff verifies them to accurately reflect our determinations herein, as shown in Schedule No. 1 of this Order.

Water Treatment Plant

In its calculations of the proposed revised service availability charges, Orange Tree used a proposed water ERC of 350 gpd and a proposed wastewater ERC of 280 gpd. When designing a treatment facility, to calculate plant capacities, utilities use industry standards established by the American Water Works Association and accepted by this Commission to calculate plant capacity. However, where possible, it is more accurate to use actual or historical flow data.

According to the Utility's monthly operating reports for the months of October, 1993, to October, 1994, water treatment plant flows ranged from 26,200 gpd in April, 1994, to 41,600 gpd in October, 1994. The Utility informs us that it services 146 total connections, including 144 single family residences, one convenience store and a recreation center. Thus, calculations of gpd per ERC resulted in a range from 180 gpd per ERC in April, 1994, to 285 gpd per ERC in October, 1994.

On the basis of the highest average flows reported, 285 gpd per ERC, we have determined the following ERCs for the water treatment plant:

WTP current capacity	432,000 gpd
Available connections @ 285 gpd	1,516
Current connections	146
Available connections	1,370

The two developers, Orangetree Associates Joint Venture (Orangetree Associates) and Naples, of the planned development unit, encompassing 2,700 acres in Collier County and known as North Golden Gate, provided us with their proposed construction schedules. Orangetree Associates, affiliated with the Utility, projected growth of 1,614 units for the years 1993 to 2004. Naples

projected growth of 423 units between the years 1993 and 2000. As of December 12, 1994, Orange Tree had made 12 connections in the year 1994. Orangetree Associates projected annual growth of 100 to 217 units, and Naples projected annual growth of 30 to 99 units. In 1994, Naples connected 21 developed lots in the development known as Lake Lucerne, pursuant to Order No. PSC-94-0762-FOF-WS, issued June 21, 1994.

We have projected CIAC levels in Schedules Nos. 4 and 5 using the following schedule of connections, which we approved in Order No. PSC 95-0241-FOF-WS.

	<u>Orangetree Associates</u>	<u>Naples</u>
1995	110 ERC	30 ERC
1996	150	54
1997	200	63
1998	200	85
1999	209	92
2000	200	99
2001	209	
2002	217	
2003	<u>119</u>	<u>          </u>
Total	<u>1,614 ERC</u>	<u>423 ERC</u>

If construction were to proceed on this projected connection schedule, the 432,000 gpd water treatment plant capacity will not be reached until the year 2000. We believe that, in that time, the Utility can expand the plant to a capacity sufficient to provide for the planned unit development at build-out. On February 21, 1995, the Utility provided us with an estimated cost to increase the plant's capacity from 432,000 gpd to 775,000 gpd of \$1.405 million. This estimate is reasonable and we have, therefore, included an amount of \$1.405 million in calculating the service availability charges that would be appropriate in the year 2000.

#### Wastewater Treatment Plant

Although our convention is to use 80% of the water flows to determine projected wastewater flows for new utilities, in this case we believe that would be inappropriate because all the connections are new homes with swimming pools to fill and new lawns to establish. This will initially require a larger than normal demand for water which will not be returned to the wastewater treatment facility.

According to the Utility's monthly operating reports for its wastewater treatment plant for the months of November, 1993, to June, 1994, wastewater flows ranged from 10,000 gpd in December, 1993, to 20,000 gpd in April, 1994. Thus, calculations of gpd per ERC resulted in a range from 60.2 gpd per ERC in December, 1993, to 120.51 gpd per ERC in April, 1994.

On the basis of 121 gpd per ERC, we have determined the following ERCs for the wastewater treatment plant:

WWTP current capacity	45,000 gpd
Available connections	372
Current connections	146
Available connections	226
WWTP connection capacity @ 100,000 gpd capacity	826

On May 12, 1994, Orange Tree informed us that its wastewater treatment plant was then exceeding its capacity of 45,000 gpd. The Department of Environmental Protection had advised the Utility that it must construct surge control facilities prior to the monthly average flows exceeding 35,000 gpd. Orange Tree's current average flows are at 39,000 gallons per day. In Order No. PSC-94-0762-FOF-WS, in which we ordered the Utility to provide emergency hookup service to Naples' Lake Lucerne development, we found that the Utility is permitted for 45,000 gpd for the extended aeration mode of operation and for 100,000 gallons per day for the contact stabilization mode of operation. Further, in that Order, we found that once Orange Tree installs the necessary surge control facilities, it would have the required capacity for limited growth with the extended aeration mode of operation, and we advised the Utility to plan on expanding the wastewater plant capacity in this manner in the near future.

Again, if construction were to proceed on the projected connection schedule, the 100,000 gpd contact stabilization wastewater treatment plant capacity will not be reached until 1998. We believe that, in that time, the Utility can expand this plant as well to a capacity sufficient to provide for the planned unit development at build-out. The Utility stated that in February, 1992, its consulting engineer estimated the cost to increase the plant's capacity sufficient to serve the development at build-out would be in excess of \$3.4 million. We have determined that, at that cost, the plant would have a treatment capacity of 500,000 gpd. However, as shown in Schedule No. 5, the capacity required by Orange Tree at build-out is 300,000 gpd. In Order No. PSC-95-0241-FOF-WS, we determined the cost of a treatment plant with a



300,000 gpd capacity to be approximately \$2.6 million, and, accordingly, we have included, as shown in Schedule No. 5, an amount of \$2.6 million for this expansion in the year 1998, when expansion of the wastewater treatment plant will be necessary.

Contributions-in-aid-of-construction

Our staff determined that Orange Tree's adjusted CIAC levels were 111.59% and 81.28%, for water and wastewater, respectively, adjusted and as shown in Schedule No. 2 and Schedule No. 3.

The first adjustment to the Utility's books capitalizes transportation expenses for a new truck purchased. The second adjustment imputes CIAC for the actual number of customers being served on the Utility's books for the year 1993. The third adjustment imputes CIAC for lines that should have been donated to the Utility and service availability charges that should have been paid by the recreation center in the year 1994. The fourth adjustment reflects CIAC collected from Naples on October 4, 1994, pursuant to Order No. PSC-94-0762-FOF-WS, for service availability for the 21 lots in the Lake Lucerne development. The final adjustment reflects the connections served by Orange Tree in 1994.

We have made further adjustments to these figures to calculate the appropriate service availability charges. All of the CIAC that the Utility collected from its affiliate, Orangetree Associates, through 1994 was removed from the total CIAC. For the water system, the corresponding meter installation and tap-in charges were included in CIAC. Capitalized meter and tap-in costs were included in water plant-in-service.

For the wastewater system, we have included the estimated cost of \$94,000 for modifying the treatment plant to install the necessary surge control facilities for contact stabilization mode of operation, which we believe should be accomplished this year in order to meet imminent demand with that mode of operation.

Accordingly, in Schedule No. 1, we show the service availability charges we are prepared to authorize. With these charges, Orange Tree would reach CIAC levels of 57.54% for its water system in the year 2003 and 74.86% for its wastewater system in the year 2003. These levels are within the allowable range specified in Rule 25-30.580, Florida Administrative Code.

Therefore, if the Utility files revised tariff sheets within thirty days of the effective date of this Order, which accurately reflect our decision herein, as shown in Schedule No. 1, our staff shall have administrative authority to approve the revised tariff

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sheets upon verification that they in fact accurately reflect the service availability charges set forth herein.

This docket shall remain open for thirty days from the issuance of this Order to allow the Utility time to file revised tariff sheets reflecting the Commission's decision.

Based on the foregoing, it is, therefore,

ORDERED by the Florida Public Service Commission that the tariffs filed on July 11, 1994, and July 22, 1994, by Orange Tree Utility Company, containing modified service availability charges, are denied. It is further

ORDERED that all matters contained in the body of this Order and in the schedules attached hereto are by reference incorporated herein. It is further

ORDERED that the provisions of this Order, issued as proposed agency action, shall become final and effective unless an appropriate petition, in the form provided by Rule 25-22.036, Florida Administrative Code, is received by the Director, Division of Records and Reporting, 101 East Gaines Street, Tallahassee, Florida 32399-0870, by the close of business on the date set forth in the "Notice of Further Proceedings or Judicial Review" attached hereto. It is further

ORDERED that if Orange Tree Utility Company elects to file revised tariff sheets within thirty days of the effective date of this Order that accurately reflect the service availability charges shown in Schedule No. 1 of this Order, Staff shall have administrative authority to approve the revised tariff sheets upon verifying that the tariffs in fact accurately reflect the service availability charges set forth herein. It is further

ORDERED that if Orange Tree Utility Company files revised tariff sheets accurately reflecting the decision herein, Staff shall approve the revised tariff sheets administratively. It is further

ORDERED that, if the revised tariff sheets are filed and approved, the service availability charges shall become effective for connections made on or after the stamped approval date of the revised tariff sheets, if no protest is filed. It is further

ORDERED that if no timely protest is filed, this docket shall remain open for thirty days from the effective date of this Order

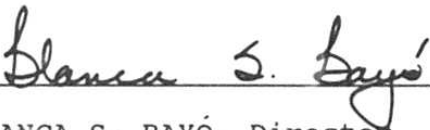


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to allow Orange Tree Utility Company time to file revised tariff sheets. It is further

ORDERED that in the event this Order becomes final, this Docket shall be closed.

By ORDER of the Florida Public Service Commission, this 30th day of March, 1995.

  
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BLANCA S. BAYÓ, Director  
Division of Records and Reporting

( S E A L )

CJP

NOTICE OF FURTHER PROCEEDINGS OR JUDICIAL REVIEW

The Florida Public Service Commission is required by Section 120.59(4), Florida Statutes, to notify parties of any administrative hearing or judicial review of Commission orders that is available under Sections 120.57 or 120.68, Florida Statutes, as well as the procedures and time limits that apply. This notice should not be construed to mean all requests for an administrative hearing or judicial review will be granted or result in the relief sought.

The action proposed herein is preliminary in nature and will not become effective or final, except as provided by Rule 25-22.029, Florida Administrative Code. Any person whose substantial interests are affected by the action proposed by this order may file a petition for a formal proceeding, as provided by Rule 25-22.029(4), Florida Administrative Code, in the form provided by Rule 25-22.036(7)(a) and (f), Florida Administrative Code. This petition must be received by the Director, Division of Records and Reporting, 101 East Gaines Street, Tallahassee, Florida 32399-0870, by the close of business on April 20, 1995.

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In the absence of such a petition, this order shall become effective on the day subsequent to the above date as provided by Rule 25-22.029(6), Florida Administrative Code.

Any objection or protest filed in this docket before the issuance date of this order is considered abandoned unless it satisfies the foregoing conditions and is renewed within the specified protest period.

If this order becomes final and effective on the date described above, any party substantially affected may request judicial review by the Florida Supreme Court in the case of an electric, gas or telephone utility or by the First District Court of Appeal in the case of a water or wastewater utility by filing a notice of appeal with the Director, Division of Records and Reporting and filing a copy of the notice of appeal and the filing fee with the appropriate court. This filing must be completed within thirty (30) days of the effective date of this order, pursuant to Rule 9.110, Florida Rules of Appellate Procedure. The notice of appeal must be in the form specified in Rule 9.900(a), Florida Rules of Appellate Procedure.

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Orange Tree Utility Company  
 Docket No. 931216-WS  
 Service Availability Charges

Schedule No. 1

	<u>Present</u>	<u>Company Proposed</u>	<u>Commission Authorized</u>
<u>Plant Capacity Charge:</u>			
<u>Water</u>			
Residential - per ERC (350 gpd)	\$ 320.00	\$ 320.00	
All others - per gallon	\$ 0.9143	\$ 0.9143	
Residential - per ERC (285 gpd)			\$ 320.00
All others - per gallon			\$ 1.1228
<u>Wastewater</u>			
Residential - per ERC (275 gpd)	\$ 200.00	\$1,665.00	
All others - per gallon	\$ 0.7143	\$ 6.055	
Residential - per ERC (121 gpd)			\$ 930.00
All others - per gallon			\$ 7.69
<u>Meter Installation: (per connection)</u>			
5/8" x 3/4"	\$ 100.00	\$ 187.00	\$ 187.00
1"	\$ 130.00	\$ 262.82	\$ 262.82
Over 1"	Actual Cost	Actual Cost	Actual Cost
<u>Customer Connection (Tap-in) Charges:</u>			
Short Line	\$ 100.00	N/A	
Long Line	\$ 150.00	N/A	
For 3/4" Meter - Short Line	N/A	\$ 270.27	\$ 270.27
For 3/4" Meter - Long Line	N/A	\$ 320.27	\$ 320.27
For 1" Meter - Short Line	N/A	\$ 280.12	\$ 280.12
For 1" Meter - Long Line	N/A	\$ 330.12	\$ 330.12
<u>Plant Review Charge:</u>	Actual Cost	N/A	No Change
<u>Inspection Charge:</u>	Actual Cost	N/A	No Change

ORANGE TREE UTILITY COMPANY, INC. DOCKET NO. 931216-WS WATER OPERATION FOR YEAR ENDED DECEMBER 31, 1994			SCHEDULE NO. 2
COMPONENT	AVERAGE PER BOOKS	COMMISSION ADJUSTMENTS	COMMISSION APPROVED BALANCE
PLANT-IN-SERVICE	1,062,153	6,452	1,068,604
ACCUMULATED DEPRECIATION	(153,939)	(52)	(153,991)
CONTRIBUTION IN AID OF CONSTRUCTION	(1,028,223)	(23,702)	(1,051,925)
ACCUMULATED AMORTIZATION	31,477	(171)	31,306
NET PLANT	<u>(\$88,533)</u>	<u>(\$17,474)</u>	<u>(\$106,007)</u>
NET CIAC TO NET PLANT RATIO	<u>109.75%</u>		<u>111.59%</u>

COMMISSION ADJUSTMENTS TO RATE BASE FOR YEAR ENDED DECEMBER 31, 1994	
EXPLANATION	
<u>PLANT-IN-SERVICE:</u>	
1. To capitalize transp. expense. (AE #5)	214
3. To reflect donated lines from rec center (AE 9)	5,238
4. To add 1994 additional meters & tap-ins	1,000
NET ADJUSTMENT :	<u>\$ 6,452</u>
<u>ACCUMULATED DEPRECIATION:</u>	
3. To reflect donated lines from rec center (AE 9)	(68)
1. To capitalize transp. expense. (AE #5)	(4)
4. To add 1994 additional meters & tap-ins	20
NET ADJUSTMENT	<u>\$ (52)</u>
<u>CONTRIBUTION IN AID OF CONSTRUCTION:</u>	
2. To impute CIAC related to customers (AE 9)	(5,200)
3. To impute CIAC related to donated lines and rec center impact fees (AE 9)	(6,562)
4. To adjust for Lake Lucerne	(8,820)
4. To add 1994 additional customers	(3,120)
NET ADJUSTMENT	<u>\$ (23,702)</u>
<u>ACCUMULATED AMORTIZATION:</u>	
2. To impute CIAC related to customers (AE 9)	307
3. To impute CIAC related to donated lines and rec center impact fees (AE 9)	68
4. To adjust for Lake Lucerne	(194)
4. To add 1994 additional customers	(260)
NET ADJUSTMENT	<u>\$ (171)</u>

ORANGE TREE UTILITY COMPANY, INC. DOCKET NO. 931216-WS WASTEWATER OPERATION FOR YEAR ENDED DECEMBER 31, 1994			SCHEDULE NO. 3
COMPONENT	AVERAGE PER BOOKS	COMMISSION ADJUSTMENTS	COMMISSION APPROVED BALANCE
PLANT-IN-SERVICE	632,907	5,452	638,359
ACCUMULATED DEPRECIATION	(55,972)	(72)	(56,044)
CONTRIBUTION IN AID OF CONSTRUCTION	(473,468)	(10,752)	(484,220)
ACCUMULATED AMORTIZATION	10,843	46	10,889
NET PLANT	<u>\$114,310</u>	<u>(\$5,327)</u>	<u>\$108,983</u>
NET CIAC TO NET PLANT RATIO	<u>80.19%</u>		<u>81.28%</u>

COMMISSION ADJUSTMENTS TO RATE BASE  
 FOR YEAR ENDED DECEMBER 31, 1994

EXPLANATION

PLANT-IN-SERVICE:

- |  |       |
|--|-------|
| 1. To capitalize transp. expense. (AE #5)          | 214   |
| 3. To reflect donated lines from rec center (AE 9) | 5,238 |

NET ADJUSTMENT \$ 5,452

ACCUMULATED DEPRECIATION:

- |  |      |
|--|------|
| 3. To reflect donated lines from rec center (AE 9) | (68) |
| 1. To capitalize transp. expense. (AE #5)          | (4)  |

NET ADJUSTMENT \$ (72)

CONTRIBUTION IN AID OF CONSTRUCTION:

- |  |         |
|--|---------|
| 2. To impute CIAC related to customers (AE 9)                                | 400     |
| 3. To impute CIAC related to donated lines and rec center impact fees (AE 9) | (5,752) |
| 4. To adjust for Lake Lucerne  | (4,200) |
| 4. To add 1994 additional customers  | (1,200) |

NET ADJUSTMENT \$ (10,752)

ACCUMULATED AMORTIZATION:

- |  |       |
|--|-------|
| 2. To impute CIAC related to customers (AE 9)                                | 307   |
| 3. To impute CIAC related to donated lines and rec center impact fees (AE 9) | 68    |
| 4. To adjust for Lake Lucerne  | (170) |
| 4. To add 1994 additional customers  | (124) |
|  | (35)  |

NET ADJUSTMENT \$ 46

ORANGE TREE UTILITY CO., INC.  
 Docket No.: 931216-WS  
 Water Operation

SCHEDULE NO. 4

Commission Approved:

Plant Capacity Charge:	\$320 00
Meter Installation	\$187 01
Tap In Charge:	\$270 27

	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003
Capacity	432,000	432,000	432,000	432,000	432,000	432,000	432,000	775,000	775,000	775,000	775,000
Demand	40,185	41,610	87,485	145,635	220,580	301,815	387,600	472,815	532,380	594,225	628,140
% Used	9.30%	9.63%	20.25%	33.71%	51.06%	69.86%	89.72%	61.01%	68.69%	76.67%	81.05%
Growth (Orangetree Assoc. and Naples)		5	161	204	263	285	301	299	209	217	119
Utility Plant	1,062,367	1,068,605	1,142,227	1,235,512	1,355,778	1,486,101	1,623,742	1,765,469	1,921,041	2,090,270	2,274,617
Accumulated Depreciation	(153,929)	(192,319)	(232,241)	(275,429)	(322,824)	(375,279)	(432,954)	(494,212)	(561,525)	(634,484)	(713,559)
Net Plant	908,438	876,286	910,000	960,083	1,032,954	1,110,822	1,190,788	1,271,257	1,359,516	1,455,786	1,561,058
CIAC	350,343	364,705	489,847	648,412	852,837	1,074,362	1,308,323	1,540,730	1,703,181	1,871,851	1,984,347
Accumulated Amortization	(31,377)	(42,143)	(58,381)	(78,095)	(102,374)	(131,877)	(166,382)	(207,176)	(254,376)	(309,820)	(375,179)
Net CIAC	318,966	322,562	431,466	570,317	750,463	942,485	1,141,941	1,333,554	1,448,805	1,562,031	1,609,168
Net Investment	589,511	553,724	478,219	389,766	298,488	180,338	85,547	1,283,602	1,222,710	1,222,755	1,185,280
CIAC Ratio:	35.10%	36.81%	47.63%	59.40%	71.08%	83.05%	92.54%	47.81%	51.10%	55.37%	57.54%



ORANGE TREE UTILITY CO., INC. Docket No.: 931216-WS Wastewater		SCHEDULE NO. 5									
<u>Commission Approved:</u>											
Plant Capacity Charge:	\$930										
Meter Installation	\$0										
Tap In Charge:	\$0										
	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003
Capacity	45,000	45,000	100,000	100,000	100,000	300,000	300,000	300,000	300,000	300,000	300,000
Demand	16,940	17,668	37,147	61,831	83,654	128,139	164,560	200,739	226,028	252,285	266,684
% Used	37.64%	39.26%	37.15%	61.83%	83.65%	42.71%	54.85%	66.91%	75.34%	84.10%	88.89%
Growth (Orangetree Assoc. and Naples)		8	161	204	263	285	301	299	209	217	119
Utility Plant	638,350	838,350	732,350	732,350	732,350	3,332,350	3,332,350	3,332,350	3,332,350	3,332,350	3,332,350
Accumulated Depreciation	(79,394)	(92,513)	(113,949)	(139,808)	(165,667)	(229,923)	(333,970)	(437,233)	(540,887)	(640,887)	(540,887)
Net Plant	558,956	745,837	618,401	592,542	566,683	3,102,427	2,998,380	2,895,117	2,791,463	2,691,463	2,791,463
CIAC	478,820	490,800	640,530	830,250	1,074,840	1,339,890	1,619,820	1,897,890	2,092,260	2,294,070	2,404,740
Accumulated Amortization	(19,842)	(29,291)	(49,919)	(72,971)	(104,597)	(142,786)	(191,293)	(247,256)	(310,387)	(313,445)	(315,122)
Net CIAC	458,978	461,509	590,611	757,279	970,243	1,197,104	1,428,527	1,650,634	1,781,873	1,980,625	2,089,618
Net Investment	92,878	82,248	23,890	(165,728)	(402,841)	1,009,311	1,570,244	1,244,482	1,009,589	810,838	701,845
CIAC Ratio:	82.41%	84.75%	88.12%	128.02%	171.23%	38.55%	47.64%	57.01%	63.83%	70.85%	74.86%