

ORIGINAL

STATE OF FLORIDA

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TIMOTHY DEVLIN, DIRECTOR
DIVISION OF ECONOMIC REGULATION PSC
(850) 413-6900

OCT 13 AM 8:32

Public Service Commission

COMMISSION
CLERK

October 12, 2005

Ms. Tammy Buchhardt
Island Club West Development, Inc.
3100 Sand Mine Rd.
Davenport, Florida 33897

Re: Docket No. 050595-WS - Application for Certificates to provide water and wastewater service in Polk County by Island Club West Development, Inc.

Dear Ms. Buchhardt:

After reviewing the application in the above referenced docket, staff has identified the following deficiencies and additional information needed to complete our review and processing of the application.

Deficiencies

- As required by Section 367.045(1)(a), Florida Statutes, and Rule 25-30.030, Florida Administrative Code (F.A.C.), the utility must provide notice of the application to the governing bodies of the municipality, county, or counties, and privately owned water and wastewater utilities that hold certificates granted by the Public Service Commission. Attached is a list of the entities to notice. You will note that the list has effective dates. Please provide the notice of the application to the customers. The application indicated that an affidavit of the mailing notice to property owners would be provided as late filed Exhibit 11A and late filed Exhibit 12A. Please submit the affidavits that noticing was provided to local government officials and utilities, to the property owners, and published in a newspaper of general circulation as required by Rule 25-30.030, Florida Administrative Code.

- CMP _____
- COM _____
- CTR _____
- ECR _____
- GCL _____
- OPC _____
- RCA _____
- SCR _____
- SGA _____
- SEC 1
- OTH _____

If you would like the staff to review the notice before it is given, please contact Cheryl Johnson.

- Pursuant to Rule 25-30.020, Florida Administrative Code, the utility must enclose the appropriate filing fee of \$750 for water and \$750 for wastewater with the application. The Commission has not received your application fee.
- As evidence of financial ability to provide water and wastewater service to the area, please provide a detailed financial statement, certified if available, of the financial condition of the applicant, that shows all assets and liabilities. A copy of the utility's most recent

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balance sheet, income statement, and 2004 federal income tax return should be provided. The financial statements should demonstrate that the applicant has ample capital resources to support the financial needs of the utility. In addition, provide a list of all entities and affiliates, upon which the applicant is relying to provide funding to the utility.

Additional Information

1. We understand that the rates being charged to the customers are the county's residential rates. Please provide a schedule showing the operating expenses incurred by the utility to provide water and wastewater service, using the National Association of Regulatory Utility Commissioners Uniform System of Accounts (NARUC USOA). The utility will need to set up its books using the NARUC accounts in order to provide this schedule. Should you need a copy of the NARUC USOA, we can provide one to you if requested. Please also provide a schedule showing the proposed capital structure of the utility.
2. Please provide the monthly gallons of water and wastewater service purchased from the county and the total monthly gallons of water used by customers, as well as the dollar amounts billed to Island Club by the county for these services, from January 2004, to the present.
3. Please submit a copy of the bulk service agreement the utility has with the county for the purchase of water and wastewater service.
4. Please provide a statement regarding contractual services. The statement should include detailed information as to how the proposed costs are determined for each of the services provided by the contractor and listed in NARUC USOA. If services to operate and manage the utility are currently under contract, please provide a copy of the contract. Also, provide a list that includes names and duties of the utility employees.
5. Please provide copies of purchased power (electricity) invoices for lift stations from January 2004, to the present.
6. Please provide documentation to show whether the cost for the water and wastewater lines is being depreciated or has been written off to the cost of goods sold on the property owner's tax returns. If the lines are being depreciated, provide a copy of the depreciation schedule from the 2004 tax return.
7. Please submit the original and two copies of the water and wastewater tariff containing all rates, classifications, rules and regulations. The tariffs that were previously submitted were not filled out correctly. Please submit water rates in the water tariff and wastewater rates in the wastewater tariff. In addition, please submit a copy of a customer bill, which contains all information required by Rule 25-30.335(1), Florida Administrative Code, on Original Sheet No. 22.0 of the water tariff.
8. Please resubmit Original Sheet No. 24.0 with a description of the utility's proposed service availability policy. The policy should describe who is responsible for the

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construction of on-site and off-site lines, hydrants, meter installations, and whether the facilities constructed by the developers will be conveyed to the utility. If the development is built out and all lines installed, please describe when those lines were installed, by whom, and the total dollar cost.

9. Are there other utilities within the area that might be able to provide service to this territory? Does the applicant own other water and wastewater utility systems or companies?
10. Based on your application, there is a club house and pool to which the utility provides water and wastewater service. Are the club house and pool facilities charged for utility service? If so, what are those charges?
11. Are there any other facilities other than the residences, club house, and pool to which the utility provides water and/or wastewater service?

The original and four copies of the response to the information requested in this letter should be filed with the Commission on or before **November 11, 2005**. When filing the response, please be sure to refer to the docket number and to direct the response to:

Division of Commission Clerk and Administrative Services
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850

Should you have any questions concerning the information in this letter, please contact Tom Walden at 850-413-6950 or Cheryl Johnson at 850-413-6984.

Sincerely,



Patti Daniel
Supervisor of Certification

PD: caj

enclosure

cc: Division of Economic Regulation (Johnson, Walden)
Office of the General Counsel (Rodan)
Division of Commission Clerk and Administrative Services (Bayó)

**LIST OF WATER AND WASTEWATER UTILITIES IN POLK COUNTY
(VALID FOR 60 DAYS)
10/12/2005 - 12/10/2005**

<u>UTILITY NAME</u>	<u>POLK COUNTY</u>	<u>MANAGER</u>
ALTURAS UTILITIES, L.L.C. (WU871) 685 DYSON ROAD HAINES CITY, FL 33844-8587		AMANDA CHAMBERS (863) 421-6827
ANGLERS COVE WEST, LTD. (WS817) P. O. BOX 5252 LAKELAND, FL 33807-5252		TODD MAXWELL (863) 647-1581
AQUASOURCE UTILITY, INC. D/B/A AQUA UTILITIES FLORIDA, INC (WS819) % AQUASOURCE, INC. 6960 PROFESSIONAL PARKWAY EAST, #400 SARASOTA, FL 34240-8432		NANCE GUTH (941) 907-7411
CAL CLAIR, INC. D/B/A BREEZE HILL UTILITY (WS863) P. O. BOX 1408 LAKE WALES, FL 33859-1408		CALVIN C. BLAKE (863) 696-1666
CHC VII, LTD. (WS816) P. O. BOX 5252 LAKELAND, FL 33807-5252		TODD MAXWELL (863) 647-1581
CROOKED LAKE PARK SEWERAGE COMPANY (SU785) 227 CALOOSA LAKE CIRCLE, NORTH LAKE WALES, FL 33859-8605		KENNETH J. KNOWLTON (863) 638-3117
CRYSTAL RIVER UTILITIES, INC. D/B/A AQUA UTILITIES FLORIDA (WS772) % AQUASOURCE, INC. 6960 PROFESSIONAL PARKWAY EAST, #400 SARASOTA, FL 34240-8432		NANCE GUTH (941) 907-7411
CYPRESS LAKES UTILITIES, INC. (WS800) 200 WEATHERSFIELD AVENUE ALTAMONTE SPRINGS, FL 32714-4027		PATRICK C. FLYNN (407) 869-1919
FLORIDA WATER SERVICES CORPORATION (WS765) P. O. BOX 609520 ORLANDO, FL 32860-9520		CARLYN KOWALSKY (407) 598-4297
FOUR LAKES GOLF CLUB, LTD. (WS815) P. O. BOX 5252 LAKELAND, FL 33807-5252		TODD MAXWELL (941) 647-1581
GRENELEFE RESORT UTILITY, INC. (WS770) 5601 WINDHOVER DRIVE ORLANDO, FL 32819-7914		BILL GOAZIOU (407) 351-3350

**LIST OF WATER AND WASTEWATER UTILITIES IN POLK COUNTY
(VALID FOR 60 DAYS)
10/12/2005 - 12/10/2005**

UTILITY NAME

POLK COUNTY

MANAGER

TEVALO, INC. D/B/A MCLEOD GARDENS WATER COMPANY (WU841)
P. O. BOX 2898
WINTER HAVEN, FL 33883-2898

JAMES O. VAUGHN
(863) 293-2577

THE COLINAS GROUP, INC. (WU869)
POLK COUNTY UTILITY DEPARTMENT
P. O. BOX 2019
BARTOW, FL 33831-2019

DOUG BAILEY
(863) 298-4100

WEST LAKELAND WASTEWATER, INC. (SU836)
P. O. BOX 2303
EATON PARK, FL 33840-2303

SUZZANE AVERETT BRITT
(863) 665-1748 EXT 25

**LIST OF WATER AND WASTEWATER UTILITIES IN POLK COUNTY
(VALID FOR 60 DAYS)
10/12/2005 - 12/10/2005**

UTILITY NAME

MANAGER

GOVERNMENTAL AGENCIES

MAYOR, CITY OF LAKE ALFRED
120 EAST POMELO STREET
LAKE ALFRED, FL 33850-2136

MAYOR, CITY OF LAKE WALES
P. O. BOX 1320
LAKE WALES, FL 33859-1320

MAYOR, CITY OF LAKELAND
228 SOUTH MASSACHUSETTS AVENUE
LAKELAND, FL 33801-5086

MAYOR, CITY OF MULBERRY
P. O. BOX 707
MULBERRY, FL 33860-0707

MAYOR, CITY OF WINTER HAVEN
P. O. BOX 2277
WINTER HAVEN, FL 33883-2277

MAYOR, TOWN OF DUNDEE
P. O. BOX 1000
DUNDEE, FL 33838-1000

MAYOR, TOWN OF HILLCREST HEIGHTS
151 SCENIC HIGHWAY, N.
P. O. BOX 129
BABSON PARK, FL 33827-0127

MAYOR, TOWN OF LAKE HAMILTON
P. O. BOX 126
LAKE HAMILTON, FL 33851-0126

MAYOR, TOWN OF POLK CITY
P. O. BOX 1139
POLK CITY, FL 33868-1139

MAYOR, VILLAGE OF HIGHLAND PARK
1337 NORTH HIGHLAND PARK
LAKE WALES, FL 33853-7422

S.W. FLORIDA WATER MANAGEMENT DISTRICT
2379 BROAD STREET
BROOKSVILLE, FL 34609-6899

**LIST OF WATER AND WASTEWATER UTILITIES IN POLK COUNTY
(VALID FOR 60 DAYS)
10/12/2005 - 12/10/2005**

UTILITY NAME

STATE OFFICIALS

MANAGER

STATE OF FLORIDA PUBLIC COUNSEL
C/O THE HOUSE OF REPRESENTATIVES
THE CAPITOL
TALLAHASSEE, FL 32399-1300

DIVISION OF THE COMMISSION CLERK AND ADMINISTRATIVE SERVICES
FLORIDA PUBLIC SERVICE COMMISSION
2540 SHUMARD OAK BOULEVARD
TALLAHASSEE, FL 32399-0850