

100011-WA

APPLICATION FOR GRANDFATHER CERTIFICATE

(Pursuant to Section 367.171, Florida Statutes)

To: Office of Commission Clerk
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850

RECEIVED-FPSC
10 JAN -4 PM 3:29
COMMISSION CLERK

The undersigned hereby makes application for original certificate(s) to operate a water X and/or wastewater utility in St. Johns County, Florida, and submits the following information:

PART I APPLICANT INFORMATION

A) The full name (as it appears on the certificate), address and telephone number of the applicant:

Wildwood Water Company
Name of utility

(904) 829-3400 (904) 829-3922
Phone No. Fax No.

3520 Lewis Speedway
Office street address

St. Augustine FL 32084
City State Zip Code

P.O. Box 3767, St. Augustine, FL 32085
Mailing address if different from street address

N/A
Internet address if applicable

B) The name, address and telephone number of the person to contact concerning this application:

Drane Mills (904) 829-3400
Name Phone No.

P.O. Box 3767
Street address

St. Augustine FL 32085
City State Zip Code

- COM
- APA
- ECR
- GCL
- RAD
- SSC
- ADM
- OPC
- CLK Donna

PSC/ECR 014-R (Rev. 2/91)

DOCUMENT NUMBER-DATE
00036 JAN-4 9
FPSC-COMMISSION CLERK

C) Indicate the organizational character of the applicant:
(circle one)

Corporation Partnership Sole Proprietorship

Other _____
(Specify)

D) If the applicant is a corporation, list names, titles and addresses of corporate officers and directors.
(Use additional sheet if necessary).

Diane Mills, President, 3540 Lewis Speedway, St. Augustine, FL 32084
G. Gregory Mills, Vice President, 3540 Lewis Speedway, St. Augustine, FL 32084

E) If the applicant is not a corporation, list names and addresses of all persons or entities owning an interest in the organization. (Use additional sheet if necessary.)

N/A

PART II SYSTEM INFORMATION

A) **WATER**

- (1) Exhibit A - A statement describing the proposed type(s) of water service to be provided (i.e. potable, non-potable or both).
- (2) Provide a description of the types of customers served (i.e., single family homes, mobile homes,

duplexes, commercial, etc.).

single family homes, small commercial

(3) Exhibit B - Provide a schedule showing the number of customers currently served by class and meter size, as well as the number of customers projected to be served when the requested service territory is fully occupied.

(4) Indicate permit numbers and dates of approval of water treatment facilities by the Department of Environmental Protection (DEP) or the agency designated by DEP to issue permits:

FDEP PWS # 2551370

(5) Indicate when the water utility system was established. 1979

(6) Exhibit C - Evidence that the utility owns the land where the water treatment facilities are located. Or, if the utility does not own the land, a copy of the agreement which provides for the long term continuous use of the land, such as a 99-year lease. The Commission may consider a written easement or other cost-effective alternative.

B) **WASTEWATER**

(1) Provide a description of the types of customers served (i.e., single family homes, mobile homes, duplexes, commercial, etc.).

N/A

(2) Exhibit N/A - Provide a schedule showing the number of customers currently served by class and meter size, as well as the number of customers projected to be served when the requested service territory is fully occupied.

(3) Indicate permit numbers and dates of approval of wastewater treatment facilities by the Department of Environmental Protection (DEP) or the agency designated by DEP to issue permits:

N/A

(4) Indicate when the wastewater utility system was established. N/A

(5) Exhibit N/A - Evidence that the utility owns the land where the wastewater treatment facilities are located. Or, if the utility does not own the land, a copy of the agreement which provides for the long term continuous use of the land, such as a 99-year lease. The Commission may consider a written easement or other cost-effective alternative.

PART III RATES AND TARIFFS

A) Exhibit D - A statement specifying on what date and under what authority the current rates and charges were established.

B) Exhibit E - The original and two copies of water and/or wastewater tariff(s) containing all rates, classifications, charges, rules and regulations. **Sample tariffs are enclosed with the application package.**

PART IV TERRITORY DESCRIPTION AND MAPS

A) **TERRITORY DESCRIPTION**

Exhibit F - An accurate description, using township, range and section references as specified in Rule 25-30.030(2), Florida Administrative Code, of the territory the utility was serving or was authorized to

serve on the day Chapter 367, Florida Statutes, became applicable. If the water and wastewater service territories are different, provide separate descriptions.

B) **TERRITORY MAPS**

Exhibit G - One copy of an official county tax assessment map or other map showing township, range and section with a scale such as 1"=200' or 1"=400' on which the proposed territory plotted by use of metes and bounds or quarter sections and with a defined reference point of beginning. If the water and wastewater service territories are different, provide separate maps.

C) **SYSTEM MAPS**

Exhibit H - One copy of detailed map(s) showing existing lines and facilities and the territory proposed to be served. **Any requested territory not served at the time of application shall be specifically identified.** Map(s) shall be of sufficient scale and detail to enable correlation with a description of the territory to be served. Provide separate maps for water and wastewater systems.

PART V **FILING FEE**

Indicate the filing fee enclosed with the application:

\$ 500 (for water) and/or \$ 500 (for wastewater).

Note: Pursuant to Rule 25-30.020, Florida Administrative Code, the amount of the filing fee as follows:

- (1) For applications in which the utility has the capacity to serve up to 100 ERCs, the filing fee shall be **\$100**.
- (2) For applications in which the utility has the capacity to serve from 101 to 200 ERCs the filing fee shall be **\$200**.

- (3) For applications in which the utility has the capacity to serve from 201 to 500 ERCs the filing fee shall be **\$500**.
- (4) For applications in which the utility has the capacity to serve 501 to 2,000 ERCs the filing fee shall be **\$1,000**.
- (5) For applications in which the utility has the capacity to serve from 2,001 to 4,000 ERCs the filing fee shall be **\$1,750**.
- (6) For applications in which the utility has the capacity to serve more than 4,000 ERCs the filing fee shall be **\$2,250**.

PART VI AFFIDAVIT

I Diane Mills (applicant) do solemnly swear or affirm that the facts stated in the forgoing application and all exhibits attached thereto are true and correct and that said statements of fact thereto constitutes a complete statement of the matter to which it relates.

BY: Diane Mills
Applicant's Signature

Diane Mills
Applicant's Name (Type) *printed*

Secretary - Treasurer
Applicant's Title *

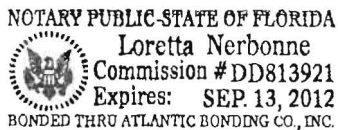
Subscribed and sworn to before me this 5th day in the month of June in the year of 2009 by Diane Mills

who is personally known to me or produced identification

N/A
Type of Identification Produced

[Signature]
Notary Public's Signature

Loretta Nerbonne
Print, Type or Stamp Commissioned Name of Notary Public



* If applicant is a corporation, the affidavit must be made by the president or other officer authorized by the by-laws of the corporation to act for it. If applicant is a partnership or association, a member of the organization authorized to make such affidavit shall execute same.

EXHIBIT A

Wildwood Water Company currently provides potable water service within the franchise area of the Wildwood Water Company (St. Johns County).

EXHIBIT B

<u>Customer Type</u>	<u>Number</u>	<u>Meter Size</u>
Residential (St. Johns)	365	¾"
Commercial (St. Johns)	2	¾"

EXHIBIT C, PAGE 1

Property Information						
PIN:	136795 0532	Tax District:	400			
Mailing Address:	PO BOX 3767 SAINT AUGUSTINE, FL 32085-3767		Neighborhood Code:	542.00		
		Use Code/Description:	9100/UTILITIES			
		Sec-Town-Range:	11 - 8 - 29			
Site Address:	1149 WINTERHAWK DR					
Total Land Value	\$39,710.00	Total Building Value	\$4,796.00			
Total Extra Features	\$2,039.00	Total Market(Just) Value	\$46,545.00			
Assessed Value	\$46,545.00	Taxable Value	\$46,545.00			
Homestead Exempt	\$0.00	Property Map	click here			
Owner Name(s)		Legal Description				
WILDWOOD WATER COMPANY		13-85 86 WILDWOOD CREEK II TRACT B OR650/187 (Q/C)				
Sales Information						
Sale Date	Adjusted Price	Book&Page	Instrument	Qualified	Vacant or Improved	RCode
06/01/1984	\$0.00	650 & 187		U	V	01
Building Number 1						
Site Address:	1149 WINTERHAWK DR ST. AUGUSTINE 32086-0000					
Building Type/Desc:	8602/UTILITY SH	Building Model/Desc:	04 /COMMERCIAL BLDGS			
Year Built:	1984	Heated/Cooled Area:	200			
Adjusted Area:	200	Building Sketch:	click here to see sketch			
Building Value:	\$4,796.00					
Structural Elements						
Building Number	Element Code	Element Description	Type Code	Type Description		
1	AC	Air Conditioning	6	NO		
1	IF	Interior Flooring	4	CN Concrete Finish		
1	FR	Frame	8	WF		
1	EL	Electrical	1	MN		
1	CN	Condition	3	Fair		
1	FS	Floor System	1	CS		
1	RS	Roofing Structure	4	GH		
1	FN	Foundation	5	PF CONC PR FT		
1	EW	Exterior Wall	31	ST		
1	HT	Heating Type	9	NO None		
1	RC	Roofing Cover	7	CS		
1	IW	Interior Walls	5	NO		
1	PL	Plumbing	0	0 FIXTURES		

EXHIBIT C, PAGE 2

Property Information						
PIN:	136795 1134	Tax District:	400			
Mailing Address:		Neighborhood Code:		542.01		
PO BOX 3767 SAINT AUGUSTINE, FL 32085-3767		Use Code/Description:		0000/VACANT		
Site Address:		Sec-Town-Range:		11 - 8 - 29		
S WINTERHAWK DR						
Total Land Value	\$37,500.00	Total Building Value	\$0.00			
Total Extra Features	\$0.00	Total Market(Just) Value	\$37,500.00			
Assessed Value	\$37,500.00	Taxable Value	\$37,500.00			
Homestead Exempt	\$0.00	Property Map	click here			
Owner Name(s)			Legal Description			
WILDWOOD WATER COMPANY			14/16-17 WILDWOOD CREEK III			
			E101.23 OF N215.16FT OF LOT			
			113 OR982/64			
Sales Information						
Sale Date	Adjusted Price	Book&Page	Instrument	Qualified	Vacant or Improved	RCode
02/01/1993	\$8,000.00	986 & 64	WD	Q	V	

EXHIBIT D

The current rates and charges are based on the original rates plus increases as allowed by the St. Johns County Water and Sewer Utilities Regulatory Authority for the franchise area within St. Johns County. The most recent change was in June of 2008. Please see the attached documentation.

Wildwood Water Company has been providing service under the regulation of the St. Johns County Water and Sewer Utilities Regulatory Ordinance. A copy of the current franchise document follows.

EXHIBIT D

Docket No. 90-0019-0002-0001W

In The Matter Of:

WILDWOOD WATER COMPANY, INC.
Application for Certificate

FRANCHISE
CERTIFICATE
NUMBER

21

Pursuant to and in accordance with all provisions of Order No. 90-00075 of the Board of County Commissioners of St. Johns County, it is hereby ORDERED that authority be and is hereby granted to:

WILDWOOD WATER COMPANY, INC.

Whose principal address is:

2760 U.S.1 South, Southgate Square
St. Augustine, Florida, 32086

to provide water service in accordance with the provisions of the St. Johns County Water and Sewer Utilities Regulatory Ordinance, as now in effect and as may be hereafter amended, the Supplemental Rules, as now in effect and as may be hereafter amended, and the Orders of this Board, within the territory described by the Orders of this Board.

This Franchise Certificate shall remain in force and effect until suspended, cancelled or revoked by Orders of this Board.

By Order of the Board of County Commissioners of St. Johns County, this 12th day of June, 1990.



(SEAL)

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY

By: Craig A. Maguire
Its Chairman

Amy B. Mulligan
Deputy Clerk

EXHIBIT E

Wildwood Water Company has been providing service under the regulation of the St. Johns County Water and Sewer Utilities Regulatory Ordinance. See attached rate documentation.

EXHIBIT E

ST. JOHNS COUNTY WATER AND SEWER AUTHORITY

WILDWOOD WATER COMPANY, INC.

INDEXING AND PASS-THROUGH APPLICATION

2008 PRICE INDEX FOR 2007 ANNUAL REPORT

ST. JOHNS COUNTY WATER AND SEWER AUTHORITY

UTILITY NAME: WILDWOOD WATER COMPANY

YEAR OF REPORT: 2007

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**PRICE INDEX AND PASS-THROUGH RATE INCREASE APPLICATION
CALCULATION OF PERCENTAGE INCREASE IN RATES (1)**

ACCT NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	WATER (d)	SEWER (e)
	Operation and Maintenance (O&M) Expenses:			
	1. O&M Expenses in test year of last rate case <u>1992</u> Year		\$ 106,400	\$ _____
	a. Compounded price indexes approved by the Authority for the Utility for the subsequent years since test year.		22.96%	_____
	b. O&M Expenses adjusted for approved indexes		130,829	_____
	2. O&M Expenses in calendar year <u>1994</u> Year		121,416	_____
	a. Compounded price indexes approved by the Authority for the Utility for the subsequent years since calendar year 1994.		22.96%	_____
	b. O&M Expenses adjusted for approved indexes		149,293	_____
	3. Indexed O&M Expenses (enter results on line 1.b or 2.b. whichever year in line 1. or 2. is later in time)		\$ 149,293	\$ _____
	4. Actual O&M in year of this Annual Report		\$ 88,184	\$ _____
	Operation and Maintenance Expenses (enter the lower of lines 3. and 4. above)	F-2d	\$ 88,184	\$ _____
	Less:			
	a. Pass-through Items:			
615,715	1. Purchased Power	F-2d	8,914	_____
610	2. Purchased Water	F-2d	_____	_____
710	3. Purchased Wastewater Treatment	F-2d	_____	_____
	4. DEP Required Water Testing	F-2d	6,850	_____
	5. DEP Required Wastewater Testing	F-2d	_____	_____
	6. NPDES Permit Fees	F-2d	_____	_____
	b. Rate Case Expense Included in Expenses		_____	_____
	c. Adjustments to O & M Expenses from Last Rate Case, if Applicable		_____	_____
	1.		_____	_____
	2.		_____	_____
	3.		_____	_____
	Costs to be Indexed		\$ 72,420	\$ _____
	Multiply by Change in Authority approved Index		2.39%	_____
	Indexed Costs		\$ 1,731	\$ _____
	Add any Pass-Through Items			
615,715	1. Increase in Purchased Power	F-2d	_____	_____
610	2. Increase in Purchased Water	F-2d	_____	_____
710	3. Increase in Purchased Wastewater Treatment	F-2d	_____	_____
	4. Increase in DEP Required Water Testing	F-2d	_____	_____
	5. Increase in DEP Required Wastewater Testing	F-2d	_____	_____
	6. Increase in NPDES Permit Fees	F-2d	_____	_____
	7. Increase in Other		_____	_____
	Increase in Revenue		\$ 1,731	\$ _____
	Divide by Annualized Revenue in Reporting Period (2)	O-7&8	\$ 137,477	\$ _____
	Percentage Increase in Rates		2.6%	_____

(1) This application may only be used after approval by the Authority of the price index applicable to the year of this annual report, and in conformity with all requirements of the order approving such index.

(2) Use actual revenue if rates were not adjusted during the reporting period.

ST. JOHNS COUNTY WATER AND SEWER AUTHORITY

UTILITY NAME: WILDWOOD WATER COMPANY

YEAR OF REPORT: 2007

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**PRICE INDEX AND PASS-THROUGH RATE INCREASE APPLICATION
CONSTRUCTED RATE OF RETURN**

ACCT NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	WATER (d)	SEWER (e)
	Operating Income (Loss) using Annualized Revenue Adjustments		(92)	
	Revenue Increase per Application	I-1	1,731	
	Additional O & M Expense	I-1		
	Total Adjustments		<u>1,731</u>	
	Constructed Operating Income		<u>1,639</u>	
	Rate Base	F-4	<u>341,346</u>	
	Constructed Rate of Return		<u>0.48%</u>	
	Allowable Rate of Return	F-4	<u>11.40%</u>	
	Allowable Operating Income	F-4	<u>38,913</u>	
	Excess of Operating Income Over Allowable Operating Income	F-4	<u>\$ 1,026</u>	<u>\$ 1,026</u>

WILDWOOD WATER COMPANY, INC.
 DETAIL SCHEDULE OF PRESENT AND PROPOSED RATES
 2001 THROUGH 2008 PRICE INDEX RATE INCREASES

RESIDENTIAL WATER SERVICE:	PRESENT RATES	2001 PROPOSED RATES	2002 PROPOSED RATES	2003 PROPOSED RATES	2004 PROPOSED RATES	2005 PROPOSED RATES	2006 PROPOSED RATES	2007 PROPOSED RATES	2008 PROPOSED RATES
FIRST 4,000 GALLONS-FLAT RATE	29.20	29.67	30.11	30.36	30.68	31.05	31.56	32.06	32.46
PER 1,000 from 4,001 to 10,000	4.19	4.26	4.32	4.36	4.41	4.46	4.53	4.60	4.66
PER 1,000 from 10,001 to 20,000	5.15	5.23	5.31	5.35	5.41	5.47	5.56	5.65	5.72
PER 1,000 from 20,001 and over	6.25	6.35	6.44	6.49	6.56	6.64	6.75	6.86	6.95

SEVENTH REVISED SHEET NO. 18.0
CANCELS SIXTH REVISED SHEET NO. 18.0

Name of Company: Wildwood Water Company, Inc.

RESIDENTIAL SERVICE

RATE SCHEDULE RS

- AVAILABILITY - Available throughout the area served by the Company.
- APPLICABILITY - For water and service for all purposes in private residences and individually metered apartment units.
- LIMITATIONS - Subject to all of the Rules and Regulations of this Tariff and General Rules and Regulations of the St. Johns County Water and Sewer Authority and approved by the Board of County Commissioners of St. Johns County, Florida.
- MONTHLY RATE -

FINAL RATES

First 4,000 Gallons – Flat Rate	32.46
Per 1,000 from 4,001 to 10,000	4.66
Per 1,000 from 10,001 to 20,000	5.72
Per 1,000 from 20,001 and over	6.95

MINIMUM CHARGE 32.46

- TERMS OF PMT. - Bills due and payable when rendered and become delinquent if not paid within twenty (20) days. After five (5) working days written notice, service may then be disconnected.
- TYPES OF FILING - 2001 to 2008 Price index and pass through for service rendered on or after December 1, 2008.
- EFFECTIVE DATE - December 1, 2008

NOTICE TO CUSTOMERS

Water and sewer utilities are permitted to adjust the rates charged customers without customers bearing the expense of a public hearing. These adjustments in rates depend on: increases and decreases in noncontrollable operation and maintenance expenses subject to inflationary pressures, such as chemicals and other general operation and maintenance costs.

On October 8, 2008 Wildwood Water Company, Inc. filed notice of intention with the St. Johns County water and Sewer Authority to increase water and sewer rates in accordance with Section 8 (e) of the St. Johns County Water and Sewer Utilities Regulatory Ordinance. The filing is subject to review by the Authority Staff for accuracy and completeness. Water rates will increase by 11.16%. These rates should be reflected on bills for service furnished on and after December 1, 2008.

If you should have any questions, please contact the undersigned. Be sure to have your account number ready for quick reference.

Date: October 8, 2008
By: Gerald Mills, President
Address: P.O. Box 3767, St. Augustine, Florida 32085-3767
Telephone: (904)829-3400

WILDWOOD WATER COMPANY, INC.
DETAIL SCHEDULE OF PRESENT AND PROPOSED RATES
2001 to 2008 PRICE INDEX RATE INCREASE

Date of Filing: October 8, 2008

RESIDENTIAL WATER SERVICE:	PRESENT <u>RATES</u>	2008 PROPOSED <u>RATES</u>
First 4,000 Gallons – Flat Rate	29.20	32.46
Per 1,000 from 4,001 to 10,000	4.19	4.66
Per 1,000 from 10,001 to 20,000	5.15	5.72
Per 1,000 from 20,001 and over	6.25	6.95

AFFIRMATION

I, G. Gregory Mills, hereby affirm that the figures and calculations upon which the change in rate is based are accurate and that the change will not cause Wildwood Water Company, Inc. to exceed the range of its last authorized rate of return, which is 11.4%.

The affirmation is made pursuant to my request for a 2001 to 2008 price index rate increase, in conformance with Section 8 of the St. Johns County Water and Sewer Utilities Regulatory Ordinance.

G. Gregory Mills

Title: Vice President

Sworn and subscribed before me this 9th day of October, 2008 by G. Gregory Mills who is personally known to me and who did not take oath.

Jacquie L. McKel

Notary Public
State of Florida

My Commission Expires: 1/10/2010

EXHIBIT F

Area in St. Johns County:

Part of Section 11, Township 8 South, Range 29 East, described as follows:

That part of the southerly half of Section 11 lying west of Wildwood Drive and the southeast quarter of the northwest quarter of Section 11.

DISCLAIMER

WILDWOOD WATER COMPANY, INC., DOES NOT NECESSARILY AGREE WITH THE LEGAL DESCRIPTION HEREIN.

The Fl. Public Service Commission (PSC), when becoming the governing body of this utility in the 1980's, temporarily decreased the service area of this utility, under a previous owner. When ownership changed in 1988, the service area was to be restored according to PSC representatives.

With the rescinding of PSC "powers" by the St. Johns County (SJC) Commission, the service area was not restored. Furthermore, the "governing" body of St. Johns County then began an encroachment project, laying their pipe along Wildwood Water Company's Service area, and verbally disallowing our service to the area.

EXHIBIT G

