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(850) 413-6900
10 NOV 19 AM 9:20

COMMISSION
CLERK

Public Service Commission

November 19, 2010

Pinecrest Ranches, Inc.
Attn: Mr. Norman Duncan
Pinecrest Ranches, Inc.
6115 Highway 60 East.
Bartow, FL 33830

Re: Docket No. 090414-WU - Staff Assisted Rate Case for Pinecrest Ranches, Inc. in Polk County.

Dear Mr. Duncan:

On October 26, 2010, the Commission voted on staff's recommendation dated October 14, 2010. A Proposed Agency Action (PAA) Order No. PSC-10-0681-PAA-WU was issued on November 15, 2010. The 21-day protest period will expire on December 6, 2010. If no protest is filed, the rates and charges approved by this Commission will become final. The Utility must submit revised tariff pages for staff's approval before the Utility can implement new rates.

Enclosed are examples of revised tariffs for this Utility. Although staff has prepared revised tariffs for this Utility, it is the Utility's responsibility to make sure all tariffs submitted to the Commission are complete and accurate. A copy of the customer notice informing the Utility's customers of the Commission's approved increase must also be submitted for staff's review and approval. Once approved, the notice must be mailed to the Utility's customer prior to the Utility charging the new rates. Further, the Utility may not charge the new rates prior to the stamped effective date shown on the tariff sheets. Staff has included an example of a Commission approved customer notice.

Please mail the revised tariff pages and a copy of the proposed customer notice to:

Lydia Roberts
Division of Economic Regulation
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850

DOCUMENT NUMBER - DATE

09522 NOV 19 09

FPSC-COMMISSION CLERK

Mr. Duncan
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November 19, 2010

Enclosed is a copy of an accumulated plant and depreciation schedule reflecting year end balances at June 30, 2009. The Commission approved these balances for rate setting purposes in this case. Please reconcile your books with the Commission-approved accumulated balances shown on the enclosed schedule.

If you have any questions, please contact Lydia Roberts at (850) 413-6877.

Sincerely,

A handwritten signature in black ink that reads "Lydia Roberts". The signature is written in a cursive style with a large, looping initial "L".

Lydia Roberts
Regulatory Analyst II

LR

Enclosures (3)

cc: Division of Economic Regulation (Hudson, Fletcher, Maurey)
Office of General Counsel (Jaeger)
Office of Commission Clerk (090414-WU)

Docket No. 090414-WU, Pinecrest Ranches, Inc.
Commission Approved Balances per Order No. PSC-10-0681-PAA-WU for year end
6/30/2009

WATER

<u>ACCOUNT</u>	<u>Depr. Rate Per Rule 25-30.140</u>	<u>DESCRIPTION</u>	<u>Debit PLANT 12/31/2008</u>	<u>Credit ACCUM. DEPR. 12/31/2008</u>
301	2.50%	Organization	\$0	\$0
304	3.70%	Structures	\$5,753	\$4,056
307	3.70%	Wells & Spring	\$11,466	\$6,848
309	3.13%	Supply Mains	\$2,840	\$1,819
310	5.88%	Power Generation Equipment	\$0	\$0
311	6.67%	Pumping Equipment	\$8,216	\$7,953
320	14.29%	Water Treatment Equipment	\$630	\$630
330	3.03%	Storage Tank	\$11,448	\$7,804
331	2.63%	Trans & Dist. Mains - Pipes	\$100,737	\$43,457
333	2.86%	Service to Customers	\$15,363	\$8,689
334	5.88%	Meters	\$20,543	\$7,162
335	2.50%	Fire Hydrant	\$8,444	\$2,859
		Total	<u>\$185,440</u>	<u>\$91,278</u>

<u>Debit</u>	<u>Credit</u>
<u>CIAC AMORT. 12/31/2008</u>	<u>CIAC 12/31/2008</u>
\$60,164	\$100,352

NOTICE

**TO CUSTOMERS OF PINECREST RANCHES, INC.
AND ALL OTHER INTERESTED PERSONS**

DOCKET NO: 090414-WU
ORDER NO : PSC-10-0681-PAA-WU
ISSUED : November 15, 2010

Notice is hereby given that the Florida Public Service Commission approved an increase in water rates for Pinecrest Ranches, Inc. (Pinecrest or Utility) by the above referenced order. The Commission approved rates are as follows:

<u>Monthly Rates</u>		
Residential and General Service		
<u>Meter Sizes</u>	<u>Utility's Existing Rates</u>	<u>Utility's Commission Approved Rates</u>
Base Facility Charge		
5/8" x 3/4"	\$12.49	\$13.17
3/4"	\$18.75	\$19.76
1"	\$31.24	\$32.93
1 1/2"	\$62.46	\$65.85
2"	\$99.94	\$105.36
3"	\$199.87	\$210.72
4"	\$312.30	\$329.25
6"	\$624.58	\$658.50
<u>Residential and General Service Gallonage Charge</u>		
Per 1,000 Gallons	\$3.77	\$3.97
<u>Typical Residential 5/8" x 3/4" Meter Bill Comparison</u>		
1,000 Gallons	23.80	\$25.08
2,000 Gallons	31.34	\$33.02
3,000 Gallons	50.19	\$52.87

The rates shall be effective for service rendered as of the Commission's stamped approval date on the tariff sheets provided the customer has received notice.

If the effective date of the new rates fall within a regular billing cycle, the initial bills at the new rate may be prorated. The old charges shall be prorated based on the number of days in the billing cycle before the effective date of the new rates. The new charges shall be prorated based on the number of days in the billing cycle on or after the effective date of the new rates. If you have any questions about your bill, please call the Utility at (863) 537-1411 .

NAME OF COMPANY: PINECREST RANCHES, INC.

WATER TARIFF

GENERAL SERVICE
RATE SCHEDULE GS

AVAILABILITY - Available throughout the area served by the Company.

APPLICABILITY - For water service to all customers for which no other schedule applies.

LIMITATIONS - Subject to all of the Rules and Regulations of this Tariff and General Rules and Regulations of the Commission.

BILLING PERIOD - Monthly

<u>RATE</u> -	<u>Meter Size:</u>	<u>Base Facility Charge:</u>
	5/8" x 3/4"	\$ 13.17
	3/4"	\$ 19.76
	1"	\$ 32.93
	1 1/2"	\$ 65.85
	2"	\$ 105.36
	3"	\$ 210.72
	4"	\$ 329.25
	6"	\$ 658.50
	<u>Gallage Charge</u>	
	Per 1,000 Gallons	\$ 3.97

MINIMUM BILL - The applicable base facility charge per month.

TERMS OF PAYMENT - Bills are due and payable when rendered and become delinquent if not paid within twenty-one (21) days. After five (5) working days' written notice is mailed to the customer separate and apart from any other bill, service may then be discontinued.

EFFECTIVE DATE -

TYPE OF FILING - Staff-Assisted Rate Case

Norman Duncan
ISSUING OFFICER

President
TITLE

NAME OF COMPANY: PINECREST RANCHES, INC.

WATER TARIFF

RESIDENTIAL SERVICE
RATE SCHEDULE (RS)

AVAILABILITY - Available throughout the area served by the Company.

APPLICABILITY - For water service to all customers for which no other schedule applies.

LIMITATIONS - Subject to all of the Rules and Regulations of this Tariff and General Rules and Regulations of the Commission.

BILLING PERIOD - Monthly

<u>RATE</u> -	<u>Meter Size:</u>	<u>Base Facility Charge:</u>
	5/8" x 3/4"	\$ 13.17
	3/4"	\$ 19.76
	1"	\$ 32.93
	1 1/2"	\$ 65.85
	2"	\$ 105.36
	3"	\$ 210.72
	4"	\$ 329.25
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<u>Gallonage Charge</u> Per 1,000 Gallons	\$ 3.97
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ISSUING OFFICER

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