

December 23<sup>rd</sup>, 2010

RECEIVED-FPSC

10 DEC 28 AM 8:44

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

COMMISSION  
CLERK

100472-WS

REGISTRATION CENTER  
10 DEC 28 AM 7:21

Re: Heather Hills Estates Utilities LLC

Dear Mrs. Cole,

Enclosed for filing is a Staff Assisted Rate Case application for Heather Hills Estates Utilities LLC.

Thank you,

*Chris Stephens*

Heather Hills Estates Utilities LLC  
Rick & Chris Stephens

COM   
APA   
ECR   
GCL   
RAD   
SSC   
ADM   
OPC   
CLK

DOCUMENT NUMBER (DATE)

10139 DEC 28 0

FPSC-COMMISSION CLERK



G. List of Associated Companies and Addresses:

N/A

H. If you have retained an attorney and/or a consultant to represent the utility for this application, furnish the name(s) and address(es): None

Name:

Address:

II. ACCOUNTING DATA

A. Outside Accountant

- 1. Name: **David Wessman**
- 2. Firm: **Carlstedt, Jackson, Nixon & Wilson**
- 3. Address: **2560 Gulf to Bay Blvd Suite 200, Clearwater , Florida 33765-4432**
- 4. Telephone: **(727-791-4020)**

B. Individual To Contact On Accounting Matters:

- 1. Name: **David Wessman**
- 2. Telephone: **(727) 791-4020**

C. Location of Books and Records: **On site at Clubhouse office**

D. Have you filed an Annual Report with the Commission?  Yes  No

Date Last Filed: **2009**

E. Has your latest Regulatory Assessment Fee Payment been made? Yes

(January 30 or July 30 whichever is applicable)  Jan 30  July 30

F. Basic Rate Base Data: (Most recent two years)

1. Water:

	<b>2008</b>	<b>2009</b>
Cost of Plant In Service	\$ <b>65,271</b>	\$ <b>71,070</b>
Less Accumulated Depreciation	<b>42,124</b>	<b>43,813</b>
Less Contributed Plant	-----	-----
Net Owner's Investment	\$ <b>23,536</b>	\$ <b>5,734</b>

2. Wastewater:

**2008**                      **2009**

,5

Cost of Plant In Service	\$ 73,023	\$ 73,073
Less Accumulated Depreciation	62	4
Less Contributed Plant	-----	-----
Net Owner's Investment	\$ 23,536	\$ 27,692

G. Basic Income Statement: (Most recent two years)

1. Water:

	2008	2009
Revenues (By Class)		
a. <b>Residential</b>	\$ 43,930	\$ 47,339
b. <b>Commercial</b>	310	334
c. <b>other</b>	0	850
Total Operating Revenues:	\$ 44,240	\$ 48,523
Less Expenses:		
a. Salaries & Wages - Employees	2581	4,000
Salaries & Wages - Officers, Directors, & Majority		
Stockholders	0	1,188
b. Employee Pensions & Benefits	0	0
c. Purchased Water	25,677	26,677
d. Purchased Power	0	0
e. Fuel for Power Production	0	0
f. Chemicals	0	0
g. Materials & Supplies	0	1,290
h. Contractual Services	11,109	9,431
i. Rents	0	800
j. Transportation Expenses	0	0
k. Insurance Expense	0	206
l. Regulatory Commission Expense	1,991	2,184
m. Bad Debt Expense	0	0
n. Miscellaneous Expense	5,034	1,360
o. Depreciation Expense	304	1,689
p. Property Taxes	-----	-----
q. Other Taxes	1032	
r. Income Taxes	-----	-----
Operating Income (Loss)	\$ (3,488)	\$ 833

2. Wastewater

	2008	2009
Revenues (By Class):C	\$ _____	\$ _____
a. <b>Residential</b>	<u>67,530</u>	<u>73,154</u>
b. <b>Commercial</b>	<u>572</u>	<u>620</u>
c. <b>Other</b>	<u>0</u>	<u>0</u>
Total Operating Revenues:	<u>\$ 68,102</u>	<u>\$ 73,774</u>
Less Expenses:		
a. Salaries & Wages - Employees	<u>2,581</u>	<u>2,500</u>
Salaries & Wages - Officers, Directors, & Majority		
b. Stockholders	<u>0</u>	<u>0</u>
c. Employee Pensions & Benefits	<u>0</u>	<u>0</u>
d. Purchased Wastewater Treatment	<u>59,394</u>	<u>64,056</u>
e. Sludge Removal Expense	<u>0</u>	<u>0</u>
f. Purchased Power	<u>0</u>	<u>0</u>
g. Fuel for Power Production	<u>0</u>	<u>0</u>
h. Chemicals	<u>0</u>	<u>0</u>
i. Materials & Supplies	<u>0</u>	<u>1,290</u>
j. Contractual Services	<u>9,694</u>	<u>8,424</u>
k. Rents	<u>0</u>	<u>800</u>
l. Transportation Expenses	<u>0</u>	<u>0</u>
m. Insurance Expense	<u>0</u>	<u>206</u>
n. Regulatory Commission Expense	<u>3,065</u>	<u>3,320</u>
o. Bad Debt Expense	<u>0</u>	<u>0</u>
p. Miscellaneous Expense	<u>0</u>	<u>411</u>
q. Depreciation Expense	<u>62</u>	<u>4</u>
r. Property Taxes	<u>0</u>	<u>0</u>
s. Other Taxes	<u>1,032</u>	<u>3,373</u>
t. Income Taxes	<u>----</u>	<u>0</u>
Operating Income (Loss)	<u>\$ (12,727)</u>	<u>\$ (7,691)</u>

H. Outstanding Debt: 123,123.46

	Date Borrowed	Balance Due	Interest Rate	Expiration Date
1. <u>Keith Starkey</u>	<u>Jan, 2009</u>	<u>123,123.46</u>	<u>3.25%</u>	<u>2019</u>
2. _____	_____	_____	_____	_____
3. _____	_____	_____	_____	_____
4. _____	_____	_____	_____	_____

I. Indicate Type of Tax Return Field:

- Form 1120 -Corporation
- Form 1120S -Subchapter S Corporation
- Form 1065 - Partnership
- Form 1040 - Schedule C - Individual (Proprietorship)

III

ENGINEERING DATA

A. Outside Engineering Consultant:

- 1. Name:
- 2. Firm:
- 3. Address:
- 4. Telephone: ( )

B. Individual to contact on engineering matters:

- 1. Name:
- 2. Telephone: ( )

C. Is the utility under citation by the Department of Environmental Protection (DEP) or County Health Department? If yes, explain: **NO**

D. List any known service deficiencies and steps taken to remedy problems: **This is a consecutive water system.**

E. Name of plant operator(s) and DEP operator certificate number(s) held:

F. Is the utility serving customers outside of its certificated area? **No**

If yes, explain:

G. Wastewater:

1. Gallons per day capacity of treatment facilities:

- a. Existing: **18,439**
- b. Under Construction:
- c. Proposed:

2. Type and make of present treatment facilities: **Water purchased from Manatee County**

3. Approximate average daily flow of treatment plant effluent: **18,439**

4. Approximate length of wastewater mains:

Size (diameter):	<b>4 inch</b>				
Linear feet:	<b>5 ft.</b>				

5. Number of manholes: **38**

6. Number of lift stations: **0**

7. How do you measure treatment plant effluent? **N/A**

8. Is the treatment plant effluent chlorinated?  Yes  No

If yes, what is the normal dosage rate?

9. Tap in fees – Wastewater: \$

10. Service availability fees – Wastewater: \$

11. Note DEP Treatment Plant Certificate Number and date of expiration: **N/A**

Number Expiration Date:

12. Total gallons treated during most recent twelve months:

13. Wastewater treatment purchased during most recent twelve months:

H. Water:

1. Gallons per day capacity of treatment facilities:

a. Existing:

b. Under Construction :

c. Proposed:

2. Type of treatment: **Purchased water from Manatee County. Not treated water.**

3. Approximate average daily flow of treated water: **No treated**

4. Source of water supply: **Manatee County**

5. Types of chemicals used and their normal dosage rates:

6. Number of wells in service: **0**

Total capacity in gallons per minute (gpm):

Diameter/Depth:	_____ / _____	_____ / _____	_____ / _____
Motor horsepower:	_____	_____	_____
Pump capacity (gpm):	_____	_____	_____

7. Reservoirs and/or hydropneumatic tanks:

Description:	_____	_____	_____
Capacity:	_____	_____	_____

8. High service pumping:

Motor horsepower:	_____	_____	_____	_____
Pump capacity (gpm):	_____	_____	_____	_____

9. How do you measure treatment plant production?

10. Approximate feet of water mains:

Size (diameter):	_____	_____	_____	_____
Linear feet:	_____	_____	_____	_____

11. Note any fire flow requirements and imposing government agency:

12. Number of fire hydrants in service: **0**

13. Do you have a meter change out program?  No  Yes
14. Meter installation or tap in fees - Water \$ \_\_\_\_\_
15. Service availability fees - Water \$ \_\_\_\_\_
16. Has the existing treatment facility been approved by DEP?  No  Yes N/A
17. Total gallons pumped during most recent twelve months:
18. Total gallons sold during most recent twelve months:
19. Gallons unaccounted for during most recent twelve months:
20. Gallons purchased during most recent twelve months:

**IV. RATE DATA**

A. Individual to contact on tariff matters:

1. Name: Chris Stephens
2. Telephone Number: (941) 812 0819

B. Schedule of present rates: (Attach additional sheets if more space is needed)

1. Water:

a. Residential Water	<b>\$2.46 per 1,000 gallons</b>
b. General Service	<b>\$7.62 per month</b>
c. Special Contract	<b>0</b>
d. Other - Specify	<b>0</b>

2. Wastewater:

a. Residential Wastewater	<b>\$5.11 per 1,000 gallons</b>
b. General Service	<b>\$9.76 per month</b>
c. Special Contract	<b>0</b>
d. Other - Specify	<b>0</b>

C. Number of Customers: (Most recent two years)

	<b>2008</b>	<b>2009</b>
1. Water Metered		
a. Residential	<b>353</b>	<b>353</b>
b. General Service	<b>1</b>	<b>1</b>
c. Special Contract		
d. Other - Specify		
2. Water Unmetered	<b>20</b>	<b>20</b>
a. Residential		
b. General Service		
c. Special Contract		
d. Other - Specify		
3. Wastewater	<b>2008</b>	<b>2009</b>
a. Residential	<b>354</b>	<b>354</b>
b. General Service		
c. Special Contract		
d. Other - Specify		



**V. AFFIRMATION**

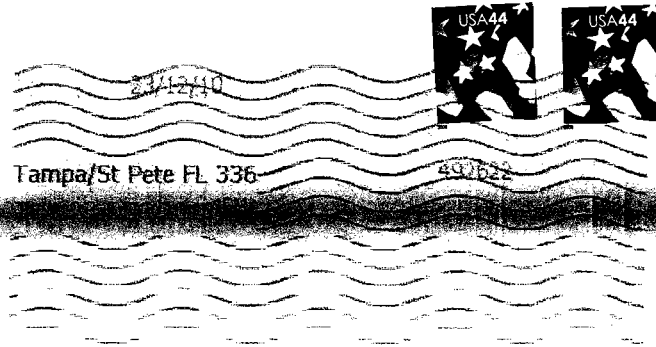
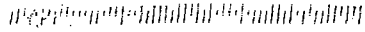
I, **Chris Stephens** the undersigned owner, officer, or partner of the above named public utility, doing business in the State of Florida and subject to the control and jurisdiction of the Florida Public Service Commission, certify that the statements set forth herein are true and correct to the best of my information, knowledge, and belief.

Signed Chris Stephens

Title manager / owner

Notice: Section 837.06, Florida Statutes, provides that any person who knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his duty shall be guilty of a misdemeanor of the second degree.

Heather Hills Estates Utilities LLC.  
4925 3rd St. West  
Bradenton, FL 34207



ANNE COLE  
Office of Commission Clerk  
Florida Public Service Commission  
2540 Shumard Oak Boulevard  
Tallahassee, FL 32399-0850