

Christopher Cooney

Subject: FW: Docket No. 140239-WS

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To: Records Clerk

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Please see the attached regarding the Docket listed above. Thanks

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I want to share a few thoughts regarding the upcoming proposed Orchid Springs Development Corporation (OSDC) water/sewer homeowner rate increases. *Numbers below are rounded off.*
Please pick this over thoroughly so I don't make a fool of myself!

Foremost, OSDC's figures show an annual loss of +/- \$30,000. Remember this number! If we compare the existing rates against the proposed rates - and take the typical home usage at a (Commission reported) 4,000+ Gallons/month - the increase is about \$30 per home per month.

Multiply by the number of homes and by 12 to get a yearly figure -

Surprise, the added OSDC income is about \$65,000 per year!

A more accurate figure would be a \$ 14/month increase.

Perhaps the old game of wanting 30 - asking for 65 - "relenting" at 45 - and happily settling at anything above 30.

And still OSDC would be solvent.

In reading the May 18th Florida Public Service Commission's (40 pg) report, I find several points of concern - at least to me.

Pg 3 & 18 Regarding water, there was a surplus of +/- \$ 20,000 for OSDC and yet an increase is asked for!

Pg 4 A comment is made that there were no responses to the March OSDC letter. Perhaps this was because it only announced an interim increase of +/- 16%

VERSUS the late May increase of +/- 90%

Pg 6 & 8 Unaccounted for Water is +/- 5 million gallons. Apparently no attempts have been made by OSDC (or Winter Haven) to record leaks - like the large pipe at the corner of San Jose and El Dorado, which ran for over 3 weeks pouring massive gallons into the neighboring reserve and on to the Peace River and on then the ocean. This is in spite of many calls to Winter Haven and testing of the water by residents to prove that it was treated water and not a "spring" as defined by various inspectors. Commission staff recommends a "decrease of \$125,483 to wastewater rate base" **A decrease???**

Pg 19 The 6,000 gallon cap on wastewater is helpful to only a few owners like myself who have large lawns (and certainly not the condo people!) Sounds good - really insignificant.

Pg 20 "Staff will reserve its recommendation on the \$5 late payment charge" We are **already** charged \$10 !

There is still the several year old "mystery" of the Winter Haven takeover of the whole water/sewer operation. Did it ever happen as originally defined? Granted WH does maintain the systems, but what about the old rumor that the original deal was cancelled because OSDC (Cassidy) did not build the lift station to required specifications? Any input?

And importantly, the concern of the effect the proposed exhorbitant rates would have on many of the residents.

There are about 120 single owners of patio homes.

Most are of advanced age and on strict budgets.

How do they survive, given the absurd rates?

A troubling question of **Legal versus Ethical !**

And unlike a "normal" business practice where rising costs are handled internally and dare not be passed on to the customers, the Cassidy group has a great advantage with water/sewer finances **because we are captive customers.**

The Cassidy group has consistently **very poorly** attended to several "little things", like street lighting, road maintenance, clubhouse/pool care, etc. **And almost always with a request for more payments from the home owners.**

In contrast, The many, **many** significant improvements undertaken by the Orchid Springs home owners (OSHOA) **have always been for the betterment of the community**, rather than letting things just sit and deteriorate!