

Iris Rollins

From: John Plescow
Sent: Monday, November 21, 2022 4:44 PM
To: Consumer Correspondence
Subject: FW: DOCKET NO. 20220032
Attachments: EXHIBIT 4 - PAGE 7 OF 14.pdf; EXHIBIT 4 PAGE 8 OF 14.pdf; EXHIBIT 4 - PAGE 9 OF 14.pdf; EXHIBIT 4 - PAGE 10 OF 14.pdf; EXHIBIT 4 - PAGE 11 OF 14.pdf; EXHIBIT 4 - PAGE 12 OF 14.pdf; EXHIBIT 4 - PAGE 13 OF 14.pdf; EXHIBIT 4 - PAGE 13 OF 14.pdf; EXHIBIT 4 - PAGE 14 OF 14.pdf; EXHIBIT 5 - PAGE 1 OF 3.pdf; EXHIBIT 5 - PAGE 2 OF 3.pdf; EXHIBIT 5 - PAGE 3 OF 3.pdf

Please, add to docket 20220032.
I have 4 more from this customer for this docket.

From: vmacousineau vmacousineau <vmacousineau@bell.net>
Sent: Monday, November 21, 2022 4:25 PM
To: John Plescow <JPlescow@PSC.STATE.FL.US>
Cc: Bob Fennell <bob.fennell@hotmail.com>
Subject: DOCKET NO. 20220032

Sorry for this problem but my computer will only allow so many at attachments. Will you please confirm receipt and let me know if any pages are missing. I will be home all day on Tuesday so please call. Thank you for your help. I think your office closes at 4 or 4:30 so you will not see all of these e-mails probably till tomorrow morning.

Marilyn

As disclosed and in accordance with the park prospectus under Section VIII, the lot rental amount has been increased as a result of a real estate tax increase by Polk County. Only the portion of real estate taxes exceeding the increase allowed for under the CPI increase (i.e. 4.1%) are being charged on a pro-rata basis among all lots. The method of computation for such adjustment is:

2005 Real Estate Tax Base	\$ 33,592.49
Allowance for CPI increase	<u>1,377.29</u>
	\$ 34,969.78
Actual 2006 Real Estate Tax	<u>\$ 45,684.44</u>
Difference to charge on a pro-rata basis among all lots	<u>\$ 10,714.66</u>
Monthly charge per lot	5.84*

The Consumer Price Index for the most recent 12 month reporting period (July 2006) was 4.1%. Your base rent has been adjusted in accordance with your rental agreement by the CPI increase or \$5.00 monthly, whichever is greater, along with the real estate tax adjustment.

For leases which were entered into before September 4, 1990 that allow for an unoccupied sewer and water charge, that charge, which is only applicable in the event the unit is unoccupied for the entire calendar month and consumes below 1,000 gallons is \$5.24 for 2007.

Additionally, the annual lot rental amount for 2007 is being increased by a one-time payment of \$65.00 resulting from the annual assessment for fire protection on your home levied and mandated by Polk County. The park owner pays the fire assessment charge on all common buildings. The annual fire assessment of \$65.00 is payable to the mobile home park owner, as the park owner will pay the tax to Polk County. The assessment is due in full January 1, 2007. Future annual fire assessments will be based on the Polk County assessment for that year. Last year's fee was \$65.00. Therefore, this fee did not increase from 2006 to 2007.

The present lot rental amount has not increased except for the base rent adjustment, the real estate tax adjustment and the mandated fire assessment. All homeowners of the park are receiving notices of lot rental amount increases. If you wish to determine the names and addresses of the individuals who are receiving notices of the rental amount increase in addition to you, the park office maintains such a list for your review.

The Board of Directors has also been sent a copy of the form notice along with the names, addresses and lot rental adjustments of all individuals affected.

*As disclosed and in accordance with the park prospectus under Section VIII, the lot rental amount has been increased as a result of a real estate tax increase by Polk County. Only the portion of real estate taxes exceeding the increase allowed for under the CPI increase (i.e. 3.2%) are being charged on a pro-rata basis among all lots. The method of computation for such adjustment is:

2004 Real Estate Tax Base	\$ 31,183.00
Allowance for CPI increase	<u>997.86</u>
	\$ 32,180.86
Actual 2005 Real Estate Tax	\$ 33,592.49
Difference to charge on a pro-rata basis among all lots	<u>\$ 1,411.63</u>
Monthly charge per lot	.77*

The Consumer Price Index for the most recent 12 month reporting period (July 2005) was 3.2%. Your base rent has been adjusted in accordance with your rental agreement by the CPI increase or \$5.00 monthly, whichever is greater, along with the real estate tax adjustment.

For leases which were entered into before September 4, 1990 that allow for an unoccupied sewer and water charge, that charge, which is only applicable in the event the unit is unoccupied for the entire calendar month and consumes below 1,000 gallons is \$5.24 for 2006.

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The Board of Directors has also been sent a copy of the form notice along with the names, addresses and lot rental adjustments of all individuals affected.

If a homeowners committee is appointed to represent the affected homeowners and the committee wishes to discuss the above changes, the committee must contact the park owner within 30 days of the date of receipt of this notice.

Enclosed please find the addendum extending the lease for 2006 including the base rent adjustment which commences with your rent due January 1, 2006.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ron Baxley', with a long horizontal flourish extending to the right.

Ron Baxley, V.P.

A & M Properties, Inc.
P.O. Box 5252
Lakeland, FL 33807-5252

September 12, 2006

ROBERT SCHULTZ
2223 TURNER ROAD
WINDSOR, ONT N8W 3K4

ANGLERS COVE WEST

RE: Increase In Lot #354 Rental Amount

Pursuant to Rule 61B-32.002, Florida Administrative Code, and Section 723.037, Florida Statutes, this serves as a 90 day notice of a lot rental amount increase for your mobile home park. The lot rental increase will be effective January 1, 2007. The lot rental amount will increase as follows:

Your current monthly base rent was (through 12/31/2006):	\$285.38
The monthly increase amount is: (excluding Real Estate Tax adjustment)	11.70
	<hr/>
SUBTOTAL:	\$297.08
Prior cumulative Real Estate Tax adjustments:	5.19
Real Estate Tax adjustment for this year is:	<hr/> 5.84 *
Your new monthly base rent (beginning 01/01/2007 through 12/31/2007) SUBTOTAL:	\$308.11
Your current monthly base sewer and water charge (beginning 01/01/2007 through 12/31/2007):	\$ 15.71
Monthly increase	.00
Total lot rental amount due beginning 01/01/2007 continuing through 12/31/2007 (excluding fire assessment and other fees)	<hr/>
TOTAL:	\$323.82

*As disclosed and in accordance with the park prospectus under Section VIII, the lot rental amount has been increased as a result of a real estate tax increase by Polk County. Only the portion of real estate taxes exceeding the increase allowed for under the CPI increase (i.e. 4.1%) are being charged on a pro-rata basis among all lots. The method of computation for such adjustment is:

2005 Real Estate Tax Base	\$ 33,592.49
Allowance for CPI increase	<u>1,377.29</u>
	\$ 34,969.78
Actual 2006 Real Estate Tax	\$ 45,684.44
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Monthly charge per lot	5.84*

The Consumer Price Index for the most recent 12 month reporting period (July 2006) was 4.1%. Your base rent has been adjusted in accordance with your rental agreement by the CPI increase or \$5.00 monthly, whichever is greater, along with the real estate tax adjustment.

For leases which were entered into before September 4, 1990 that allow for an unoccupied sewer and water charge, that charge, which is only applicable in the event the unit is unoccupied for the entire calendar month and consumes below 1,000 gallons is \$5.24 for 2007.

Additionally, the annual lot rental amount for 2007 is being increased by a one-time payment of \$65.00 resulting from the annual assessment for fire protection on your home levied and mandated by Polk County. The park owner pays the fire assessment charge on all common buildings. The annual fire assessment of \$65.00 is payable to the mobile home park owner, as the park owner will pay the tax to Polk County. The assessment is due in full January 1, 2007. Future annual fire assessments will be based on the Polk County assessment for that year. Last year's fee was \$65.00. Therefore, this fee did not increase from 2006 to 2007.

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The Board of Directors has also been sent a copy of the form notice along with the names, addresses and lot rental adjustments of all individuals affected.

If a homeowners committee is appointed to represent the affected homeowners and the committee wishes to discuss the above changes, the committee must contact the park owner within 30 days of the date of receipt of this notice.

Enclosed please find the addendum extending the lease for 2007 including the base rent adjustment which commences with your rent due January 1, 2007.

Sincerely,



Ron Baxley, V.P.



Real Estate Number: 24-28-23-000000-043100 Parcel Status: < No Status Selected > Cap Base Year: Maintenance: 07/31/2007
 DOR Code: 2840 Mobile Home Pks Neighborhood: 6666.00 COMMERCIAL NEIGHBORHOOD Percent Cap: 0.00% Database: 2008

Owner Names:

#	Owner Name	% Own	M	Role
1	ANGLERS COVE WEST LTD	100.0%		

Owner Address: CASS Certify Undeliverable

Address: PO BOX 5252
 Address:
 Address:
 City: LAKELAND
 State: FL 33807-5252
 Country:

Legal Lines:

#	Legal Description
10	COMM SW COR OF NW1/4 OF SW1/4 RUN N 340.59 FT FOR
20	POB CONT N 70 FT E 255 FT N 250.94 FT W 11 FT N
30	165.47 FT TO N LINE S1/2 OF S1/2 OF N1/2 OF NW1/4
40	OF SW1/4 E TO E LINE OF OF NW1/4 OF SW1/4 S TO
50	POINT 322.61 FT N OF S LINE OF NW1/4 OF SW1/4 W TO
60	POINT 255 FT E OF W LINE OF SEC N 19.05 FT W 255

Site Address: 944 REYNOLDS RD, LAKELAND 33801
 Mail To:
 AKA: ANGLERS COVE WEST MHP

Reconcile Summary | Taxable | Marshall, Swift CAMA

Primary Method: Reconcile

Maximum Cap:
 Total Market: \$2,510,058
 Deferred: \$0

Assessed Value: \$2,510,058
 HX Exemption: \$0
 PX Exemption: \$0
 WH Exemption: \$0

Base Taxable Value: \$2,510,058



DOR Code: 2840 Mobile Home Pks Life Estate Lands Available Military

Millage: 11000 UNINCORP/LKLD MASS TR

Neighborhood: 6666.00 COMMERCIAL NEIGH

Subdivision: 000000 NOT IN

Cap Base Year: Percent Cap: 0.00%

Map ID: Special Units: 0.0

Plat Book: Plat Page:

Prior Account #: Prior DOR: < None > DSC Code: < None > Market Area: 90

Year Created: Year Annexed: Year Improved: 1986 Acreage: 17.5983

Split Date: Ordinance #: Last E&L

Sct / Twn / Rng: 23 | 28 | 24

Category: < None > Reason: < None > Date:

A & M Properties, Inc.
P.O. Box 5252
Lakeland, FL 33807-5252

September 26, 2005

ROBERT SCHULTZ
2223 TURNER ROAD
WINDSOR, ONT N8W 3K4

ANGLERS COVE WEST

RE: Increase In Lot #354 Rental Amount

Pursuant to Rule 61B-32.002, Florida Administrative Code, and Section 723.037, Florida Statutes, this serves as a 90 day notice of a lot rental amount increase for your mobile home park. The lot rental increase will be effective January 1, 2006. The lot rental amount will increase as follows:

Your current monthly base rent was (through 12/31/2005):	\$276.53
The monthly increase amount is: (excluding Real Estate Tax adjustment)	8.85
	<hr/>
SUBTOTAL:	\$285.38
Prior cumulative Real Estate Tax adjustments:	4.42
Real Estate Tax adjustment for this year is:	.77 *
	<hr/>
Your new monthly base rent (beginning 01/01/2006 through 12/31/2006) SUBTOTAL:	\$290.57
Your current monthly base sewer and water charge (beginning 01/01/2006 through 12/31/2006):	\$ 15.71
Monthly increase	.00
	<hr/>
Total lot rental amount due beginning 01/01/2006 continuing through 12/31/2006 (excluding fire assessment and other fees)	
TOTAL:	\$306.28

Ad.
1 year

July 21, 2008

Mr. Matthew M. Carter II
Chairman
Public Service Commission
Capital Circle Office Center
2540 Shumard Oak Boulevard
Tallahassee, FL
32399-0850

RE: DOCKET NO. 070417-WS – Application for staff-assisted rate case in Polk County by Anglers Cove West, Ltd.

Dear Mr. Carter:

Relative to the July 15, 2008 hearing Docket No 070417-WS I have the following concerns.

It is apparent that residents of Anglers Cove will now be paying for water and waste water on a flat monthly rate plus consumption basis.

I am Treasurer of Anglers Cove Home Owners Association and I am speaking on behalf of all residents. Water charges will be dealt with through Florida Statutes Chapter 723 since water was included in our lot rents when park was established.

On July 14th, Bart Fletcher was exceptionally helpful in resolving many questions I had regarding the proposed rates.

There remains two major items of concern.

1. The seven (7) AC and ACW unmetered water systems. Although Mr. Fletcher assured me these seven (7) unmetered connections were taken into account when rates were established and would be considered when any increase in rate was requested. On behalf of all residents these seven (7) unmetered facilities MUST be metered. This will ensure total revenue vs. cost is correct when Anglers Cove West applies for an increase. Our reason for this request is irrigation systems run 6 to 8 hours each day; both Clubhouses have laundry facilities for all residents to use and we are unable to determine how much water is used for the pools.

Total Revenue required per Schedule No 3-A Water	\$96,935.
Schedule No 3-B Waste water	91,990.
	\$188,925

If every resident used 2500 gallons of water each month

Based on rates proposed revenue would be

Water $\$8.73 + (2.5 \times 5.77) \times 12 \times 340 =$ \$94,472.40

Waste water $\$10.77 + (2.5 \times 4.94) \times 12 \times 340 =$ 94,329.60

\$188,802.00

Based on 2500 gallons a month usage by metered residents, park owners cost to achieve the stated revenue required would be only \$123. for the year.

Based on meter size for the 7 unmetered facilities the basic annual cost if no water was used would be \$7,020.48. Since Anglers Cove West and BFC are owned and operated under the same umbrella, whether payment is made or not at least the total revenue would be correct.

Open Flush Valve (page 5) – this ran most of the 2006 year used to established cost. When the park Manager was advised of the pipe individuals were told it is only run off. Page 21 states 2007 water consumption would be used instead of test year 2006 because of the 34 percent reduction in use. “Staff believes that his reduction in usage is attributable to customer’s reaction of moving from unmetered to metered rates.” Residents did not reduce their water consumption but the Flush Valve was not open 24/7 as it was during 2006.

2. The second item is property taxes. Page 15 – Taxes other than income state Waste Water \$12,419 - \$2,230 = \$10,189 and Water \$1,418. I question were property is located for water since it is only a pipe coming from the city of Lakeland. Waste water property is located in Anglers Cove West and consumes a very small portion of the land which in addition to the waste water facilities accommodates 153 mobile units, Clubhouse, pool, parking lot, recreational area and rain water overflow pond. Mr. Fletcher advised waste water accounted for 1.15 acres of the 18.75 acres taxed. He will be sending me complete details on what figures and locations were used to establish the \$10,189 and \$1,418 tax figures.

The year 2006 tax figures for Real Estate Number 24-28-23-000000-043100 were \$43,316.95 after 4% reduction since non ad valorem fire costs are passed on to the residents directly. For 2007 taxes were reduced to \$38,719.80 after 4% reduction. Enclosed are copies of Polk county tax bills for your perusal.

In addition was the amount of ad valorem taxes charged to residents in accordance with Florida Statues Chapter 723 Section 723.031(c) taken into account when tax calculation was made? This payment is in addition to their lot rent.

2006 residents paid \$ 5.19 a month x 12 x 153 units = \$ 9,528.84 in property taxes.

2007 residents paid \$11.03 a month x 12 x 153 units = \$20,251.08 in property taxes.

Actual cost of Property Taxes to ACW for 2006 and 2007 were \$33,788.11 and \$18,468.72 respectively.

Accounting practices of Anglers Cove are a major concern with residents since their accuracy has a lot to be desired. Your staff is well aware of ACW discrepancies. Therefore, it is pertinent meters be installed for the 7 unmetered facilities and a closer look at the Tax issue before approval of water and waste water rates become effective.

I would like to thank the Staff for all their work, listening and taking into account our complaints at the January 31, 2008 meeting in Lakeland.

Based on my experience with the Staff members I have dealt with, I am confident the Commission will order the 7 unmetered facilities be metered and the tax issue addressed.

Thank you for your time and help in the above matters.

If you have any questions, I can be contacted at 519-974-9187.

Please forward a copy of the approved figures to be charged to the residents and how the two items of concern were handled by the Commission to my attention.

Yours truly

Marilyn Cousineau
8358 Riverside Drive East
Windsor, Ontario
N8S 1E6

cc: Lisa Polak Edgar
Katrina J. McMurrian
Nancy Argenziano
Nathan A. Skop
Lisa C. Bennett
Bart Fletcher