

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Application for transfer of water facilities of Camachee Island Company, Inc. d/b/a Camachee Cove Yacht Harbor Utility and Certificate No. 647-W to Windward Camachee Marina Owner LLC d/b/a Camachee Cove Yacht Harbor Utility, in St. Johns County.

DOCKET NO. 20210189-WU  
ORDER NO. PSC-2023-0131-PAA-WU  
ISSUED: April 14, 2023

The following Commissioners participated in the disposition of this matter:

ANDREW GILES FAY, Chairman  
ART GRAHAM  
GARY F. CLARK  
MIKE LA ROSA  
GABRIELLA PASSIDOMO

NOTICE OF PROPOSED AGENCY ACTION  
ORDER ESTABLISHING NET BOOK VALUE, DECLINING TO MAKE AN ACQUISITION  
ADJUSTMENT, AND REVISING MISCELLANEOUS SERVICE CHARGES  
AND  
ORDER GRANTING TRANSFER OF CERTIFICATE NO. 647-W, AND CONTINUING  
EXISTING RATES AND LATE PAYMENT CHARGE

BY THE COMMISSION:

NOTICE is hereby given by the Florida Public Service Commission that the action discussed herein determining net book value, declining to make an acquisition adjustment, and revising miscellaneous service charges is preliminary in nature and will become final unless a person whose interests are substantially affected files a petition for a formal proceeding, pursuant to Rule 25-22.029, Florida Administrative Code (F.A.C.).

Background

Camachee Island Company, Inc. d/b/a Camachee Cove Yacht Harbor Utility (Camachee or Seller) is a Class C water utility providing water service to approximately 68 residential and 28 general service customers in St. Johns County. The Utility is located in the St. Johns River Water Management District (SJRWMD) and is in the Water Resource Caution Area. Wastewater service is provided by the City of St. Augustine. In its 2021 Annual Report, Camachee reported operating revenues of \$166,837 and a net operating loss of \$20,837.

Camachee began operations in 1977. We granted Camachee an original certificate to operate a water utility in St. Johns County in 1988, subsequent to the county turning jurisdiction

over to us. The county rescinded our jurisdiction in 1989. We granted a grandfather water certificate to Camachee in 2009, after the county transferred jurisdiction back to us.<sup>1</sup> The Utility's last rate increase was in 2017 through a limited revenue proceeding.<sup>2</sup>

On December 1, 2021, Windward Camachee Marina Owner LLC d/b/a Camachee Cove Yacht Harbor Utility (Windward, Utility, or Buyer) filed an application with us for the transfer of Certificate No. 647-W from Camachee to Windward in St. Johns County, pursuant to Rule 25-30.037(2), F.A.C. After the buyer's application was filed with us, the Office of Public Counsel communicated its concerns with the Utility's transfer application in writing and during an informal meeting with the Utility, and our staff.<sup>3</sup> As a result, on November 22, 2022, the Utility provided our staff with a survey, consisting of a map and description of a recorded water utility easement utilized by Buyer, and the mortgage release executed by the Buyer's lender as requested by our staff, in order to process the Utility's application.<sup>4</sup> By letter dated March 8, 2023, the Buyer clarified that there was a scrivener's error within the previous filing of the recorded easement and that the land upon which the water treatment plant is located is indeed owned by the Buyer pursuant to the recorded special warranty deed filed as part of its original application.

This Order addresses the transfer of the water system and Certificate No. 647-W, the appropriate net book value of the water system for transfer purposes, and the revision of certain miscellaneous service charges. We have jurisdiction pursuant to Section 367.071, Florida Statutes (F.S.).

### Decision

#### I. Transfer of Certificate No. 647-W

On December 1, 2021, Windward filed an application for the transfer of Certificate No. 647-W from Camachee to Windward in St. Johns County. The application complies with Section 367.071, F.S., and our rules concerning applications for transfer of certificates. The sale to the Buyer occurred on August 31, 2021, contingent upon our approval, pursuant to Section 367.071(1), F.S.

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<sup>1</sup> Order No. PSC-09-0752-PAA-WU, issued November 16, 2009, in Docket No. 20090185-WU, *In re: Application for grandfather certificate to operate water utility in St. Johns County by Camachee Island Company, Inc. d/b/a Camachee Cove Yacht Harbor Utility.*

<sup>2</sup> Order No. PSC-17-0108-PAA-WU, issued March 27, 2017, in Docket No. 20160145-WU, *In re: Application for limited revenue proceeding in St. Johns County, by Camachee Island Company, Inc. d/b/a Camachee Cove Yacht Harbor Utility.*

<sup>3</sup> Document Nos. 02085-2022, filed March 24, 2022 and 02313-2022, filed April 7, 2022.

<sup>4</sup> Document No. 11758-2022, filed November 29, 2022.

### **A. Noticing, Territory, and Land Ownership**

Windward provided notice of the application pursuant to Section 367.071, F.S., and Rule 25-30.030, F.A.C. No objections to the transfer were filed, and the time for doing so has expired. The application contains a description of the service territory, which is appended to this Order as Attachment A. As part of its application, Windward provided a copy of a recorded special warranty deed demonstrating that it owns the land upon which the treatment facilities are located, and therefore, meets the requirements of Rule 25-30.037(2)(s), F.A.C.

### **B. Purchase Agreement and Financing**

Pursuant to Rule 25-30.037(2)(g),(h) and (i), F.A.C., Windward's application contains a statement regarding financing and a copy of the Purchase Agreement, which included the purchase price, terms of payment, and a list of the assets purchased. There are no customer deposits, guaranteed revenue contracts, developer's agreements, customer advances, leases, or debt of Camachee that must be disposed of with regard to the transfer. According to the Purchase Agreement, the total purchase price for the entire marina, including the water utility assets, is \$32,885,000. On November 14, 2022, the Buyer stated the specific purchase price of the water utility assets should be set equal to the net book value (NBV) as established by us.<sup>5</sup> As discussed in Section II, we calculated a NBV of \$228,846 for the water system. Therefore, we find a purchase price of \$228,846 for the water utility assets shall be recognized.

### **C. Facility Description and Compliance**

The Utility's water treatment plant is rated at 70,977 gallons per day (gpd). Raw water is drawn from two ground wells and treated by reverse osmosis, aeration, and chlorination. Water is stored in a 24,000-gallon ground tank and a 264-gallon bladder tank before distribution. The Florida Department of Environmental Protection (DEP) conducted an inspection of the water treatment facilities on June 14, 2021, and it was found to be in compliance with the DEP's rules and regulations, including primary and secondary standards.

### **D. Technical and Financial Ability**

Pursuant to Rule 25-30.037(2)(l) and (m), F.A.C., the application contains statements describing the technical and financial ability of the Buyer to provide service to the proposed service area. As referenced in the transfer application, the Buyer will fulfill the commitments, obligations, and representation of the Seller with regards to utility matters. The Buyer indicated that it has no experience in the water or wastewater industry; however, Windward retained the existing plant operators and office personnel to ensure the continued operation of the water facilities.

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<sup>5</sup> Document No. 11556-2022.

Furthermore, the Buyer has stated that it will use its sister company, Windward Marina St. Augustine, to provide funding to the Utility. We reviewed the financial statement of Windward Marina St. Augustine, and find that the Buyer has documented adequate resources to support the Utility's operations. Based on the above, we find that the Buyer has demonstrated the technical and financial ability to provide service to the existing service territory.

### **E. Rates and Charges**

The Utility's rates were last approved in a 2017 limited proceeding rate case for water.<sup>6</sup> Subsequently, the rates have been amended by four price index rate adjustments with the last one being in 2020. The Utility has no initial customer deposits, no service availability charges, and the Utility is built out. The late payment charge was approved in 2009.<sup>7</sup> Rule 25-9.044(1), F.A.C., provides that, in the case of a change of ownership or control of a Utility, the rates, classifications, and regulations of the former owner must continue unless authorized to change by us. In addition, the Utility has miscellaneous service charges, which were also approved in 2009. However, the miscellaneous service charges do not conform to Rule 25-30.460, F.A.C., and are addressed subsequently in this Order.

Therefore, we find that the Utility's existing rates and late payment charge as shown on Schedule No. 3, attached hereto, shall remain in effect, until a change is authorized by us in a subsequent proceeding. The tariff pages reflecting the transfer shall be effective on or after the stamped approval date on the tariff sheets pursuant to Rule 25-30.475(1), F.A.C.

### **F. Regulatory Assessment Fees and Annual Report**

In its application, the Buyer indicated that it will be responsible for paying the Utility's Regulatory Assessment Fees (RAFs) and filing its annual reports for the year of transfer and subsequent years. The Seller fulfilled the Utility's RAF and annual report requirements for 2020 and the Buyer fulfilled these requirements for 2021. The Buyer is responsible for the Utility's 2022 RAFs and annual report, which were due on March 31, 2023.

### **G. Conclusion**

Based on the foregoing, we find that the transfer of the water system and Certificate No. 647-W is in the public interest and is approved effective the date that the sale becomes final. This Order shall serve as the Buyer's certificate and shall be retained by the Buyer. The Utility's existing rates and late payment charge, as shown on Schedule No. 3, shall remain in effect until a change is authorized us in a subsequent proceeding. The tariff pages reflecting the transfer shall be effective on or after the stamped approval date on the tariff sheet, pursuant to Rule 25-

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<sup>6</sup> Order No. PSC-17-0108-PAA-WS, issued March 27, 2017, in Docket No. 20160145-WU, *In re: Application for limited revenue proceeding in St. Johns County, by Camachee Island Company, Inc. d/b/a Camachee Cove Yacht Harbor Utility.*

<sup>7</sup> Order No. PSC-09-0752-PAA-WU, issued November 16, 2009, in Docket No. 20090185-WU, *In re: Application for grandfather certificate to operate water utility in St. Johns County by Camachee Island Company, Inc. d/b/a Camachee Cove Yacht Harbor Utility.*

30.475(1), F.A.C. The Utility shall be responsible for filing annual reports and paying RAFs for 2022 and for all future years thereafter.

## II. Net Book Value (NBV) and Acquisition Adjustment

Rate base was last established for the Utility as of December 31, 2008.<sup>8</sup> The purpose of establishing NBV for transfers is to determine whether an acquisition adjustment should be approved. The NBV does not include normal ratemaking adjustments for used and useful plant or working capital. The Utility's NBV has been updated to reflect balances as of August 31, 2021. NBV is shown on Schedule No. 1, attached hereto.

### A. **Utility Plant in Service (UPIS)**

The Utility reflected a UPIS balance of \$573,206 as of August 31, 2021. Our auditors determined the Seller did not make the Commission-ordered adjustments established in Order No. PSC-10-1026-PAA-WU to reflect the correct plant balance as of December 31, 2008. Using work papers from the last rate case to establish the beginning balances, and supporting invoices for plant additions, our auditors calculated a UPIS balance of \$554,392 as of August 31, 2021. Therefore, we find a UPIS balance of \$554,392 as of August 31, 2021 is appropriate.

### B. **Land**

The Utility reflected a land balance of \$10,000 as of August 31, 2021. Camachee's land balance was established in Order No. PSC-2010-1026-PAA-WU. There have been no additions to land since December 31, 2008. Therefore, we find that a land balance of \$10,000 as of August 31, 2021 is appropriate.

### C. **Accumulated Depreciation**

The Utility reflected an accumulated depreciation balance of \$339,350 as of August 31, 2021. Camachee recorded accumulated depreciation as a grand total; it was not broken down by plant account. Our auditors recalculated depreciation accruals for all water accounts since the last rate case through August 31, 2021, using the audited UPIS balances and the depreciation rates established by Rule 25-30.140, F.A.C. As a result, the accumulated depreciation balance shall be decreased by \$3,805. Accordingly, we find that a total accumulated depreciation balance of \$335,545 as of August 31, 2021 is appropriate.

### D. **Contributions-in-Aid-of-Construction (CIAC) and Accumulated Amortization of CIAC**

The Utility reflected CIAC and accumulated amortization of CIAC balances of \$0 as of August 31, 2021. The Utility has no authorized service availability charges, and has not received

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<sup>8</sup> Order No. PSC-10-0126-PAA-WU, issued March 3, 2010, in Docket No. 20090230-WU, *In re: Application for staff-assisted rate case in St. Johns County by Camachee Island Company, Inc. d/b/a/ Camachee Cove Yacht Harbor Utility.*

any donated property. Therefore, we find that a CIAC balance of \$0, and accumulated amortization of CIAC balances of \$0, as of August 31, 2021 is appropriate.

### **E. Net Book Value**

The Utility reflected a NBV of \$243,855 as of August 31, 2021. Based on the adjustments described herein, we find that a NBV of \$228,846 is appropriate. The NBV and the National Association of Regulatory Utility Commissioners, Uniform System of Accounts balances for UPIS and accumulated depreciation are shown on Schedule Nos. 1 and 2, as of August 31, 2021, attached hereto.

### **F. Acquisition Adjustment**

Under Rule 25-30.0371, F.A.C., an acquisition adjustment results when the purchase price differs from the NBV of the assets at the time of the acquisition. As discussed in Section I, the Buyer stated the purchase price of the water utility and its assets should be set equal to the NBV established by us. Because the NBV for this Utility at the time of transfer is equal to the purchase price, an acquisition adjustment is not warranted.

### **G. Conclusion**

Based on the above, we find that a NBV of \$228,846, as of August 31, 2021 is appropriate. No acquisition adjustment shall be included in rate base. Within 90 days of the date of the consummating order, the Buyer shall be required to notify us in writing that it has adjusted its books in accordance with our decision.

### **III. Revised Miscellaneous Service Charges**

Effective June 4, 2021, Rule 25-30.460, F.A.C., was amended to remove initial connection and normal reconnection charges.<sup>9</sup> The definitions for initial connection charges and normal reconnection charges were subsumed in the definition of the premises visit charge. The Utility's miscellaneous service charges consist of initial connection and normal reconnection charges. The normal reconnection charge is more than the premises visit charge. Since the premises visit entails a broader range of tasks, we find that the premises visit charge shall reflect the amount of the normal reconnection charge of \$30. Therefore, we find that when the initial connection and normal reconnection charges are removed, the premises visit charge shall be revised to \$30, and the definition for the premises visit charge shall be updated to comply with amended Rule 25-30.460, F.A.C. The service charges are shown below in Table 1.

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<sup>9</sup> Order No. PSC-2021-0201-FOF-WS, issued June 4, 2021, in Docket No. 20200240-WS, *In re: Proposed amendment of Rule 25-30.460, F.A.C., Application for Miscellaneous Service Charges.*

**Table 1**  
**Utility Existing and Commission-Approved Miscellaneous Service Charges**

	<u>Utility Existing</u>	<u>Comm. Approved</u>
Initial Connection Charge	\$25.00	-
Normal Reconnection Charge	\$30.00	-
Violation Reconnection Charge	\$30.00	\$30.00
Premises Visit Charge	\$15.00	\$30.00

Based on the above, we find that the miscellaneous service charges shall be revised to conform to the recent amendment to Rule 25-30.460, F.A.C. The tariff shall be revised to reflect the removal of the initial connection and normal reconnection charges. Windward shall be required to file a proposed customer notice to reflect the approved charges. The approved charges shall be effective on or after the stamped approval date on the tariff sheet pursuant to Rule 25-30.475(1), F.A.C. In addition, the approved charge shall not be implemented until our staff has approved the proposed customer notice and the notice has been received by customers. The Utility shall provide proof of the date notice was given no less than 10 days after the date of the notice. Windward shall be required to charge the approved miscellaneous services charges until authorized to change them by us in a subsequent proceeding.

Based on the foregoing, it is

ORDERED by the Florida Public Service Commission that the transfer of Certificate No. 647-W from Camachee Island Company, Inc. d/b/a Camachee Cove Yacht Harbor Utility to Windward Camachee Marina Owner LLC d/b/a Camachee Cove Yacht Harbor Utility, is in the public interest and shall be approved effective the date that the sale becomes final. This Order shall serve as the Buyer's certificate and shall be retained by the Buyer. The existing rates and charges shown on Schedule No. 3 of this Order shall remain in effect until a change is authorized by us in a subsequent proceeding. The tariffs reflecting the transfer shall be effective for services rendered or connections made on or after the stamped approval date on the tariffs pursuant to Rule 25-30.475, F.A.C. The Buyer shall be responsible for filing the Utility's annual reports and paying RAFs after March 31, 2023, and all future years. It is further

ORDERED that the Net Book Value of the system for transfer purposes is \$228,846, as of August 31, 2021. No acquisition adjustment shall be included in rate base. Within 90 days of the date of the final order, Windward Camachee Marina Owner LLC d/b/a Camachee Cove Yacht Harbor Utility, shall be required to notify us in writing that it has adjusted its books in accordance with the our decision. The adjustments shall be reflected in the Utility's 2022 Annual Report when filed. It is further

ORDERED that the miscellaneous service charges shall be revised to conform to the recent amendment to Rule 25-30.460, F.A.C. The tariff shall be revised to reflect the removal of initial connection and normal reconnection charges. The approved charges shall be effective on or after the stamped approval date on the tariff sheet pursuant to Rule 25-30.475(1), F.A.C. In addition, the approved charge shall not be implemented until our staff has approved the proposed customer notice and the notice has been received by customers. The Utility shall provide proof of the date notice was given no less than 10 days after the date of the notice. Windward Camachee Marina Owner LLC d/b/a Camachee Cove Yacht Harbor Utility, shall be required to charge the approved miscellaneous service charges until authorized to change them by us in a subsequent proceeding. It is further

ORDERED that the provisions of this Order, issued as proposed agency action, shall become final and effective upon the issuance of a Consummating Order unless an appropriate petition, in the form provided by Rule 28-106.201, Florida Administrative Code, is received by the Commission Clerk, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, by the close of business on the date set forth in the "Notice of Further Proceedings" attached hereto. It is further

ORDERED that this docket shall be closed administratively upon Commission staff's verification that the revised tariff sheets have been filed, the Buyer has notified the Commission in writing that it has adjusted its books in accordance with the Commission's decision, and proof that appropriate noticing has been done pursuant to Rule 25-30.4345, F.A.C.

By ORDER of the Florida Public Service Commission this 14th day of April, 2023.



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ADAM J. FEITZMAN  
Commission Clerk  
Florida Public Service Commission  
2540 Shumard Oak Boulevard  
Tallahassee, Florida 32399  
(850) 413-6770  
www.floridapsc.com

Copies furnished: A copy of this document is provided to the parties of record at the time of issuance and, if applicable, interested persons.



NOTICE OF FURTHER PROCEEDINGS OR JUDICIAL REVIEW

The Florida Public Service Commission is required by Section 120.569(1), Florida Statutes, to notify parties of any administrative hearing or judicial review of Commission orders that is available under Sections 120.57 or 120.68, Florida Statutes, as well as the procedures and time limits that apply. This notice should not be construed to mean all requests for an administrative hearing or judicial review will be granted or result in the relief sought.

As identified in the body of this order, our action determining net book value, declining to make an acquisition adjustment, and revising miscellaneous service charges is preliminary in nature. Any person whose substantial interests are affected by the action proposed by this order may file a petition for a formal proceeding, in the form provided by Rule 28-106.201, Florida Administrative Code. This petition must be received by the Office of Commission Clerk, at 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, by the close of business on May 5, 2023. If such a petition is filed, mediation may be available on a case-by-case basis. If mediation is conducted, it does not affect a substantially interested person's right to a hearing. In the absence of such a petition, this order shall become effective and final upon the issuance of a Consummating Order.

Any objection or protest filed in this docket before the issuance date of this order is considered abandoned unless it satisfies the foregoing conditions and is renewed within the specified protest period.

Any party adversely affected by the Commission's final action in this matter may request: (1) reconsideration of the decision by filing a motion for reconsideration with the Office of Commission Clerk, within fifteen (15) days of the issuance of this order in the form prescribed by Rule 25-22.060, Florida Administrative Code; or (2) judicial review by the Florida Supreme Court in the case of an electric, gas or telephone utility or the First District Court of Appeal in the case of a water or wastewater utility by filing a notice of appeal with the Office of Commission Clerk and filing a copy of the notice of appeal and the filing fee with the appropriate court. This filing must be completed within thirty (30) days after the issuance of this order, pursuant to Rule 9.110, Florida Rules of Appellate Procedure. The notice of appeal must be in the form specified in Rule 9.900(a), Florida Rules of Appellate Procedure.

Windward Camachee Marina Owner LLC  
d/b/a Camachee Cove Yacht Harbor Utility

Water Service Area  
St. Johns County

Township 7 South, Range 30 East

Sections 5 and 8

Territory description of portions of Sections 5 and 8, Township 7 South, Range 30 East, St. Johns County, Florida, Being more fully described as follows:

For point of reference, commence at an old red cedar post found by previous surveys and described in deeds as marking the Southwest corner of said Government Lot 3, Section 5, Township 7 South, Range 30 East, also being the Point of Beginning; thence North 21°03'00" West, 686.19'; thence North 60°12'45" East, 6.66'; thence North 31°46'56" West, 669.00'; thence North 24°31'19" West, 1434.26'; thence North 03°52'55" West, 1638.13'; thence North 08°52'55" West, 557.00'; thence North 30°51'32" East, 60.46'; thence North 16°38'00" West, 70.00'; thence North 03°38'00" West, 462.00'; thence South 27°38'00" East, 1452.00'; thence South 02°38'00" East, 1320.00'; thence South 22°08'00" East, 462.00'; thence South 73°38'00" East, 130.00'; thence South 30°56'51" East, 515.05'; thence South 18°00'36" West, 478.81'; thence South 38°34'49" East, 613.35'; thence North 57°27'21" East, 173.28'; thence North 21°12'24" West, 76.64'; thence South 75°55'59" East, 126.55'; thence South 30°55'59" East, 50.00'; thence South 29°04'01" West, 70.00'; thence South 16°39'00" East, 133.08'; thence North 85°12'32" East, 75.94' to the intersection with a curve being concave to the South, having a radius of 50.00' and Delta of 33°33'37"; thence along the chord of said curve, North 86°13'12" East, 28.87'; thence North 07°10'06" West, 228.78'; thence North 63°02'16" East, 157' more or less to the mean highwater line; thence Southeasterly, meandering along the mean highwater line, 1200' more or less; thence South 25°01'07" West, 110.00'; thence South 22°57'00" East, 24.24'; thence South 67°03'00" West, 115.75'; thence South 00°31'00" East, 718.29' to the intersection with a curve being concave to the Southeast having a radius of 2392.00' and Delta of 02°42'18", said curve also being the Northerly right-of-way line of State Road A-1-A; thence Southwesterly along said curve an arc length distance of 112.93' to the Point of Curvature of said curve; thence South 48°31'00" West, along said Northerly right-of-way line, 381.63'; thence North 21°03'00" West, 1022.21' to the Point of Beginning.

**FLORIDA PUBLIC SERVICE COMMISSION**

**Authorizes**

**Windward Camachee Marina Owner LLC  
d/b/a Camachee Cove Yacht Harbor Utility**

**pursuant to  
Certificate Number 647-W**

to provide water service in St. Johns County in accordance with the provisions of Chapter 367, Florida Statutes, and the Rules, Regulations, and Orders of this Commission in the territory described by the Orders of this Commission. This authorization shall remain in force and effect until superseded, suspended, cancelled or revoked by Order of this Commission.

<u>Order Number</u>	<u>Date Issued</u>	<u>Docket Number</u>	<u>Filing Type</u>
PSC-09-0752-PAA-WU	11/16/09	20090185-WS	Grandfather Certificate
PSC-2023-0131-PAA-WU	04/14/2023	20210189-WU	Transfer

**Windward Camachee Marina Owner LLC  
d/b/a Camachee Cove Yacht Harbor Utility**

**Schedule of Net Book Value as of August 31, 2021**

<b><u>Description</u></b>	<b><u>Balance Per Utility</u></b>	<b><u>Adjustments</u></b>	<b><u>Comm. Approved</u></b>
Utility Plant in Service	\$573,205	(\$18,814)	\$554,392
Land & Land Rights	10,000	0	10,000
Accumulated Depreciation	(339,350)	3,805	(335,545)
CIAC	0	0	0
AA of CIAC	<u>0</u>	<u>0</u>	<u>0</u>
Total	<u>\$243,855</u>	<u>(\$15,009)</u>	<u>\$228,846</u>

**Windward Camachee Marina Owner LLC  
d/b/a Camachee Cove Yacht Harbor Utility**

**Schedule of Commission Approved Account Balances as of August 31, 2021**

<b>Account No.</b>	<b>Description</b>	<b>UPIS</b>	<b>Accumulated Depreciation</b>
304	Structures & Improvements	\$204,210	(\$103,170)
307	Wells and Springs	41,910	(41,910)
309	Supply Mains	14,771	(3,343)
310	Power Generation Equipment	24,827	(4,250)
311	Pumping Equip	19,850	(11,103)
320	Water Treatment Equipment	68,385	(66,559)
330	Distribution Reservoirs	80,515	(34,158)
331	Transmission and Distribution Mains	85,131	(61,990)
334	Meter and Meter Install.	10,241	(6,391)
340	Office Furniture & Equip.	377	(377)
347	Misc. Equip	<u>4,175</u>	<u>(2,296)</u>
	<b>Total</b>	<b><u>\$554,392</u></b>	<b><u>(\$335,547)</u></b>

**Windward Camachee Marina Owner LLC  
d/b/a Camachee Cove Yacht Harbor Utility**

**Monthly Water Rates**

**Residential and General Service**

Base Facility Charge by Meter Size

5/8" x 3/4"	\$21.35
3/4"	\$32.03
1"	\$53.38
1-1/2"	\$106.75
2"	\$170.80
3"	\$341.60
4"	\$533.75
6"	\$1,067.50

Charge Per 1,000 gallons – Residential

0 – 3,000 gallons	\$3.48
3,001 – 6,000 gallons	\$10.37
6,001 – 12,000 gallons	\$15.57
Over 12,000 gallons	\$20.74

Charge Per 1,000 gallons – General Service

\$13.89

Flat Rate – General Service

\$109.72

**Private Fire Protection**

Base Facility Charge by Meter Size

5/8" x 3/4"	\$1.78
3/4"	\$2.67
1"	\$4.45
1 1/2"	\$8.90
2"	\$14.23
3"	\$28.47
4"	\$44.48
6"	\$88.96

**Miscellaneous Service Charges**

Late Payment Charge

\$5.00