

BEFORE THE PUBLIC SERVICE COMMISSION

In re: Application for transfer of majority organizational control of Sports Shinko Utility, Inc. d/b/a Grenelefe Utilities in Polk County and for name change on Certificate Nos. 589-W and 507-S to Grenelefe Resort Utility, Inc. | DOCKET NO. 030123-WS
ORDER NO. PSC-05-0142-PAA-WS
ISSUED: February 7, 2005

The following Commissioners participated in the disposition of this matter:

BRAULIO L. BAEZ, Chairman
J. TERRY DEASON
RUDOLPH "RUDY" BRADLEY
CHARLES M. DAVIDSON
LISA POLAK EDGAR

ORDER DECLINING TO INITIATE SHOW CAUSE PROCEEDINGS, APPROVING NAME CHANGE AND TRANSFER OF MAJORITY ORGANIZATIONAL CONTROL AND NOTICE OF PROPOSED AGENCY ACTION ORDER SETTING RATE BASE FOR TRANSFER PURPOSES

BY THE COMMISSION:

NOTICE is hereby given by the Florida Public Service Commission that the action setting rate base for transfer purposes discussed herein 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. Our actions declining to initiate show cause proceedings, approving name change and transfer of majority organizational control, continuing current rates and charges, and requiring books and records to be set up using the National Association of Regulatory Utility Commissioners (NARUC) Uniform System of Accounts (USOA) are issued as final agency action.

BACKGROUND

Sports Shinko Utility, Inc. d/b/a Grenelefe Utilities (Sports Shinko or utility) is a Class B utility located in Polk County serving approximately 1,716 water and 1,280 wastewater customers. The utility was issued Certificate Nos. 589-W and 507-S pursuant to Order No. PSC-97-1546-FOF-WS, issued December 9, 1997, in Docket No. 961006-WS, In re: Application for certificates under grandfather rights to provide water and wastewater service by Sports Shinko Utility, Inc. d/b/a Grenelefe Utilities in Polk County, subsequent to Polk County turning over jurisdiction to the Public Service Commission. The utility is located in a portion of the

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Southwest Florida Water Management District which is considered a water use caution area. In 2003, the utility had annual operating revenues of \$322,228 for water and \$195,460 for wastewater, with a net operating income of \$37,133 for water and a net operating loss of \$34,717 for wastewater.

On February 4, 2003, Grenelefe Resort L.L.C. (Grenelefe Resort or buyer), filed an application for transfer of majority organizational control of Sports Shinko and a name change to Grenelefe Resort Utility, Inc., but did not complete its filing until October 12, 2004. Grenelefe Resort was formed on June 27, 2002. The sole member and manager of Grenelefe Resort is Central Florida Investments, Inc. (CFI), a Florida corporation. Sports Shinko's name was changed to Grenelefe Resort Utility, Inc., effective January 13, 2003, with the Florida Department of State, Division of Corporations.

This Order addresses the transfer of majority organizational control to Grenelefe Resort, the name change from Sports Shinko to Grenelefe Resort Utility Inc., rate base for transfer purposes, the appropriate rates and charges, and the apparent violations of Sections 367.071(1) and 367.1214 Florida Statutes. We have jurisdiction to consider this matter pursuant to Section 367.071, Florida Statutes.

SHOW CAUSE PROCEEDING

Sports Shinko is in apparent violation of Section 367.071(1), Florida Statutes, which states, in part, "No utility shall sell, assign, or transfer its certificate of authorization, facilities or any portion thereof, or majority organizational control without determination and approval of the commission that the proposed sale, assignment, or transfer is in the public interest" At the time of certification, the stock of Sports Shinko was owned by Sports Shinko (Florida) Co., Ltd. The utility and non-utility property was purchased out of a bankruptcy proceeding. The purchase and sale agreement, dated June 18, 2002, was approved by the United States Bankruptcy Court, Middle District of Florida, Tampa Division, on June 27, 2002. The closing on the sale of the stock for this utility from the court appointed trustee occurred on July 1, 2002. At that time, ownership of the land upon which the facilities are located was transferred to Grenelefe Resort. The transfer of control of the utilities and ownership of the land occurred prior to our approval, which is an apparent violation of Section 367.071, Florida Statutes. Also, the utility's name was changed from Sports Shinko to Grenelefe Resort Utility, Inc., on January 13, 2003, without our approval. This would appear to be in violation of Section 367.1214, Florida Statutes.

Utilities are charged with the knowledge of the Commission's rules and statutes. Additionally, "[i]t is a common maxim, familiar to all minds that ignorance of the law' will not excuse and person, either civilly or criminally." Barlow v. United States, 32 U.S. 404, 411 (1833). Section 367.161, Florida Statutes, authorizes this Commission to assess a penalty of not more than \$5,000 for each offense, if a utility is found to have knowingly refused to comply with, or to have willfully violated any provision of Chapter 367, Florida Statutes. By failing to comply with the provisions of Sections 367.071(1) and 367.1214, Florida Statutes, the utility's acts were "willful" in the sense intended by Section 367.161, Florida Statutes. In Order No. 24306, issued April 1, 1991, in Docket No. 890216-TL, In Re: Investigation Into The Proper Application of Rule 25-14.003, F.A.C., Relating To Tax Savings Refund For 1988 and 1989 For

GTE Florida, Inc., this Commission, having found that the company had not intended to violate the rule, nevertheless found it appropriate to order it to show cause why it should not be fined, stating that "[i]n our view, 'willful' implies an intent to do an act, and this is distinct from an intent to violate a statute or rule." Id. at 6.

Although the transfer and name change occurred prior to our approval, the apparent violations of Sections 367.071 and 367.1214, Florida Statutes, do not in these circumstances rise to the level of warranting the initiation of show cause proceedings because the transfer of ownership occurred due to the bankruptcy. Therefore, we decline to initiate a show cause proceeding against Sports Shinko for failing to obtain our approval prior to the transfer and name change. This is consistent with our decision in Order No. PSC-03-0518-FOF-WS, issued April 18, 2003, in Docket No. 020382-WS, In Re: Application for transfer of facilities and Certificate Nos. 603-W and 519-S in Polk County from New River Ranch, L.C. d/b/a River Ranch to River Ranch Water Management, LLC.

TRANSFER OF MAJORITY ORGANIZATIONAL CONTROL AND NAME CHANGE

As stated above, on October 12, 2004, Grenelefe Resort completed its application for approval of the transfer of majority organizational control of Sports Shinko to Grenelefe Resort and a name change to Grenelefe Resort Utility, Inc. Grenelefe Resort acquired the utility through a stock purchase and the nonutility property at a bankruptcy auction. The buyer submitted the Stock Purchase Agreement which sets forth the terms and conditions by which the buyer acquired all of the outstanding stock of the utility. The actual closing for the sale took place on July 1, 2002.

The application is in compliance with the governing statute, Section 367.071, Florida Statutes, pertaining to an application for transfer of majority organizational control. Notice of the application was given as required by Rule 25-30.030, Florida Administrative Code. No objections were received and the time for filing such has expired.

Pursuant to Rule 25-30.037(3)(e) and (g), Florida Administrative Code, the application contained a statement describing the financing of the purchase, the entities providing funding to the buyer, and an explanation of the manner and amount of such funding. According to the application, the \$12,750,000 purchase price for the development and utility assets was financed with a \$7,000,000 loan and the remainder in equity from the managing company, CFI.

Proof of Ownership -- Pursuant to Rule 25-30.037(3)(i), Florida Administrative Code, the application contained a copy of the trustee quit claim deed and general warranty deed for the land on which a second water treatment plant and wastewater plant are located and an easement for the land on which another water treatment plant is located, as evidence that the utility owns the land upon which the utility facilities are located.

Annual Reports and Regulatory Assessment Fees (RAFs) -- Our staff has verified that the utility is current with respect to annual reports through 2003 and RAFs through June 31, 2004.

In addition, the utility is owed a net refund of \$2,080.17 for an underpayment for the last six months in 2002, and overpayments in 2003 and 2004. Our staff will review the refund for approval once the necessary paper work is completed. The fines for the late filing of the 2002 and 2003 annual reports have been paid. Grenelefe will be responsible for filing the 2004 annual report and the payment of RAFs for July 1, 2004 through December 31, 2004 and for the subsequent years.

Environmental Compliance -- According to the utility's annual report, the water treatment plant is composed of two interconnected treatment facilities with activated carbon filtration, anti-corrosion and chlorination used as the primary forms of treatment at this facility. The utility also employs five wells to provide non-potable irrigation water used throughout the utility's service area. According to the utility's annual report, the current permitted wastewater treatment plant capacity is 680,000 gallons per day (gpd), with the treated effluent sent to percolation ponds. Water consumption in the area is controlled by the Southwest Florida Water Management District. The utility's territory is in two overlapping water use caution areas. Our staff has confirmed with the Florida Department of Environmental Protection (DEP) that the utility's water and wastewater systems are currently in environmental compliance with respect to DEP standards.

Public Interest -- Pursuant to Rule 25-30.037(3)(f), Florida Administrative Code, the application contained a statement of how the transfer is in the public interest including a summary of the buyer's experience in water and wastewater operations and a showing of the buyer's financial ability to provide service. The buyer, CFI, also owns River Ranch Water Management, LLC, another Commission regulated utility. The buyer provided the consolidated financial statements of its parent company which appear to indicate sufficient liquid assets to maintain normal utility operations as well as address any utility emergencies. To insure consistent compliance and the continued operations of the utility, the buyer has retained licensed operators, regulatory accountants, operations and billing services. In addition, the buyer provided a statement of intent to fulfill the commitments, obligations and representations of the seller with regard to utility matters. According to the applicant, the transfer is in the public interest because the customers will continue to receive the same quality service to which they are accustomed.

Based on all of the above, the transfer of majority organizational control of Sports Shinko Utility, Inc., from Sports Shinko (Florida) Co., Ltd., to Grenelefe Resort L.L.C. is in the public interest and is approved. Also, the request to change the name of the utility to Grenelefe Resort Utility, Inc. shall be approved. A description of the territory granted by Certificate Nos. 589-W and 507-S is appended to this Order as Attachment A.

RATE BASE AT TIME OF TRANSFER

Rate base has never been established for the utility. The books and records of the prior owner and the original source documents were not available. Subsequent to filing its application for transfer of majority organizational control, the buyer hired a consultant to prepare an original cost study for the systems. The original cost study was filed on October 12, 2004. Our staff reviewed the original cost study report, the methodology used, and the resulting proposed

original cost for the water and wastewater systems. Our calculation of the rate base at time of the transfer is as follows.

Utility Plant In Service (UPIS) -- The utility's original cost study indicates UPIS balances of \$3,410,084 for the water system and \$2,866,595 for the wastewater system as of July 1, 2002. We are in agreement with the utility's UPIS balances as determined in the original cost study.

Land -- The utility's original cost study indicates land balances of \$7,000 for the water system and \$49,400 for the wastewater system as of July 1, 2002. The utility operates two water treatment plants and one wastewater treatment plant. One water plant is located on property which is covered by a perpetual utility easement from the condominium association which is valued at \$4,000, according to the cost study. The second water treatment plant is located on land that is owned by the utility and valued at \$3,000. The applicant submitted a copy of a general warranty deed for the second water treatment plant site which is located on a .25 acre parcel and the wastewater treatment plant site is located on a 4.25 acres parcel. Since the utility does not own the land for which it has a perpetual easement, the cost for the land as reflected in the original cost study shall not be included in rate base. The utility is in agreement that the cost of the land for the perpetual easement should not be included in rate base. Therefore, we have reduced the water land account by \$4,000. Based on this change, the land balance for the water system is \$3,000, and the wastewater land balance remains \$49,400.

Accumulated Depreciation -- The utility's original cost study indicates accumulated depreciation balances of \$1,578,581 for the water system and \$2,218,473 for the wastewater system as of July 1, 2002. These balances were based on the guideline depreciation rates prescribed by Rule 25-30.140, Florida Administrative Code, and are therefore appropriate.

Contributions in Aid of Construction (CIAC) and amortization of CIAC -- The CIAC and amortization of CIAC recorded on the utility's books could not be traced to original source documentation. It appears that the prior owner did not collect the appropriate service availability charges, and did not record CIAC properly. The utility is authorized to collect a \$65 meter installation charge (5/8" x 3/4") and a service line extension and tap charge at actual cost.

Pursuant to Rule 25-30.570, Florida Administrative Code:

If the amount of CIAC has not been recorded on the utility's books and the utility does not submit competent substantial evidence as to the amount of CIAC, the amount of CIAC shall be imputed to be the amount of the plant costs charged to the cost of land sales for tax purposes if available, or the proportion of the cost of the facilities and plant attributable to the water transmission and distribution system and the sewage collection system.

Since the utility did not have adequate books to provide CIAC balances, we find that CIAC of (\$2,300,861) for water and (\$1,048,895) for wastewater shall be imputed based on the cost of the water transmission and distribution system and the wastewater collection system, pursuant to Rule 25-30.570, Florida Administrative Code. The utility did not include CIAC in

the original cost study. In addition, we find that amortization of CIAC of \$972,985 for water and \$480,645 for wastewater shall be included in rate base as of July 1, 2002.

Based upon all the above, we establish rate base for transfer purposes to be \$506,627 for water and \$129,272 for wastewater as of July 1, 2002. We note that rate base for transfer purposes does not include ratemaking adjustments for working capital and used and useful.

CONTINUATION OF CURRENT RATES AND CHARGES

Sports Shinko's current rates for water and wastewater service were approved by this Commission in an administrative price index and pass-thru proceeding effective January 6, 2001. The utility's approved miscellaneous service charges, meter testing, and service availability policy and charges were effective August 14, 1998, pursuant to Order No. PSC-97-1546-FOF-WS. The utility's approved rates and charges are listed on Attachment B.

Rule 25-9.044(1), Florida Administrative Code, provides that:

In case of change of ownership or control of a utility which places the operation under a different or new utility, . . . the company which will thereafter operate the utility business must adopt and use the rates, classification and regulations of the former operating company (unless authorized to change by the Commission).

Grenelefe Resort Utility, Inc. has not requested a change in the rates and charges of the utility. Accordingly, pursuant to Rule 25-9.044(1), Florida Administrative Code, the utility shall continue operations under the existing tariff and apply the approved rates and charges until authorized to change by this Commission in a subsequent proceeding. The utility has filed a revised tariff reflecting the change in issuing officer and the requested utility name change as part of the transfer of majority organizational control. The tariff filing shall be approved and effective for services provided or connections made after the stamped approval date.

BOOKS AND RECORDS IN COMPLIANCE WITH NARUC USOA

This docket shall remain open pending receipt of evidence that Grenelefe Resort Utility, Inc., has provided proof that the adjustments for all the applicable NARUC USOA primary accounts have been made and that its books and records are set up using the NARUC USOA.

Based on the foregoing, it is

ORDERED by the Florida Public Service Commission that a show cause proceeding shall not be initiated against Sports Shinko Utility, Inc. d/b/a Grenelefe Utilities for its apparent violation of Sections 367.071 and 367.1214, Florida Statutes. It is further

ORDERED that the transfer of majority organizational control of the utility from Sports Shinko Utility, Inc. in Polk County to Grenelefe Resort L.L.C., is in the public interest and is hereby approved. It is further

ORDERED that the request to change the name of the utility to Grenelefe Resort Utility, Inc., is approved. The territory Grenelefe Resort Utility, Inc, is authorized to serve is shown on Attachment A of this Order. It is further

ORDERED that Grenelefe Resort utility, Inc., shall continue to charge the rates and charges approved in the tariffs of Sports Shinko Utility, Inc. d/b/a Grenelefe Utilities, until authorized to change by this Commission in a subsequent proceeding. The utility's approved rates and charges are listed on Attachment B of this Order. It is further

ORDERED that the tariff pages reflecting the transfer shall be effective for services provided or connections made on or after the stamped approval date on the tariff sheets. It is further

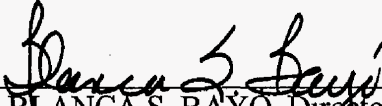
ORDERED that the attachments and schedules attached to this Order are by reference incorporated herein. It is further

ORDERED that the provisions of this Order concerning rate base which are 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 Director, Division of the Commission Clerk and Administrative Services, 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 remain open pending receipt of evidence that Grenelefe Resort Utility, Inc. has provided proof that the adjustments for all the applicable NARUC USOA primary accounts have been made and has set up its books and records using the NARUC USOA. It is further

ORDERED that once the proof has been provided that the adjustments for all the applicable NARUC USOA primary accounts have been made, and the books and records are set up using the NARUC USOA, this docket may be closed administratively if no person whose substantial interests are affected by our proposed agency action timely files a protest to that action and a consummating order has been issued.

By ORDER of the Florida Public Service Commission this 7th day of February, 2005.



BLANCA S. BAYO, Director
Division of the Commission Clerk
and Administrative Services

(SEAL)

RRJ

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 concerning the establishment of rate base for transfer purposes 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 Director, Division of the Commission Clerk and Administrative Services, at 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, by the close of business on February 28, 2005. 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 declining to initiate show cause proceedings, approving name change and transfer of majority organizational control, continuing current rates and charges, and requiring books and records to be set up using the

National Association of Regulatory Utility Commissioners Uniform System of Accounts in this matter may request: (1) reconsideration of the decision by filing a motion for reconsideration with the Director, Division of the Commission Clerk and Administrative Services 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 Director, Division of the Commission Clerk and Administrative Services 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.

GRENELEFE RESORT UTILITY INC.
WATER AND WASTEWATER SERVICE AREA

DESCRIPTION OF TERRITORY SERVED

The following areas in Range 28 East, Township 28 South, Sections 5, 6, 7 and 8, Polk County, Florida;

The South ½ of Section 6;
The North ½ of Section 7; and

In Sections 7 and 8 described as follows:

The Point of Beginning (POB) identified as the center of Section 7; from the POB run N 89°42'32" E a distance of 2,599.05 feet; to the NW corner of Section 8; thence N 89°50'22" E a distance of 1,320.00 feet; thence South a distance of 1,317.85 feet more or less; thence S 03°59'01" E a distance of 827.42 feet; thence N 89°54'04" W a distance of 1,378.88 feet; to the East line of Section 7; thence S 89°26'13" W a distance of 2,574.02 feet; thence N 00°37'09" W a distance of 2,152.99 feet; to the POB; and

In Section 5 described as follows:

Begin at the SW corner of Section 5, Range 28 E, Township 28 S; run N 00°13'39" E a distance of 2,641.87 feet to the POB; from the POB run N 00°05'32" W a distance of 660.00 feet; thence N 89°49'05" E a distance of 1,600 feet more or less; thence Southerly along the waters edge of Lake Polk a distance of 688 feet more or less; thence S 89°50'03" W a distance of 1,407 feet more or less to the POB; and

In Section 5 described as follows:

From the SW corner of Section 5, Range 28 E, Township 28 S, also the POB; run N 00°13'39" E a distance of 2,641.87 feet; thence N 89°49'05" W a distance of 971.87 feet; thence S 00°43'25" E a distance of 2,642.27 feet; thence S 89°50'03" W a distance of 994.74 feet to the POB; and

In Section 8 described as follows:

From the NW corner of Section 8, Range 28 E, Township 28 S, also the POB; run N 89°50'03" E a distance a 994.74 feet; thence S 00°02'32" W a distance of 2,634.51 feet; thence S 89°50'22" W a distance of 1,000.27 feet; thence N 00°09'45" E a distance of 2,634.45 feet to the POB.

Monthly Water Service Rates

Residential Service

Meter Size:

5/8" x 3/4"	\$ 5.81
1"	\$ 14.53
1 1/2"	\$ 29.06

Charge Per 1,000 Gallons

10,000 Gallons	\$ 0.76
10,001 - 35,000 Gallons	\$ 1.52
35,000 + Gallons	\$ 2.28

General Service

Meter Size:

5/8" x 3/4"	\$ 5.81
1"	\$ 14.53
1 1/2"	\$ 29.06
2"	\$ 46.49
3"	\$ 92.98
4"	\$145.28
6"	\$290.57

Charge Per 1,000 Gallons

\$ 0.76

IRRIGATION SERVICE
Non-Potable Water

Meter Size	Base Rate	Usage \$/Kgals	Inverted Rate
5/8" x 3/4"	\$ 2.99	\$0.64 to 50K	\$2.28>50K
1"	\$7.47	\$0.64 to 125K	\$2.28>125K
1 1/2"	\$14.95	\$0.64 to 250K	\$2.28>250K
2"	\$23.92	\$0.64 to 400K	\$2.28>400K

IRRIGATION SERVICE
Potable Water

Residential Service
All Meter Sizes:

\$ 5.81

Charge Per 1,000 Gallons
 (0-25,000 Gallons)
 (25,000 + Gallons)

\$ 1.52
 \$ 2.28

Monthly Wastewater Service Rates

Residential Service

All Meter Sizes:

	\$ 8.10
Charge Per 1,000 Gallons (maximum 10,000 gallons)	\$ 1.09

General Service

Meter Size:

5/8" x 3/4"	\$ 8.10
1"	\$ 20.25
1 1/2"	\$ 40.51
2"	\$ 64.82
3"	\$ 129.63
4"	\$ 202.55
6"	\$ 405.10
Charge Per 1,000 Gallons	\$ 1.09

Service Availability Charges

Service Line Extension and Tap	Actual Cost
Meter Installation Charge 5/8" x 3/4"	\$ 65.00
over 5/8" x 3/4"	Actual Cost

SCHEDULE NO. 1			
GRENELEFE RESORT UTILITY, INC. SCHEDULE OF WATER RATE BASE AS OF JULY 1, 2002			
<u>DESCRIPTION</u>	<u>BALANCE PER UTILITY</u>	<u>COMMISSION'S ADJUSTMENTS</u>	<u>BALANCE PER COMMISSION</u>
Utility Plant in Service	\$3,410,084	0	\$3,410,084
Land	7,000	(4,000)	3,000
Accumulated Depreciation	(1,578,581)	(0)	(1,578,581)
Contributions in Aid of Construction (CIAC)	(0)	(2,300,861)	(2,300,861)
Amortization of CIAC	<u>0</u>	<u>972,985</u>	<u>972,985</u>
WATER RATE BASE	<u>\$ 1,838,503</u>	<u>(\$1,331,876)</u>	<u>\$506,627</u>

SCHEDULE NO. 2			
GRENELEFE RESORT UTILITY, INC. SCHEDULE OF WASTEWATER RATE BASE AS OF JULY 1, 2002			
<u>DESCRIPTION</u>	<u>BALANCE PER UTILITY</u>	<u>COMMISSION'S ADJUSTMENTS</u>	<u>BALANCE PER COMMISSION</u>

Utility Plant in Service	\$2,866,595	0	\$2,866,595
Land	49,400	0	49,400
Accumulated Depreciation	(2,218,473)	0	(2,218,473)
Contributions in Aid of Construction (CIAC)	(0)	(1,048,895)	(1,048,895)
Amortization of CIAC	<u>0</u>	<u>480,645</u>	<u>480,645</u>
WASTEWATER	<u>\$ 697,522</u>	<u>(\$568,250)</u>	<u>\$ 129,272</u>
RATE BASE			

**GRENELEFE RESORT UTILITY, INC.
SCHEDULE OF ADJUSTMENT TO RATE BASE
AS OF JULY 1, 2002**

EXPLANATION	ADJUSTMENTS	
	<u>Water</u>	<u>Wastewater</u>
A) <u>Land</u>		
1. To remove the cost of the easement	<u>\$(4,000)</u>	
B) <u>CIAC</u>		
1. To reflect Imputed CIAC	<u>\$(2,300,861)</u>	<u>\$(1,048,895)</u>
C) <u>Accumulated Amortization of CIAC</u>		
1. Correspond adjust. to imputed CIAC	<u>\$ 972,985</u>	<u>\$ 480,645</u>

SCHEDULE NO. 3

ACCT NO.

301	Organization	\$0	\$0
304	Structures and Improvements	519,558	175,997
307	Wells and Springs	297,698	177,889
310	Power Generator	106,760	106,760
311	Pumping Equipment	69,268	62,350
320	Water Treatment Plant	7,900	6,458
330	Distribution Reservoirs & Standp	74,120	43,058
331	Transmission & Distribution	1,924,752	751,235
333	Services	98,148	41,487
334	Meters & Meter Installation	214,241	155,588
335	Hydrants	63,720	24,675
340	Office Furniture & Equipment	12,820	12,820
341	Transportation Equipment	13,920	13,920
343	Tools, Shop and Garage Equipment	2,870	1,970
344	Laboratory Equipment Power Operated Equipment	1,130	826
346	Communication	1,800	1,800
347	Miscellaneous Equipment	<u>2,380</u>	<u>1,748</u>
	Total Water Plant	<u>\$3,410,084</u>	<u>\$1,578,581</u>

GRENELEFE RESORT UTILITY, INC.		SCHEDULE NO. 4	
COMMISSION APPROVED PLANT BALANCE FOR WASTEWATER AS OF JULY 1, 2002			
ACCT NO.	ACCOUNT NAME	ACCUMULATED	
		PLANT BALANCE	DEPRECIATION BALANCE
354	Structures and Improvements	78,900	36,990
360	Collection Sewers – Force	72,400	50,810
361	Collection Sewers – Gravity	682,472	263,804
363	Services to Customers	83,523	37,162
364	Flow Measuring Devices	2,300	2,300
370	Lift stations	210,500	128,869
371	Pumping Equipment	63,800	53,160
374	Pumping Equipment	5,800	2,354
380	Treatment and Disposal Equipment	1,588,000	1,588,000
382	Plant Sewers	46,900	23,446
390	Office Furniture and Equipment	2,700	2,700
391	Transportation Equipment	16,200	16,200
393	Tools, Shop and Garage Equipment	600	418
394	Laboratory Equipment	300	220
396	Communication	11,600	11,600
397	Miscellaneous Equipment	600	440
	Total Wastewater Plant	<u>\$2,866,595</u>	<u>\$2,218,473</u>