

MEMORANDUM

June 21, 1996

RJR

TO: ORLANDO DISTRICT OFFICE (FORBES)

FROM: DIVISION OF AUDITING AND FINANCIAL ANALYSIS (VANDIVER) *W*

RE: DOCKET NO. 960716-WU - RAVENSWOOD WATER SYSTEM D/B/A THEODORE S. JANSEN
AUDIT SERVICE REQUEST - TRANSFER
AUDIT CONTROL NO. 96-173-3-2

Complete the attached audit service request form (Division of Auditing and Financial Analysis' Control Number 96-173-3-2) and mail under a transmittal letter to Christine Tomlinson, Division of Water and Wastewater with a copy to me no later than July 1, 1996.

By copy of this memorandum, I request that Ian Forbes be added to the CASR distribution list.

Audit exceptions are limited to those instances where the financial statements, records, or procedures are not in compliance with:

- The Uniform System of Accounts
- Commission Rule;
- Regulation;
- Commission generic order or specific ordering paragraph of an order to referenced company;
- Staff Accounting Bulletin; or
- General Accepted Accounting Principles

Audit Disclosures will be used to describe all other conditions included in the final audit report.

DNV/sp

Attachments

cc: Public Counsel

Division of Records and Reporting (Simmons)

Division of Water and Wastewater (Tomlinson)

DOCUMENT NUMBER-DATE

06808 JUN 25 86

FPSC-RECORDS/REPORTING

State of Florida

Commissioners:

SUSAN F. CLARK, CHAIRMAN
J. TERRY DEASON
JULIA L. JOHNSON
DIANE K. KIESLING
JOE GARCIA



TIMOTHY DEVLIN, Director
Auditing & Financial Analysis
(904) 413-6480

Public Service Commission

June 21, 1996

Ravenswood Water System d/b/a Theodore S. Jansen
Theodore S. Jansen
Ravenswood Park
US Highway 27/4101 Palm Dr/Magnolia Dr
Leesburg, Florida 34748

Dear Mr. Jansen:

Docket No. 960716-WU -- Ravenswood Water System
Transfer Audit Request

The Florida Public Service Commission will establish the rate base as of April 11, 1996 in accordance with Commission audit procedures. Auditors may select one or more accounts for detailed examination. Access may be requested to documents and records supporting affiliate company transactions that affect regulated operations. Staff auditors may also request to review the firm's external audit working papers for the most recent independent audit. Ian Forbes, the district office supervisor, (407) 317-7337, will coordinate this audit.

Rule 25-30.110(b), F.A.C., states that, "Unless otherwise authorized by the Commission, each utility shall maintain its records at the office or offices of the utility within this state and shall keep those records open for inspection during business hours by Commission staff".

Rule 25-22.006, F.A.C., promulgates the procedure to exempt confidential and proprietary business information from Public Records Law 119.07(1), Florida Statutes. Excerpts from this rule are attached to this letter however, the rule should be read in its entirety when an exemption is claimed. Write or call the Florida Public Service Commission's Office of the General Counsel for additional information, (904) 413-6248.

Ravenswood Water System d/b/a Theodore S. Jansen

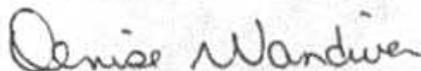
June 21, 1996

- 2 -

A formal audit report will be issued for internal official use only by the Commission on or about September 10, 1996. A copy of the final report will be mailed to the company liaison officer listed in the Commission Mailing Directory. Comments should be mailed to the Director of Records and Reporting within ten days after receipt.

Questions regarding the audit or staff conduct should be directed to Ian Forbes or myself at (904) 413-6487.

Sincerely,



Denise N. Vandiver

DNV/sp

Enclosure: (1) Excerpts from Rule 25-22.006, F.A.C.
and 366.093, F.S.

cc: Mary Andrews Bane, Deputy Executive Director/Tech. (w/o enclosure)
Field Audit Supervisor
Legal Services (w/o enclosure)
Division of Records and Reporting (w/o enclosure)
Public Counsel

AUDIT SERVICE REQUEST

June 17, 1996

Date of Request

96-173-3-2

AFAD control #

TO : DIVISION AUDITING & FINANCIAL ANALYSIS

FROM : DIVISION OF WATER AND WASTEWATER Christine Tomlinson (904) 413-6994
Division Name phone number

RE : REQUEST FOR AUDIT OF Ravenswood Water System d/b/a Theodore S. Jansen
DOCKET NO.: 960716-WU
AUDIT PURPOSE: TO ESTABLISH RATE BASE AS OF APRIL 11, 1996.

LIST AUDIT OBJECTIVES & OTHER INFORMATION ON BACK.

ADMINISTRATIVE DETAILS:

COMPANY CONTACT: MR. RICHARD BOWLES (407)260-2214
Name Title phone number

MAIL ADDRESS: P.O. BOX 520247
Street Address

LONGWOOD FLORIDA 32752
City State Zip Code

LOCATION OF RECORDS: MRS. THEODORE JANSEN, 723 E. MAIN STREET, LEESBURG, FLORIDA
34748 (904) 787-2265

AUDIT DUE DATE: 09/10/96 PIECEMEAL RESULTS YES ___ NO XX

COORDINATING DETAILS: RICHARD REDEMANN (904) 413-6999
Name and phone number of other Division staff and any other administrative instructions

REFERENCES: ORDER NOS. PSC-95-1165-FOF-WU, PSC-93-0901-FOF-WU AND 12505 AND 1995
ANNUAL REPORT

Attach copies of FPSC ORDERS and other documents as appropriate

FOR USE OF THE FIELD AUDIT SUPERVISOR:

REQUEST ACKNOWLEDGED BY: _____ DATE: _____
AUDIT MANAGER ASSIGNED: _____ DATE ON SIGHT: _____
COMMENTS: _____

ITEM #	AUDIT OBJECTIVE OR QUESTION Add supplemental background for auditor	WORK PRIORITY
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ALL ITEMS CONSIDERED HIGH (H) PRIORITY

- 1 The rate base objectives per rate case audit guide of the DAFA audit manual should be used in auditing utility plant, accumulated depreciation, CIAC and accumulated amortization of CIAC. A working capital allowance need not be calculated.
- 2 Determine whether any assets on the seller's books are not being transferred, such as desk, computer equipment and vehicles, and exclude these items from the calculation of rate base.
- 3 Determine if these are any extraordinary circumstances surrounding the purchase. Current Commission policy is not to allow an acquisition adjustment up or down unless there are extraordinary circumstance justifying an acquisition adjustment. The burden of proof is on the utility.
- 4 Verify land ownership in the name of the current owner of the utility for the real property on which the utility plant is located.
- 5 Verify the existing rates, miscellaneous service charges, service availability charges, and customer deposits charged by the utility.

PRIORITY
CODES

- H - HIGH PRIORITY - CRITICAL WORK NEEDED TO COMPLETE PROGRAM.
- M - MIDDLE PRIORITY - REQUIRED FOR FULL CONSIDERATION OF PROGRAM.
- L - LOW PRIORITY - WORK THAT CAN BE DEFERRED.

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In Re: Application for limited) DOCKET NO. 950636-WU
proceeding to adjust rates to) ORDER NO. PSC-95-1165-FOF-WU
recover expense of changing) ISSUED: September 20, 1995
water storage tanks in Lake)
County by Theodore S. Jansen)
d/b/a Ravenswood Water System.)
_____)

The following Commissioners participated in the disposition of this matter:

SUSAN F. CLARK, Chairman
J. TERRY DEASON
JOE GARCIA
JULIA L. JOHNSON
DIANE K. KIESLING

NOTICE OF PROPOSED AGENCY ACTION ORDER APPROVING APPLICATION
FOR LIMITED PROCEEDING AND APPROVING NEW RATES

BY THE COMMISSION:

NOTICE IS HEREBY GIVEN by the Florida Public Service Commission that the action 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.

BACKGROUND

Theodore S. Jansen, d/b/a Ravenswood Water System (Ravenswood or utility) is a Class C water utility located in Lake County. Ravenswood provides service to Ravenswood Park, a subdivision composed of 41 residential customers. The utility's annual report for 1994 shows operating revenues of \$11,894 and net operating income as \$4,004.

The utility's rates were last adjusted in Docket NO. 921102-WU, a staff-assisted rate case, with the rates becoming effective July 7, 1993, pursuant to Order No. PSC-93-0901-FOF-WU, issued June 14, 1993. As part of that proceeding, the utility was authorized a return on equity of 10.44%, with an overall rate of return of 10.44% as well.

LIMITED PROCEEDING

On June 9, 1995, Ravenswood filed a petition for a limited proceeding pursuant to Section 367.0822, Florida Statutes, and paid the correct filing fee pursuant to Section 367.145, Florida Statutes. In its petition, the utility requests that it be allowed to increase its rates to recover the cost of a new hydropneumatic tank.

A new hydropneumatic tank was required to replace the old tank which was over thirty years old. As part of the application, the utility submitted invoices detailing the cost of the installed hydropneumatic tank. According to the invoices, the cost, including installation, of the new hydropneumatic tank is \$5,423. Additionally, the utility requested an allowance of \$41 annually for rate case expense. A review of the invoices shows the costs to be reasonable. Accordingly, we find it appropriate to approve the utility's request.

Taking into account the removal of the old tank and the addition of the new tank, and making appropriate adjustments for accumulated depreciation, the increase to rate base is \$4,602. Based on a previously authorized overall rate of return of 10.44 percent, the increased annual revenue requirement, prior to the addition of rate case expense, depreciation expense, and the appropriate regulatory assessment fees, is \$480.

Taking into account a total rate case expense of \$164, and amortizing that amount over four years, as required by Section 367.0816, Florida Statutes, the annual revenue requirement shall be increased by \$41. Further, the net depreciation expense for the hydropneumatic tanks is \$88. Therefore, the total revenue requirement, prior to the addition of the regulatory assessment fees, is \$609. With the addition of the regulatory assessment fees (4.5 percent), the increased annual revenue requirement is \$638.

Based on this increase, the 1994 annualized revenues of \$11,764 shall be increased to \$12,402, or by 5.42 percent. The calculation of the required increase in revenue is reflected on Schedule No. 1, attached to this Order.

To obtain this required revenue increase of \$638, the utility's current rate structure shall be maintained, but the rates shall be increased by 5.42 percent. The rates set forth below are designed to produce revenues of \$12,402. Upon this order becoming final, the utility shall file revised tariff sheets and a proposed

customer notice to reflect the appropriate rates set out below. The approved rates shall be effective for service rendered on or after the stamped approval date on the tariff sheet pursuant to Rule 25-30.475(1), Florida Administrative Code, provided the customers have received notice. The rates may not be implemented until proper notice has been received by the customers. The utility shall provide proof of the date notice was given within 10 days after the date of notice.

The original rates and the new approved rates are as follows:

RESIDENTIAL SERVICE RATES

MONTHLY RATES

<u>METER SIZE</u>	<u>ORIGINAL RATES</u>	<u>APPROVED RATES</u>
5/8" x 3/4"	\$ 11.10	\$ 11.70
3/4"	16.65	17.55
1"	27.75	29.25
1 1/2"	55.50	58.51
2"	88.80	93.61
3"	177.60	187.23
4"	277.50	292.54
6"	555.00	585.08

GALLONAGE CHARGE

Per 1,000 Gallons \$ 1.57 \$ 1.66

MINIMUM CHARGE

\$ 11.10 \$ 11.70

Once the utility complies with all of the above requirements, the utility shall begin charging the approved rates.

Included in the above-noted rates is an allowance for rate case expense and the associated regulatory assessment fees (\$43 annually). Section 367.0816, Florida Statutes, entitled "Recovery of Rate Case Expense", states:

The amount of rate case expense determined by the Commission pursuant to the provisions of this chapter to be recovered through a public utilities rate shall be apportioned for recovery over a period of four years. At the conclusion of the recovery period, the rate of the public utility shall be reduced immediately by the amount of rate case expense previously included in rates.

The rate case expense incurred by the utility for this case is \$164. Based on the above mentioned statute, the appropriate recovery period for these expenses is four years which allows the utility to recover approximately \$41 per year through its rates. Once the annual rate case expense recovery is grossed up to reflect regulatory assessment fees, the annual recovery increases to \$43.

Therefore, immediately following the expiration of the four-year recovery period, rates shall be reduced so that annual revenues will be decreased by \$43. The utility shall be required to file revised tariffs and a proposed customer notice setting forth the lower rates and the reason for the reduction not later than one month prior to the actual date of the required rate reduction.

Assuming no change in the utility's current revenues, expenses, capital structure and customer base, the effect of this revenue reduction is an approximate rate reduction of \$.04 in the base facility charge for a 5/8" x 3/4" meter (see Schedule 2 for all meter sizes) and a reduction of \$.01 in the gallonage charge. If the utility files this reduction in conjunction with a price index or pass-through rate adjustment, separate data shall be filed for the price index and/or pass-through increase or decrease and the reduction in the rates due to the amortized rate case expense.

Upon expiration of the protest period, if a timely protest is not received from a substantially affected person, no further action is required in this docket and it shall be closed.

Based on the foregoing, it is, therefore,

ORDERED by the Florida Public Service Commission that the petition for a limited proceeding to implement increased rates is granted as set out in the body of this Order. It is further

ORDERED that, prior to implementing the rates approved herein, Theodore S. Jansen, d/b/a Ravenswood Water System, shall submit revised tariff pages reflecting the rates approved herein. It is further

ORDERED that, prior to implementing the rates approved herein, Ravenswood Water System shall submit for approval by our Staff a proposed notice to its customers of the rates approved herein. It is further

ORDER NO. PSC-95-1165-FOF-WU
DOCKET NO. 950636-WU
PAGE 5

ORDERED that, in accordance with Rule 25-30.475, Florida Administrative Code, the rates approved herein shall be effective for services rendered on or after the stamped approval date on the revised tariff pages, provided the customers have received notice. It is further

ORDERED that the revised tariff pages shall be approved upon Staff's verification that they are consistent with our decision herein and that the proposed customer notice is adequate. It is further

ORDERED that Ravenswood Water System shall submit written proof that notice was given to its customers no later than ten days after notice is given. It is further

ORDERED that upon expiration of the four-year recovery period, Ravenswood Water System shall reduce rates, provide customer notice, and file revised tariff pages as set out in the body of this order. It is further

ORDERED that all matters contained in the body of this Order and in the schedules and attachments hereto are by reference incorporated herein. It is further

ORDERED that the provisions of this Order, issued as proposed agency action, shall become final and effective unless a person whose interests are substantially affected by the action proposed herein files an appropriate petition in the form provided by Rule 25-22.036, Florida Administrative Code, with the Director, Division of Records and Reporting, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, by the close of business on the date set forth in the "Notice of Further Proceedings or Judicial Review" attached hereto. It is further

ORDERED that if no timely protest is filed, and this Order becomes final, this docket shall be closed.

ORDER NO. PSC-95-1165-FOF-WU
DOCKET NO. 950636-WU
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By ORDER of the Florida Public Service Commission, this 20th
day of September, 1995.

BLANCA S. BAYÓ, Director
Division of Records and Reporting

by: /s/ Kay Flynn
Chief, Bureau of Records

This is a facsimile copy. A signed
copy of the order may be obtained by
calling 1-904-413-6770.

(S E A L)

RRJ

NOTICE OF FURTHER PROCEEDINGS OR JUDICIAL REVIEW

The Florida Public Service Commission is required by Section 120.59(4), 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.

The action proposed herein is preliminary in nature and will not become effective or final, except as provided by Rule 25-22.029, Florida Administrative Code. Any person whose substantial interests are affected by the action proposed by this order may file a petition for a formal proceeding, as provided by Rule 25-22.029(4), Florida Administrative Code, in the form provided by Rule 25-22.036(7)(a) and (f), Florida Administrative Code. This petition must be received by the Director, Division of Records and Reporting, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, by the close of business on October 11, 1995.

In the absence of such a petition, this order shall become effective on the day subsequent to the above date as provided by Rule 25-22.029(6), Florida Administrative Code.

ORDER NO. PSC-95-1165-FOF-WU
DOCKET NO. 950636-WU
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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.

If this order becomes final and effective on the date described above, any party substantially affected may request judicial review by the Florida Supreme Court in the case of an electric, gas or telephone utility or by 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 Records and Reporting 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 of the effective date 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.

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DOCKET NO. 950636-WU
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ORDER NO. PSC-95-1165-FOF-WU
DOCKET NO. 950636-WU
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RAVENSWOOD WATER SYSTEM
TEST YEAR ENDED DECEMBER 31, 1994

SCHEDULE NO. 2
RATE REDUCTION AFTER
RECOVERY OF RATE
CASE EXPENSE

RESIDENTIAL SERVICE RATES

MONTHLY RATES

<u>METER SIZE</u>	<u>COMMISSION</u> <u>APPROVED RATES</u>	<u>APPROVED</u> <u>RATE DECREASE</u>
5/8" X 3/4"	\$ 11.70	\$.04
3/4"	17.55	.06
1"	29.25	.10
1-1/2"	58.51	.20
2"	93.61	.32
3"	187.23	.65
4"	292.54	1.01
6"	585.08	2.03
<u>GALLONAGE CHARGE</u>		
Per 1,000 Gallons	\$ 1.66	\$.01

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In Re: Application for Staff-) DOCKET NO. 921102-WU
Assisted Rate Case in Lake) ORDER NO. PSC-93-0901-FOF-WU
County by Theodore S. Jansen) ISSUED: 06-14-93
d/b/a Ravenswood Water System.)
_____)

The following Commissioners participated in the disposition of this matter:

J. TERRY DEASON, Chairman
THOMAS M. BEARD
SUSAN F. CLARK
JULIA L. JOHNSON
LUIS J. LAUREDO

ORDER GRANTING TEMPORARY RATES IN THE EVENT OF PROTEST

AND

NOTICE OF PROPOSED AGENCY ACTION
ORDER APPROVING INCREASED RATES AND CHARGES

BY THE COMMISSION:

NOTICE IS HEREBY GIVEN by the Florida Public Service Commission that the action discussed herein, except for the granting of temporary rates in the event of a protest, is preliminary in nature and will become final unless a person whose interests are adversely affected files a petition for a formal proceeding, pursuant to Rule 25-22.029, Florida Administrative Code.

Background

Theodore S. Jansen, d/b/a Ravenswood Water System (Ravenswood or utility) is a Class "C" water utility located near Leesburg in Lake County. The utility's service area, known as the Ravenswood subdivision, consists of 40 residential customers and is primarily built out. The utility received its last rate increase by Order No. 12505, issued September 15, 1983.

On October 27, 1992, Ravenswood applied for this staff-assisted rate case (SARC) and it has paid the appropriate filing fee. We selected a historical test year ended November 30, 1992. During that period, the utility recorded revenues of \$7,223, its expenses were \$3,405 resulting in a net operating income of \$3,818 during the same period.

Water use in the utility's service area is under the jurisdiction of the St. Johns River Water Management District. This Commission has a memorandum of understanding with the Florida Water Management Districts, in which this Commission has recognized that a joint cooperative effort is necessary to implement an effective, statewide conservation policy. This will be discussed further in the body of this Order.

QUALITY OF SERVICE

A customer meeting was held on April 1, 1993, at the community room of the Lake Square Mall in Leesburg. Three customers attended the meeting. No one had complaints concerning the utility's quality of service.

In addition to the customers' apparent satisfaction with quality of service, it has been determined that the utility is in compliance with the state and local health requirements. Based on the facts stated above, we find the quality of service provided by Ravenswood is satisfactory.

RATE BASE

Our calculation of the appropriate rate base for the purpose of this proceeding is depicted on Schedule No. 1 and our adjustments are itemized on Schedule No. 1-A. Those adjustments which are self-explanatory or which are essentially mechanical in nature are reflected on those Schedules without further discussion in the body of this Order. The major adjustments are discussed below.

Used and Useful

It has been determined that the service territory is primarily built out with less than six additional available lots that could be considered potential customers. Based on the above, we find that the water treatment plant and distribution system are 100 percent used and useful.

Plant-in-Service

In Order No. 12505, issued September 15, 1983, we established the utility's plant-in-service to be \$12,330 as of December 31, 1982. However, due to a transposition error, the correct amount

depreciation through November 30, 1992. The utility recorded accumulated depreciation of (\$11,113). We made a \$1,626 adjustment to reflect our calculated accumulated depreciation as of November 30, 1992. An averaging adjustment of \$267 reduces the amount to (\$9,220). Based on the foregoing, we find that the appropriate amount of accumulated depreciation is (\$9,220).

Amortization of Acquisition Adjustment

By Order No. 12505, we established the level of accumulated amortization of the acquisition adjustment as \$2,070 as of December 31, 1982. The utility failed to record this adjustment in its books. Therefore, we have adjusted amortization of the acquisition adjustment by (\$2,070) to reconcile the utility's balance with the balance established in Order No. 12505. An adjustment has also been made of (\$2,901) to reflect our calculated amortization through November 30, 1992. A further averaging adjustment of \$145 reduces that amount. Therefore, we find that the appropriate amortization of acquisition adjustment is (\$4,826).

Amortization of CIAC

By Order No. 12505, we established the amortization of CIAC in the amount of \$3,087 as of December 31, 1982. However, the utility has not recorded any amortization of CIAC on its books. We adjusted amortization of CIAC by \$3,087 to reconcile the utility's recorded amount with the amount established in Order No. 12505, and by \$4,109 to reflect our calculated amortization through November 30, 1992. We have also made an averaging adjustment of (\$214). Based on the foregoing, we find the appropriate amount to include in rate base for amortization of CIAC is \$6,982.

Working Capital Allowance

We find it appropriate to use the formula approach in calculating the working capital requirement of this utility, that is, one-eighth of operation and maintenance (O & M) expenses. In a later section of this Order, we find that \$9,347 is the appropriate amount for O & M expenses. Therefore, we find the appropriate amount of working capital is \$1,168.

Test Year Rate Base Summary

Based on the foregoing, we find the appropriate rate base is \$4,568.

COST OF CAPITAL

Our audit revealed that the utility's capital structure is comprised of 100 percent common equity for the test year. By Order No. 12505, we established the utility's rate base of \$7,443 as of December 31, 1982. The utility recorded \$417 of common equity in its capital structure. We have increased the utility's capital structure by \$7,026 to reflect the rate base established by Order No. 12505. Rate base exceeds capital structure because of the positive acquisition adjustment established in Order No. 7413. A decrease of \$2,875 has also been made to reconcile the utility's capital structure with the rate base established herein.

Therefore, applying the leverage formula approved in Order No. PSC-92-0686-FOF-WS, issued July 21, 1992, we hereby establish the utility's return on equity to be 10.44 percent. Because the capital structure is 100 percent equity, the appropriate overall rate of return is also 10.44 percent.

Capital structure and the overall rate of return is shown on Schedule No. 2.

NET OPERATING INCOME

Our calculations of net operating income are depicted on Schedule No. 3 and our adjustments are itemized on Schedule No. 3-A. Those adjustments that are self-explanatory or essentially mechanical in nature are shown on those schedules without further discussion in the body of this Order. The major adjustments are discussed below.

Test Year Operating Revenue

The utility recorded test year revenue of \$7,223. A revenue check shows that the utility charged its approved rates and that customers were billed correctly. Therefore, no adjustments are necessary.

Test Year Operating Expenses

The components of the utility's operating expenses include operation and maintenance expense, depreciation expenses, and taxes other than income taxes. The utility recorded test year operating expenses of \$3,405. These expenses include operation and

maintenance expense of \$2,937, depreciation expense of \$140, and taxes other than income of \$328.

The test year operating expenses have been traced to invoices. We have made adjustments to reflect unrecorded test year expenses, to reclassify certain expenses, and to reflect certain allowances necessary for plant operations.

1. Salaries and Wages - The utility's co-owners operate and run the utility. Salaries for their duties have not been charged to the utility. One of the co-owners is a Class "D" plant operator who provides operator services for the utility. In addition, this co-owner's duties include: grounds maintenance; meter installation; well checks and chlorination; trouble calls; repairs and main flushing. This co-owner indicated that 216 hours are spent annually performing these duties. Comparing other like utilities of this size and the duties this employee performs, we believe that 216 hours at \$15 per hour is appropriate. Therefore, based on the foregoing, we have adjusted this expense by \$3,420.

The other co-owner of the utility also works for the utility. The duties performed by this employee include meter reading, customer billing, bacteriological test delivery and ledger maintenance. This employee has determined that approximately 132 hours are spent annually performing these duties. Comparing other like utilities of this size and the duties this employee performs, we believe that 132 hours at \$10 per hour is appropriate. Therefore, based on the foregoing, we have adjusted this expense by \$1,320.

New requirements for lead and copper testing will result in additional expense for the utility. One of the utility's owners will prepare the required samples for testing. These tests will require the collection of 40 samples annually which will necessitate eight hours time per year at \$15 per hour. This will result in a total of \$120 annually. Therefore, the total adjustment for employee salaries is \$4,680.

2. Contractual Services - The utility recorded contractual services expenses of \$1,502. We added \$11 to this expense for lab testing reclassified from miscellaneous expense. The utility's recorded contractual services expense included \$205 for temporary operations management services. We have adjusted this expense by (\$205) to remove this non-recurring expense.

Because of the new required lead and copper testing, the utility will be required to take 20 samples for lead testing and 20 samples for copper testing at \$12 each, for a total of \$480. Therefore, we have adjusted contractual services by \$480.

The utility recorded lab testing expense of \$459. We believe that \$667 is appropriate for primary and secondary volatile testing. Therefore, we have adjusted contractual expense by \$208.

3. Rent Expense - Rent has not been charged to the utility. The utility owners have requested \$200 per month or \$2,400 annually. Minimal office space is required for this small utility. In addition, office space is shared with the utility owner's main business. Based on other like utilities and the amount of space the utility requires, we believe that \$75 per month or \$900 annually is appropriate. Therefore, this expense has been adjusted by \$900.

4. Transportation Expense - Transportation expense has not been charged to the utility. The utility owners have requested \$696 be allowed. We believe that \$.20 per mile is appropriate based on the State of Florida's current mileage allowance. Therefore, we have adjusted transportation expense by \$309.

5. Regulatory Commission Expense - This expense has been increased by \$38 to reflect the rate case filing fee amortized over four years.

6. Miscellaneous Expense - We have reduced miscellaneous expense by \$11 to reflect a reclassification of laboratory testing to contractual services expense.

Depreciation Expense (Net of Amortization of CIAC)

This utility booked \$140 for depreciation expense. By applying the prescribed depreciation rates to the appropriate test year plant-in-service account balances, we have calculated depreciation expense to be \$534 for the year. The utility did not record amortization of CIAC. Applying the composite depreciation rates to the appropriate CIAC balances offsets test year CIAC by \$427. We have reduced this account by \$33 to reflect test year ending balances. Therefore, the net depreciation expense is \$107.

Amortization of Acquisition Adjustment

The utility did not record amortization of the acquisition adjustment. We applied composite depreciation rates to the acquisition adjustment to find that the appropriate test year amortization of the acquisition adjustment is \$290.

Taxes Other Than Income

The utility recorded gross receipts tax of \$299, which is 4.5 percent of the utility's 1991 revenue of \$6,424. We adjusted this amount by \$27 to reflect the test year revenue of \$7,223 at 4.5 percent. We also adjusted this expense by \$260 to record property tax and \$220 for a tangible tax which were paid outside of the test year.

Operating Revenue

Revenue has been adjusted by \$4,014 to reflect the increase required to cover expenses and allow our approved rate of return on investment.

Taxes Other Than Income

This expense has been adjusted by \$181 to reflect the 4.5 percent regulatory assessment fee on the increase in revenue.

Operating Expense Summary

Based on the foregoing, the appropriate amount of operating expense is \$10,760.

REVENUE REQUIREMENT

Based upon our review of the utility's books and records and the adjustments made herein, we find that the appropriate annual revenue requirement is \$11,237. Accordingly, we find it appropriate to approve an annual increase in revenue of \$4,014 or 55.57%. This revenue requirement will allow the utility the opportunity to recover its operating expenses and allow it the opportunity to earn a 10.44 percent return on its investment.

The revenue requirement is shown on Schedule No. 3.

RATES AND CHARGES

The utility currently utilizes our preferred rate structure which is the base facility/gallorage charge (BFC) rate structure. The BFC rate structure allows the utility to more accurately track its costs and allows the customers to have some control over their bills. In addition, the base facility charge rate structure is an appropriate rate structure for this utility for conservation purposes. Therefore, we are not changing the rate structure.

According to the billing analysis, during the test year the utility provided water service to approximately 40 metered residential customers. Rates have been calculated based on test year customers and consumption. Schedules of the utility's existing rates and rate structure and the approved rates and rate structure are as follows.

WATER
MONTHLY RATES

Residential

Base Facility Charge

<u>Meter Size</u>	<u>Commission Approved</u>
5/8" x 3/4"	\$ 11.10
3/4"	16.65
1"	27.75
1-1/2"	55.50
2"	88.80
3"	177.60
4"	277.50
6"	555.00

Gallorage Charge

Per 1,000 gallons \$ 1.57

The rates approved above shall be effective for meter readings taken on or after thirty (30) days after the stamped approval date on the revised tariff sheets. The utility shall submit revised tariff sheets reflecting the approved rates along with a proposed customer notice listing the new rates and explaining the reasons therefor. The revised tariff sheets will be approved upon our

Staff's verification that the tariff sheets are consistent with our decision herein, and the proposed customer notice is adequate.

STATUTORY RATE REDUCTION AND RECOVERY PERIOD

Section 367.0816, Florida Statutes, requires that rate case expense be apportioned for recovery over a period of four years. The statute further requires that the rates of the utility be reduced immediately after the four year period by the amount of rate case expense previously included in the rates. This statute applies to all rate cases filed on or after October 1, 1989.

The utility incurred rate case expense of the \$150 filing fee. Based on the above-mentioned statute, the appropriate recovery period for this expense is four years, which allows the utility to recover approximately \$38 per year through its rates. Once the annual rate case expense recovery is grossed up to reflect regulatory assessment fees, the annual recovery increases to \$40.

At the end of four years, Ravenswood's rates should be reduced by \$40 annually. Assuming no change in the utility's current revenues, expenses, capital structure and customer base, the effect of this rate reduction is an approximate \$.04 reduction in the base facility charge and a .01 reduction in the gallonage charge.

The utility shall file revised tariff sheets no later than one month prior to the actual date of the required rate reduction. The utility shall also file a proposed customer notice setting out the lower rates and stating the reason for the reduction. If the utility files this reduction in conjunction with a price index or pass-through rate adjustment, separate data shall be filed for the price index and/or pass-through increase or decrease and the reduction in the rates due to the amortized rate case expense.

Service Availability Charges

On October 1, 1982, the utility was required to establish and include in its tariffs an approved service availability policy. This Commission approved the utility's existing service availability policy in WS File No. 82-137. The utility's current approved service availability charge is as follows:

Meter installation and tap-in charge

<u>Meter Size</u>	<u>Amount</u>
5/8" x 3/4"	\$200.00

Rule 25-30.580 (1) (a) and (b), Florida Administrative Code, establishes guidelines for maximum and minimum CIAC levels of water and wastewater utilities. Ravenswood's current level of CIAC is 84%. The utility's contribution level is greater than the 75% maximum level at build out. Because all new CIAC will be directly offset by plant with this redefined service availability policy, the utility's contribution level will not increase. Therefore, we have redefined the existing charges and find that the appropriate service availability charges are as follows:

Meter Installation Charge

<u>Meter Size</u>	<u>Amount</u>
5/8" x 3/4"	\$100.00
All over 5/8 x 3/4"	Actual Cost

Tap-In Charge

<u>Meter Size</u>	<u>Amount</u>
5/8" x 3/4" (Metered service)	\$100.00
All over 5/8 X 3/4"	Actual Cost

Customer Deposits

Rule 25-30.311, Florida Administrative Code, provides that customer deposits are calculated on the average monthly billing for a two-month period. The average monthly bill for all of the 40 residential water customers with 5/8" x 3/4" meters is approximately \$25.00. Therefore, we find that the appropriate amount for customer deposits is \$50.00. Because the utility currently does not have customers with meters larger than 5/8" x 3/4", deposits for customers with those size meters have not been established.

The utility's tariff for customer deposits shall conform with Rule 25-30.311, Florida Administrative Code, to include those

requirements for new or additional deposits, interest on deposits, and refunds of deposits.

Temporary Rates in the Event of Protest

This order proposes an increase in water rates. A timely protest might delay what may be a justified rate increase resulting in an unrecoverable loss of revenue to the utility. Therefore, in the event of a protest filed by a party other than the utility, we hereby authorize the utility to collect the rates approved herein, on a temporary basis, subject to refund, provided that the utility first furnish and have approved by Commission Staff adequate security for a potential refund, through a bond or letter of credit in the amount of \$2,735, or an escrow agreement, as well as a proposed customer notice and revised tariff sheets.

If the utility chooses a bond as security, the bond should contain wording to the effect that it will be terminated only under the following conditions:

- 1) The Commission approves the rate increase; or
- 2) If the Commission denies the increase, the utility shall refund the amount collected that is attributable to the increase.

If the utility chooses a letter of credit as security, it should contain the following conditions:

- 1) The letter of credit is irrevocable for the period it is in effect.
- 2) The letter of credit will be in effect until a final Commission order is rendered, either approving or denying the rate increase.

If the security is provided through an escrow agreement, the following conditions should be part of the agreement:

- 1) No refunds in the escrow account may be withdrawn by the utility without the express approval of the Commission.
- 2) The escrow account shall be an interest bearing account.

- 3) If a refund to the customers is required, all interest earned by the escrow account shall be distributed to the customers.
- 4) If a refund to the customers is not required, the interest earned by the escrow account shall revert to the utility.
- 5) All information on the escrow account shall be available from the holder of the escrow account to a Commission representative at all times.
- 6) The amount of revenue subject to refund shall be deposited in the escrow account within seven days of receipt.
- 7) This escrow account is established by the direction of the Florida Public Service Commission for the purpose(s) set forth in its order requiring such account. Pursuant to Consentino v. Elson, 263 So. 2d 253 (Fla. 3d DCA 1972), escrow accounts are not subject to garnishments.
- 8) The Director of Records and Reporting must be a signatory to the escrow agreement.

In no instance shall the maintenance and administrative costs associated with the refund be borne by the customers. These costs are the responsibility of, and shall be borne by, the utility. Irrespective of the form of security chosen by the utility, an account of all monies received as a result of the rate increase should be maintained by the utility. This account must specify by whom and on whose behalf such monies were paid. If a refund is ultimately required, it should be paid with interest calculated pursuant to Rule 25-30.360(4), Florida Administrative Code.

The utility shall maintain a record of the amount of the bond, and the amount of the revenues that are subject to refund. In addition, after the increased rates are in effect, the utility should file reports with the Division of Water and Wastewater no later than 20 days after each monthly billing. These reports shall indicate the amount of revenue collected under the increased rates.

Based on the foregoing, it is, therefore

ORDERED by the Florida Public Service Commission that the application of Theodore S. Jansen d/b/a Ravenswood Water System for an increase in its wastewater rates in Pasco County is approved as set forth in the body of this Order. It is further

ORDERED that each of the findings made in the body of this Order is hereby approved in every respect. It is further

ORDERED that all matters contained in the body of this Order and in the schedules attached hereto are by reference incorporated herein. It is further

ORDERED that Theodore S. Jansen d/b/a Ravenswood Water System, is authorized to charge the new rates and charges set forth in the body of this Order. It is further

ORDERED that the rates approved herein shall be effective for service rendered on or after the stamped approval date on the revised tariff pages. It is further

ORDERED that the service availability charges approved herein shall be effective for service rendered on or after the stamped approval date on the revised tariff sheets. It is further

ORDERED that the customer deposits approved herein shall be effective for service rendered on or after the stamped approval date on the revised sheets. It is further

ORDERED that, prior to its implementation of the rates and charges approved herein, Theodore S. Jansen d/b/a Ravenswood Water System shall submit and have approved a proposed notice to its customers of the increased rates and charges and the reasons therefor. The notice will be approved upon our Staff's verification that it is consistent with our decision herein. It is further

ORDERED that prior to its implementation of the rates approved herein, Theodore S. Jansen d/b/a Ravenswood Water System shall submit and have approved revised tariff sheets. The revised tariff pages will be approved upon our Staff's verification that they are consistent with our decision herein and that the protest period has expired. It is further

ORDERED that the provisions of this Order are issued as proposed agency action, except for the provisions for temporary rates, subject to refund, in the event of a protest and shall become final, unless an appropriate petition in the form provided by Rule 25-22.029, Florida Administrative Code, is received by the Director, Division of Records and Reporting at his office at 101 East Gaines Street, Tallahassee, Florida, 32399-0870, by the date set forth in the Notice of Further Proceedings below. It is further

ORDERED that, in the event of a protest by any substantially affected person other than the utility, Theodore S. Jansen d/b/a Ravenswood Water System is authorized to collect the rates approved herein on a temporary basis, subject to refund, in accordance with Rule 25-30.360, Florida Administrative Code, provided that Theodore S. Jansen d/b/a Ravenswood Water System has furnished satisfactory security for any potential refund and provided that it has submitted and Staff has approved revised tariff sheets, a proposed customer notice, and satisfactory security for any potential refund. It is further:

ORDERED that, prior to its implementation of the temporary rates approved herein, Theodore S. Jansen d/b/a Ravenswood Water system shall submit and have approved a bond or letter of credit in the amount of \$2,735 or an escrow agreement as a guarantee of any potential refunds collected on a temporary basis as set forth in the body of this Order. It is further

ORDERED that, in the event no timely protest is received, and Staff has approved the revised tariff sheets and the proposed customer notice, this docket shall be closed.

By ORDER of the Florida Public Service Commission, this 14th day of June, 1993.

STEVE TRIBBLE, Director
Division of Records and Reporting

(S E A L)

SFS

NOTICE OF FURTHER PROCEEDINGS OR JUDICIAL REVIEW

The Florida Public Service Commission is required by Section 120.59(4), 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 herein, except for providing for temporary rates, subject to refund, in the event of a protest, is preliminary in nature and will not become effective or final, except as provided by Rule 25-22.029, Florida Administrative Code. Any person whose substantial interests are affected by the action proposed by this order may file a petition for a formal proceeding, as provided by Rule 25-22.029(4), Florida Administrative Code, in the form provided by Rule 25-22.036(7)(a) and (f), Florida Administrative Code. This petition must be received by the Director, Division of Records and Reporting at his office at 101 East Gaines Street, Tallahassee, Florida 32399-0870, by the close of business on July 6, 1993. In the absence of such a petition, this order shall become effective on the date subsequent to the above date as provided by Rule 25-22.029(6), Florida Administrative Code.

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.

If the relevant portion of this order becomes final and effective on the date described above, any party adversely affected may request judicial review by the Florida Supreme Court in the case of an electric, gas or telephone utility or by 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 Records and Reporting 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 of the effective date 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.

ORDER NO. PSC-93-0901-FOF-WU
DOCKET NO. 921102-WU
PAGE 17

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 Director, Division of Records and Reporting 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 Records and Reporting 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.

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Application of THEODORE S. JANSEN, d/b/a RAVENSWOOD WATER SYSTEM, for a staff assisted increase in water rates to its customers in Lake County, Florida.)	DOCKET NO. 830114-W (CR)
)	ORDER NO. 12505
)	ISSUED: 9-15-83

The following Commissioners participated in the disposition of this matter:

GERALD L. GUNTER, Chairman
JOSEPH P. CRESSE
JOHN R. NARES, III
KATIE NICHOLS

NOTICE OF PROPOSED AGENCY ACTION

ORDER GRANTING RATE INCREASE

BY THE COMMISSION:

Notice is hereby given by the Florida Public Service Commission of its intention to grant Theodore S. Jansen, d/b/a Ravenswood Water System (Ravenswood), an increase in water service rates. Ravenswood is a utility subject to this Commission's jurisdiction providing service to customers in Lake County, Florida.

APPLICATION

On March 11, 1983, Ravenswood Water System filed its application with the Florida Public Service Commission for increased water rates to its customers in Lake County. The utility requested and was granted staff assistance on April 1, 1983. Rule 25-10.180, Florida Administrative Code, provides that a water utility with under \$50,000 per year gross revenues may seek the help of the Commission's technical staff in preparation of its rate case.

CUSTOMER MEETING AND QUALITY OF SERVICE

As part of the Commission's investigation of Ravenswood's application, an informal customer meeting was conducted in the service area on August 4, 1983. A small group of customers attended, along with the owner of the utility.

At the meeting the staff explained ratemaking procedures and answered questions posed by the customers on the proposed rates and other related matters. The customers were generally satisfied with the quality of service and our investigation has revealed no outstanding citations or corrective orders from the Department of Environmental Regulation against Ravenswood. On this basis we conclude that the quality of service being rendered by Ravenswood is satisfactory.

RATE BASE

Attached to this order as Schedule No. 1 is our calculation of rate base for the utility. Based on our calculations and the adjustments explained in Schedule No. 2, we have determined Ravenswood's rate base to be \$7,443.

RECEIVED

SEP 16 1983

Florida Public Service Commission
Water and Sewer Department

DOCUMENT NUMBER-DATE

08096 SEP 14 1983

COST OF CAPITAL

The capital structure of Ravenswood consists of 100% equity. Based on the leverage formula adopted in Order No. 11629, the rate of return for a company consisting of 100% equity is 14.38%. Accordingly, the utility's overall rate of return is also 14.38%.

NET OPERATING INCOME

Attached as Schedule No. 3 is the utility's operating statement. Based on our calculations and the adjustments explained in Schedule No. 4, we have found the utility's revenue requirement to be \$5,624. This represents an increase of \$1,129 over test year revenues.

RATES

Ravenswood's current rate structure is based on a minimum charge for the first 3,000 gallons of water, plus a gallonage charge for each additional 1,000 gallons. We believe that the base facility charge rate design is preferable to this type of rate structure and we have designed the new rates accordingly. We believe the base facility charge rate structure allows customers to better control costs and to enjoy benefits of conservation, while at the same time allowing the utility to recover fixed costs which it must bear whether or not any water is consumed.

Rates which will produce the utility's revenue requirement of \$5,624 annually are set forth below:

WATER
Monthly Residential Rates

<u>Meter Size</u>	<u>Base Facility Charge</u>
5/8" x 3/4"	\$4.18
Gallonage Charge Per 1,000 Gallons	\$1.36

Now, therefore, in consideration of the above, it is

ORDERED by the Florida Public Service Commission that Theodore S. Jansen, d/b/a/ Ravenswood Water System, 720 East Main Street, Leesburg, Florida, 32748, is authorized to collect increased water revenues of \$1,129 to produce gross annual revenues of \$5,624. It is further

ORDERED that the rate schedules herein approved will not become effective until tariff pages are filed and approved by this Commission. It is further

ORDERED that the rates approved as a result of this notice shall be effective for meter readings taken on or after 30 days from September 6, 1983. It is further

ORDERED that in the event this order becomes final the utility shall notify each customer of the increase authorized herein, explaining the reasons for the increase. The letter of explanation shall be submitted to the Commission for prior approval. It is further

ORDER NO. 12505
DOCKET NO. 830114-W
SHEET NO. 3

ORDERED that this order shall become final unless an appropriate petition is received within 14 days of service of this notice (see Rules 25-22.29 and 25-22.36(7)(a) and (f), Florida Administrative Code). It is further

ORDERED that upon receipt of an appropriate petition regarding this proposed action, the Commission will institute further proceedings in accordance with Rule 25-22.36, Florida Administrative Code.

By Order of the Florida Public Service Commission,
this 15th day of SEPTEMBER, 1983.

(S E A L)



STEVE TRIBBLE
Commission Clerk

DES

ORDER NO. 12505
 DOCKET NO. 830114-W
 SHEET NO. 4

RAVENSWOOD WATER SYSTEM
 SCHEDULE OF WATER RATE BASE
 TEST YEAR ENDED 12/31/82

SCHEDULE NO. 1
 DOCKET NO. 830114-W

	TEST YEAR PER UTILITY	COMM. ADJUST. TO UTILITY BALANCE	COMM. ADJUSTED TEST YEAR	COMM. ADJUST. FOR INCREASE RECOMMENDED	BALANCE PER COMM.
UTILITY PLANT IN SERVICE	\$ 12926.	\$ -596.	\$ 12330.	\$ 0.	\$ 12330.
LAND/NON-DEPRECIABLE ASSETS	368.	0.	368.	0.	368.
ACQUISITION ADJUSTMENT	0.	7445.	7445.	0.	7445.
C.I.A.C.	0.	-9544.	-9544.	0.	-9544.
ACCUMULATED DEPRECIATION	-7826.	3502.	-4324.	0.	-4324.
AMORTIZATION OF ACQ. ADJ.	0.	-1967.	-1967.	0.	-1967.
AMORTIZATION OF C.I.A.C.	0.	2900.	2900.	0.	2900.
WORKING CAPITAL ALLOWANCE	0.	235.	235.	0.	235.
RATE BASE	\$ 5468.	\$ 1975.	\$ 7443.	\$ 0.	\$ 7443.

SCHEDULE NO. 2

RAVENSWOOD WATER SYSTEM
SCHEDULE OF ADJUSTMENTS TO WATER RATE BASE
TEST YEAR ENDED 12/31/82

A.	<u>Utility Plant in Service</u> Allow for addition of chlorinator and meters and calculate 13-month average.	<u>\$ (596)</u>
B.	<u>Acquisition Adjustment</u> Record adjustment established in prior Order No. 7413 and calculate 13 month average.	<u>\$ 7,445</u>
C.	<u>CIAC</u> Update CIAC from prior order and calculate 13 month average.	<u>\$ (9,544)</u>
D.	<u>Accumulated Depreciation</u> Utility has been using higher rates than allowed in previous order and calculate 13 month average.	<u>\$ 3,502</u>
E.	<u>Amortization of Acquisition Adjustment</u> Amortize at rate of 2.78% as established in Order No. 7413 and calculate 13 month average.	<u>\$ (1,967)</u>
F.	<u>Amortization of CIAC</u> Amortization at rate established in prior Order No. 7413 up to test period, 3.87% in test period and calculate 13 month average.	<u>\$ 2,900</u>
G.	<u>Working Capital Allowance</u> Compute working capital using the balance sheet method and calculate 13 month average.	<u>\$ 235</u>

RAVENSWOOD WATER SYSTEM
OPERATING STATEMENT WATER
TEST YEAR ENDED 12/31/82

SCHEDULE NO. 3
DOCKET NO. 830114-W

	TEST YEAR PER UTILITY	CONN. ADJUST. TO UTILITY BALANCE	CONN. ADJUSTED TEST YEAR	CONN. ADJUST. FOR INCREASE RECOMMENDED	BALANCE PER CONN.
	-----	-----	-----	-----	-----
OPERATING REVENUES	\$ 4695.	\$ -200.	\$ 4495.	\$ 1129.	\$ 5624.
OPERATING EXPENSES:					
OPERATION & MAINTENANCE	\$ 1624.	\$ 1953.	\$ 3579.	\$ 0.	\$ 3579.
DEPRECIATION	896.	-793.	103.	0.	103.
AMORTIZATION	0.	207.	207.	0.	207.
TAXES OTHER THAN INCOME	497.	140.	637.	28.	665.
INCOME TAXES	0.	0.	0.	0.	0.
TOTAL OPERATING EXPENSES	\$ 3017.	\$ 1509.	\$ 4526.	\$ 28.	\$ 4554.
OPERATING INCOME	\$ 1678.	\$ -1709.	\$ -31.	\$ 1101.	\$ 1070.
RATE BASE	\$ 5468.		\$ 7443.		\$ 7443.
RATE OF RETURN	30.69 %		-.42 %		14.38 %

SCHEDULE NO. 4

RAVENSWOOD WATER SYSTEM
SCHEDULE OF ADJUSTMENTS TO WATER OPERATING STATEMENT
TEST YEAR ENDED 12/31/82

A.	<u>OPERATING REVENUES</u>	
	1. Decrease in revenues due to timing difference, 1981 revenue recorded in 1982.	\$ (200)
B.	<u>OPERATION AND MAINTENANCE</u>	
	1. Salaries and wages imputed	\$ 2,188
	2. Meter capitalized	(231)
	3. Other (net)	(7)
		<u>\$ 1,950</u>
C.	<u>DEPRECIATION (NET OF AMORTIZATION OF CIAC)</u>	
	Calculate based on engineer's report	\$ (793)
D.	<u>TAXES OTHER THAN INCOME</u>	
	1. Amortization of acquisition adjustment based on Order No. 7413	\$ (207)
E.	<u>TAXES OTHER THAN INCOME</u>	
	Calculate Payroll Taxes on imputed salaries	147
	Calculate GRT at 2.5% of revenue	(7)
		<u>\$ 140</u>
F.	<u>OPERATING REVENUES</u>	
	Revenue requirement to allow a fair rate of return	\$ 1,129
G.	<u>TAXES OTHER THAN INCOME</u>	
	Additional gross receipt tax as a result of increased revenue.	\$ 28

CLASS "C"

WATER and/or SEWER UTILITIES

(Gross Revenue of Less Than \$150,000 Each)

OFFICIAL COPY

DIVISION OF

WATER AND SEWER

Do Not Remove from this Office

ANNUAL REPORT

WU200
Ravenswood Water System
723 East Main Street
Leesburg, FL 34748-5317

Exact Legal Name of Respondent

123W
Certificate Number(s)

RECEIVED

MAR 01 1996

Florida Public Service Commission
Division of Water and Wastewater



FOR THE
YEAR ENDED DECEMBER 31, 19 95

General Instructions

1. Prepare this report in conformity with the 1984 National Association of Regulatory Utility Commissioners Uniform System of Accounts for Water and/or Sewer Utilities.
2. Interpret all accounting words and phrases in accordance with the USQA.
3. Complete each question fully and accurately, even if it has been answered in a previous annual report. Enter the word "None" where it truly and completely states the fact.
4. For any question, section, or page which is not applicable to the respondent enter the words "Not Applicable". Do not omit any pages.
5. Where dates are called for, the month and day should be stated as well as the year.
6. All schedules requiring dollar entries should be rounded to the nearest dollar.
7. Complete this report by means which result in a permanent record, such as by typewriter.
8. If there is not enough room on any schedule, an additional page or pages may be added provided the format of the added schedule matches the format of the schedule with not enough room. Such a schedule should reference the appropriate schedules, state the name of the utility, and state the year of the report.
9. If it is necessary or desirable to insert additional statements for the purpose of further explanation of schedules, such statements should be made at the bottom of the page or on an additional page. Any additional pages should state the name of the utility and the year of the report, and reference the appropriate schedule.
10. The report should be filled out in quadruplicate and the original and two copies returned by March 31 of the year following the date of the report. The report should be returned to:

Florida Public Service Commission
Division of Water and Sewer
101 East Gaines Street
Tallahassee, Florida 32399-0873

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REPORT OF

THEODORE S. JANSEN D/B/A RAVENSWOOD WATER SYSTEM

(Exact name of utility)

723 E. Main St.

Leesburg, Florida 34748

(Address)

Lake

(County)

Telephone Number (352) 787-2265

Date Utility First Organized: 5/1/64

Check the business entity of the utility as filed with the Internal Revenue Service:

Individual Partnership Sub Chapter S Corporation 1120 Corporation

Location where books and records are located: 723 E. Main St., Leesburg, Fl.

Names of subdivisions where service is provided: Ravenswood Park

CONTACTS:

Name	Title	Principal Business Address	Salary Charged Utility
Person to send correspondence:			
Theodore S. Jansen	Owner	723 E. Main St. Leesburg, Fl. 34748	XXXXXXXXXXXX
Person who prepared this report:			
George F. Huntley	accountant	909 W. Magnolia St. Leesburg, Fl. 34748	XXXXXXXXXXXX
Officers and Managers:			
Theodore S. Jansen	lic. operator	723 E. Main St.	\$ 952.36
Marilyn L. Jansen	Manager, operator of system	Leesburg, Fl. 34748	\$ 1,459.94
			\$
			\$
			\$

Report every corporation or person owning or holding directly or indirectly 5 percent or more of the voting securities of the reporting utility:

Name	Percent Ownership In Utility	Principal Business Address	Salary Charged Utility
Theodore S. Jansen	100%	723 E. Main St.	\$ -0-
Marilyn L. Jansen		Leesburg, Fl. 34748	\$ -0-
			\$
			\$
			\$
			\$

INCOME STATEMENT

Account Name	Ref. Page	Water	Sewer	Other	Total Company
Gross Revenue:					
Residential -----		\$ 11,790.36	\$ -----	\$ -----	\$ -----
Commercial -----		-----	-----	-----	-----
Industrial -----		-----	-----	-----	-----
Multiple Family -----		-----	-----	-----	-----
Guaranteed Revenues -----		-----	-----	-----	-----
Other (Specify) Coll. Fee		55.00	-----	-----	-----
Total Gross Revenue		\$ 11,855.36	\$ -----	\$ -----	\$ -----
Operation Expense (Must tie to Pages W-3 and S-3)	W-3 S-3	\$ 7,250.94	\$ -----	\$ -----	\$ -----
Depreciation Expense	F-5	100.94	-----	-----	-----
Amortization Expense		206.97	-----	-----	-----
Taxes Other Than Income	F-7	1,106.43	-----	-----	-----
Income Taxes	F-7	-----	-----	-----	-----
Total Operating Expense		\$ 8,665.28	\$ -----	\$ -----	\$ -----
Net Operating Income (Loss)		\$ 3,190.08	\$ -----	\$ -----	\$ -----
Other Income:					
Nonutility Income		\$ -----	\$ -----	\$ -----	\$ -----
-----		-----	-----	-----	-----
-----		-----	-----	-----	-----
Other Deductions:					
Miscellaneous Nonutility Expenses		\$ -----	\$ -----	\$ -----	\$ -----
Interest Expense		289.35	-----	-----	-----
-----		-----	-----	-----	-----
-----		-----	-----	-----	-----
Net Income (Loss)		\$ 2,900.73	\$ -----	\$ -----	\$ -----

Theodore S. Jansen d/b/a
 UTILITY NAME: RAVENSWOOD WATER SYSTEM

YEAR OF REPORT
 DECEMBER 31, 1995

COMPARATIVE BALANCE SHEET

Account Name	Reference Page	Current Year	Previous Year
Assets:			
Utility Plant In Service (101-105) -----	F-5,W-1,S-1	\$ <u>19,753.32</u>	\$ <u>14,412.32</u>
Accumulated Depreciation and Amortization (108) -----	F-5,W-2,S-3	<u>11,080.00</u>	<u>10,548.37</u>
Net Utility Plant -----		\$ <u>8,673.32</u>	\$ <u>3,863.95</u>
Cash -----		<u>87.18</u>	<u>277.32</u>
Customer Accounts Receivable (141) -----			
Other Assets (Specify)			
ACQUISITION ADJUSTMENT -----		<u>7,445.00</u>	<u>7,445.00</u>
ACCUMULATED AMORTIZATION ACC. ADJ -----		<u>(3,916.03)</u>	<u>(3,706.06)</u>
CONSTRUCTION IN PROGRESS -----			<u>2,025.53</u>
Total Assets -----		\$ <u>12,289.47</u>	\$ <u>9,902.84</u>
Liabilities And Capital:			
Common Stock Issued (201) -----	F-6	\$ -----	\$ -----
Preferred Stock Issued (204) -----	F-6		
Other Paid In Capital (211) -----			
Retained Earnings (215) -----	F-6		
Proprietary Capital (Proprietary and partnership only) (218) -----	F-6	<u>6,239.93</u>	<u>4,597.19</u>
Total Capital -----		\$ <u>6,239.93</u>	\$ <u>4,597.19</u>
Long-Term Debt (224) -----	F-6	\$ -----	\$ -----
Accounts Payable (231) -----			
Notes Payable (232) -----		<u>2,913.63</u>	<u>1,350.00</u>
Customer Deposits (235) -----		<u>409.98</u>	<u>299.03</u>
Accrued Taxes (236) -----			
Other Liabilities (Specify) -----			
Advances For Construction -----			
Contributions In Aid Of Construction - Net (271-272) -----	F-8	<u>2,725.93</u>	<u>3,156.62</u>
Total Liabilities And Capital -----		\$ <u>12,289.47</u>	\$ <u>9,902.84</u>

UTILITY NAME: _____

YEAR OF REPORT
DECEMBER 31, 1995.

NET UTILITY PLANT

Plant Accounts: (101-107) Inclusive	Water	Sewer	W & S Other Than Reporting Systems	Total
Utility Plant In Service (101)	\$ 19,753.32	\$	\$	\$ 19,753.32
Construction Work In Progress (105)				
Other (Specify)				
Total Utility Plant	\$ 19,753.32	\$	\$	\$ 19,753.32

ACCUMULATED DEPRECIATION AND AMORTIZATION OF UTILITY PLANT

Account 108	Water	Sewer	W & S Other Than Reporting Systems	Total
Balance First Of Year	\$ 10,548.37	\$	\$	\$ 10,548.37
Credits During Year:				
Accruals charged to depreciation account	\$ 531.63	\$	\$	\$ 531.63
Salvage				
Other credits (specify)				
Total credits	\$ 531.63	\$	\$	\$ 531.63
Debits During Year:				
Book cost of plant retired	\$	\$	\$	\$
Cost of removal				
Other debits (specify)				
Total debits	\$	\$	\$	\$
Balance End Of Year	\$ 11,080.00	\$	\$	\$ 11,080.00

UTILITY NAME: Theodore S. Jansen d/b/a RAVENSWOOD WATER SYSTEM

YEAR OF REPORT
DECEMBER 31, 1995

CAPITAL STOCK (201 - 204)

	Common Stock	Preferred Stock
Par or stated value per share	-----	-----
Shares authorized	-----	-----
Shares issued and outstanding	NONE	NONE
Total par value of stock issued	-----	-----
Dividends declared per share for year	-----	-----

RETAINED EARNINGS (215)

	Appropriated	Un-Appropriated
Balance first of year	\$ -----	\$ -----
Changes during the year (specify):	-----	-----
-----	-----	-----
-----	-----	-----
Balance end of year	\$ <u>N/A</u>	\$ -----

PROPRIETARY CAPITAL (218)

	Proprietor Or Partner	Partner
Balance first of year	\$ 4,597.19	\$ -----
Changes during the year (specify):	-----	-----
NET INCOME	2,900.75	-----
PROPRIETOR DRAW	(1,257.99)	-----
-----	-----	-----
Balance end of year	\$ <u>6,239.93</u>	\$ -----

LONG TERM DEBT (224)

Description of Obligation (Including Nominal Date of Issue and Date of Maturity):	Interest		Principal Per Balance Sheet Date
	Rate	Pymts	
-----	-----	-----	-----
-----	-----	-----	-----
Total	N/A		\$ -----

CONTRIBUTIONS IN AID OF CONSTRUCTION (271)

(a)	Water (b)	Sewer (c)	Total (d)
Balance first of year	\$ 11,129.00	\$	\$
Add credits during year			
Total	\$	\$	\$
Deduct charges during year			
Balance end of year	11,129.00		
Less Accumulated Amortization	8,403.07		
Net CIAC	\$ 2,725.93	\$	\$

ADDITIONS TO CONTRIBUTIONS IN AID OF CONSTRUCTION DURING YEAR (CREDITS)

Report below all developers or contractors agreements from which cash or property was received during the year.	Indicate "Cash" or "Property"	Water	Sewer
		NONE	
Sub-total		\$	\$
Report below all capacity charges, main extension charges and customer connections charges recieved during the year.			
Description of Charge	Number of Connections	Charge per Connection	
	NONE	\$	\$
Total Credits During Year		\$	\$

** COMPLETION OF SCHEDULE ONLY REQUIRED IF AFUDC WAS CHARGED DURING YEAR **

UTILITY NAME: Theodore S. Jansen d/b/a RAVENSWOOD WATER SYSTEM

YEAR OF REPORT DECEMBER 31, 1995

SCHEDULE 'A'

SCHEDULE OF COST OF CAPITAL USED FOR AFUDC CALCULATION (2)

Class of Capital (a)	Dollar Amount (1) (b)	Percentage of Capital (c)	Actual Cost Rates (d)	Weighted Cost [c x d] (e)
Common Equity	\$	%	%	%
Preferred Stock		%	%	%
Long Term Debt		%	%	%
Customer Deposits	N/A	%	%	%
Tax Credits - Zero Cost		%	0.00 %	%
Tax Credits - Weighted Cost		%	%	%
Deferred Income Taxes		%	%	%
Other (Explain)		%	%	%
Total	\$	100.00 %		%

- (1) Should equal amounts on Schedule B, Column (f), Page F-25.
- (2) Must be calculated using the same methodology used to calculate AFUDC rate approved by the Commission.

APPROVED AFUDC RATE

Current Commission approved AFUDC rate:	_____ %
Commission order approving AFUDC rate:	_____

** COMPLETION OF SCHEDULE ONLY REQUIRED IF AFUDC WAS CHARGED DURING YEAR **

UTILITY NAME: Theodore S. Jansen d/b/a RAVENSWOOD WATER SYSTEM

YEAR OF REPORT DECEMBER 31, 19 <u>95</u>

SCHEDULE 'B'

SCHEDULE OF CAPITAL STRUCTURE ADJUSTMENTS

Class of Capital (a)	Per Book Balance (b)	Non-utility Adjustments (c)	Non-juris. Adjustments (d)	Other (1) Adjustments (e)	Capital Structure Used for AFUDC Calculation (f)
Common Equity	\$	\$	\$	\$	\$
Preferred Stock					
Long Term Debt					
Customer Deposits	N/A				
Tax Credits - Zero Cost					
Tax Credits - Weighted Cost of Capital					
Deferred Income Taxes					
Other (Explain)					
Total	\$	\$	\$	\$	\$

(1) Explain below all adjustments made in Column (e):

WATER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account Name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
301	Organization	\$	\$	\$	\$
302	Franchises				
303	Land and Land Rights	358.00			358.00
304	Structures and Improvements	975.00			975.00
305	Collecting and Impounding Reservoirs				
306	Lake, River and Other Intakes				
307	Wells and Springs	2,498.00			2,498.00
308	Infiltration Galleries and Tunnels				
309	Supply Mains				
310	Power Generation Equipment				
311	Pumping Equipment	431.00			431.00
320	Water Treatment Equipment	183.87			183.87
330	Distribution Reservoirs and Standpipes	2,498.00	5,341.00		7,839.00
331	Transmission and Distribution Mains	2,729.00			2,729.00
333	Services				
334	Meters and Meter Installations	4,729.45			4,729.45
335	Hydrants				
339	Other Plant and Miscellaneous Equipment				
340	Office Furniture and Equipment				
341	Transportation Equipment				
342	Stores Equipment				
343	Tools, Shop and Garage Equipment				
344	Laboratory Equipment				
345	Power Operated Equipment				
346	Communication Equipment				
347	Miscellaneous Equipment				
348	Other Tangible Plant				
	Total Water Plant	\$ 14,412.32	\$ 5,341.00	\$	\$ 19,753.22

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage In Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accumulated Depreciation Balance End of Year (i)
304	Structures & Improvements	25	10	%	\$ 975.00	\$	\$	\$ 975.00
305	Collecting & Impounding Reservoirs			%				
306	Lake River & Other Intakes			%				
307	Well & Springs	27	10	%	2,081.00		93.00	2,174.00
308	Infiltration Galleries & Tunnels			%				
309	Supply Mains			%				
310	Power Generating Equipment			%				
311	Pumping Equipment	15	10	%	431.00			431.00
320	Water Treatment Equipment	7	10	%	184.00			184.00
330	Distribution Reservoirs & Standpipes	27	10	%	2,064.00		253.00	2,317.00
331	Trans. & Dist. Mains	27	10	%	2,446.00		101.00	2,547.00
333	Services			%				
334	Meter & Meter Installations	17	10	%	2,367.37		84.63	2,452.00
335	Hydrants			%				
339	Other Plant and Miscellaneous Equipment			%				
340	Office Furniture and Equipment			%				
341	Transportation Equipment			%				
342	Stores Equipment			%				
393	Tools, Shop and Garage Equipment			%				
344	Laboratory Equipment			%				
345	Power Operated Equipment			%				
346	Communication Equipment			%				
347	Miscellaneous Equipment			%				
348	Other Tangible Plant			%				
	Totals				\$ 10,548.37	\$	\$ 531.63	\$ 11,080.00

Theodore S. Jansen d/b/a
 UTILITY NAME: RAVENSWOOD WATER SYSTEM

YEAR OF REPORT
 DECEMBER 31, 1995

WATER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
601	Salaries and Wages - Employees	\$
603	Salaries and Wages - Officers, Directors, and Majority Stockholders	2,412.30
604	Employee Pensions and Benefits	
610	Purchased Water	
615	Purchased Power	388.53
616	Fuel for Power Production	
618	Chemicals	44.00
620	Materials and Supplies	341.72
630	Contractual Services	1,477.31
640	Rents	989.75
650	Transportation Expense	179.80
655	Insurance Expense	1,192.18
665	Regulatory Commission Expenses	100.00
670	Bad Debt Expense	
675	Miscellaneous Expenses	125.35
	Total Water Operation And Maintenance Expense	\$ 7,250.94

WATER CUSTOMERS

Description	Number First of Year	Additions	Disconnects	Number End of Year
Metered Customers:				
5/8 X 3/4"	41	0	0	41
1"	0			
1 - 1/2"	0			
2"	0			
2 - 1/2"	0			
3"	0			
Other (Specify):	0			
Unmetered Customers	0			
Total Customers	41	0	0	41

SOURCE OF SUPPLY

List for each source of supply:

Gals. per day of source	<u>100,800</u>	<u>56,160 capacity</u>	-----
Type of source	<u>well 104' deep</u>	<u>well 104' deep</u>	-----

WATER TREATMENT FACILITIES

List for each water treatment facility:

Type	<u>pressure chlorinator</u>	-----
Make	<u>Sta-rite</u>	-----
Gals. per day capacity	<u>30</u>	-----
Method of measurement	<u>3 parts water to 1 part bleach</u>	-----

OTHER WATER SYSTEM INFORMATION

Furnish information below for each system not physically connected with another facility. A separate page should be supplied where necessary.

1. Present ERC's * now being served 41
2. Present ERC's * that system can efficiently serve 60
3. Estimated annual increase in ERC's * 12
4. List fire fighting facilities and capacities None
5. List percent of certificated area where service connections are installed (total for each county) 80%
6. What is the current need for system upgrading and/or expansion? None
7. What are plans for future system upgrading and/or expansion? None
8. Have questions 6 and 7 been discussed with an engineer (if so, state name and address)? yes, yours
9. Have questions 6 and 7 been discussed with appropriate state sanitary engineering office? yes

* ERC = (Total Gallons Sold / 365 days) / 350 Gallons Per Day

UTILITY NAME: Theodore S. Jansen d/b/a Ravenswood Water System

YEAR OF REPORT
DECEMBER 31, 1995

SEWER UTILITY PLANT ACCOUNTS

Acct. No. (a)	Account name (b)	Previous Year (c)	Additions (d)	Retirements (e)	Current Year (f)
351	Organization	\$	\$	\$	\$
352	Franchises				
353	Land and Land Rights				
354	Structures and Improvements				
360	Collection Sewers - Force				
361	Collection Sewers - Gravity				
362	Special Collecting Structures				
363	Services to Customers				
364	Flow Measuring Devices				
365	Flow Measuring Installations				
370	Receiving Wells				
371	Pumping Equipment				
380	Treatment and Disposal Equipment				
381	Plant Sewers				
382	Outfall Sewer Lines				
389	Other Plant and Miscellaneous Equipment				
390	Office Furniture and Equipment				
391	Transportation Equipment				
392	Stores Equipment				
393	Tools, Shop and Garage Equipment				
394	Laboratory Equipment				
395	Power Operated Equipment				
396	Communication Equipment				
397	Miscellaneous Equipment				
398	Other Tangible Plant				
	Total Sewer Plant	\$	\$	\$	\$

UTILITY NAME: _____

YEAR OF REPORT
 DECEMBER 31, 1995

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - SEWER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage In Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accumulated Depreciation Balance End of Year (i)
354	Structures and Improvements	---	---	---	\$ ---	\$ ---	\$ ---	\$ ---
360	Collection Sewers - Force	---	---	---	---	---	---	---
361	Collection Sewers - Gravity	---	---	---	---	---	---	---
362	Special Collecting Structures	---	---	---	---	---	---	---
363	Services to Customers	---	---	---	---	---	---	---
364	Flow Measuring Devices	---	---	---	---	---	---	---
365	Flow Measuring Installations	---	---	---	---	---	---	---
370	Receiving Wells	---	---	---	---	---	---	---
371	Pumping Equipment	---	---	---	---	---	---	---
380	Treatment and Disposal Equipment	---	---	---	---	---	---	---
381	Plant Sewers	---	---	---	---	---	---	---
382	Outfall Sewer Lines	---	---	---	---	---	---	---
389	Other Plant and Miscellaneous Equipment	---	---	---	---	---	---	---
390	Office Furniture and Equipment	---	---	---	---	---	---	---
391	Transportation Equipment	---	---	---	---	---	---	---
392	Stores Equipment	---	---	---	---	---	---	---
393	Tools, Shop and Garage Equipment	---	---	---	---	---	---	---
394	Laboratory Equipment	---	---	---	---	---	---	---
395	Power Operated Equipment	---	---	---	---	---	---	---
396	Communication Equipment	---	---	---	---	---	---	---
397	Miscellaneous Equipment	---	---	---	---	---	---	---
398	Other Tangible Plant	---	---	---	---	---	---	---
	Totals				\$ _____	\$ _____	\$ _____	\$ _____

Theodore S. Jansen

UTILITY NAME: Ravenswood water System

YEAR OF REPORT
DECEMBER 31, 19 95

SEWER OPERATION AND MAINTENANCE EXPENSE

Acct. No.	Account Name	Amount
701	Salaries and Wages - Employees	
703	Salaries and Wages - Officers, Directors, and Majority Stockholders	\$
704	Employee Pensions and Benefits	
710	Purchased Sewage Treatment	
711	Sludge Removal Expense	
715	Purchased Power	
716	Fuel for Power Production	
718	Chemicals	N/A
720	Materials and Supplies	
730	Contractual Services	
740	Rents	
750	Transportation Expense	
755	Insurance Expense	
765	Regulatory Commission Expenses	
770	Bad Debt Expense	
775	Miscellaneous Expenses	
	Total Sewer Operation And Maintenance Expense	\$

SEWER CUSTOMERS

Description	Number First of Year	Additions	Disconnects	Number End of Year
Measured Service				
Customers By Water				
Meter Size:				
5/8 X 3/4"	N/A			
1"				
1 - 1/2"				
2"				
2 - 1/2"				
3"				
Other (Specify):				

Unmetered Customers				
Total Customers				

UTILITY NAME: Theodore S. Jansen d/b/a Ravenswood Water System

YEAR OF REPORT: DECEMBER 31, 19 95

PUMPING EQUIPMENT

Lift station number	N/A					
Make or type and nameplate data of pump						
Year installed						
Rated capacity						
Size						
Power:						
Electric						
Mechanical						
Nameplate data of motor						

SERVICE CONNECTIONS

Size (inches)	N/A					
Type (PVC, VCP, etc.)						
Average length						
Number of active service connections						
Beginning of year						
Added during year						
Retired during year						
End of year						
Give full particulars concerning inactive connections						

COLLECTING AND FORCE MAINS AND MANHOLES

	Collecting Mains				Force Mains			
Size (inches)	N/A							
Type of main								
Length of main (nearest foot):								
Beginning of year								
Added during year								
Retired during year								
End of year								
Manholes								
Size	N/A							
Type								
Number:								
Beginning of year								
Added during year								
Retired during year								
End of year								

UTILITY NAME: Ravenswood water SystemYEAR OF REPORT
DECEMBER 31, 1995

SYSTEM NAME: _____

TREATMENT PLANT

Manufacturer	N/A		
Type			
"Steel" or "Concrete"			
Total Capacity			
Average Daily Flow			
Effluent Disposal			
Total Gallons of Sewage Treated			

MASTER LIFT STATION PUMPS

Manufacturer	N/A				
Capacity					
Motor : Mfr.					
Horsepower					
Power (Electric or Mechanical)					

OTHER SEWER SYSTEM INFORMATION

1. Present number of ERC's * being served N/a
2. Maximum number of ERC's * which can be _____
3. Estimated annual increase in ERC's * _____
4. List permit numbers required by Chapter 17-4, Rules of the Department of Environmental Regulation (DER) for systems in operation. _____
5. State any plans and estimated completion dates for any enlargements of this system _____
6. If present systems do not meet the requirements of Chapter 17-4, Rules of the DER, submit the following:
 - a. Evaluation of the present plant or plants in regard to meeting the DER's rules. _____
 - b. Plans for funding and construction of the required upgrading. _____
 - c. Have these plans been coordinated with the DER? _____
 - d. Do they concur? _____
 - e. When will construction begin? _____
7. In what percent of your certificated area have service connections been installed? _____ %

* ERC = (Total Gallons Treated / 365 days) / 275 Gallons Per Day

Note: Total Gallons Treated includes both sewage treated and purchased sewage treatment

CERTIFICATION OF ANNUAL REPORT

I HEREBY CERTIFY, to the best of my knowledge and belief:

- YES NO
(x) () 1. The utility is in substantial compliance with the Uniform System of Accounts prescribed by the Florida Public Service Commission.
- YES NO
(x) () 2. The utility is in substantial compliance with all applicable rules and orders of the Florida Public Service Commission.
- YES NO
(x) () 3. There have been no communications from regulatory agencies concerning noncompliance with, or deficiencies in, financial reporting practices that could have a material effect on the financial statement of the utility.
- YES NO
(x) () 4. The annual report fairly represents the financial condition and results of operations of the respondent for the period presented and other information and statements presented in the report as to the business affairs of the respondent are true, correct and complete for the period for which it represents.

Items Certified

1. 2.x 3. x 4.
() (X) (X) ()

Theodore S. Jansen

(signature of chief executive officer of the utility)

1.x 2. 3. 4.x
(X) () () (X)

George J. Hamilton 2/28/96

(signature of chief financial officer of the utility)

* Each of the four items must be certified YES or NO. Each item need not be certified by both officers. The items being certified by the officer should be indicated in the appropriate area to the left of the signature.

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.