

FLORIDA PUBLIC SERVICE COMMISSION

**INSTRUCTIONS FOR COMPLETING
APPLICATION FOR ORIGINAL CERTIFICATE
FOR SERVICE IN EXISTENCE AND CHARGING RATES**

(Section 367.045, Florida Statutes)

General Information

The attached form has been prepared by the Florida Public Service Commission to aid utilities under its jurisdiction to file information required by Chapter 367, Florida Statutes, and Chapter 25-30, Florida Administrative Code. Any questions regarding this form should be directed to the Division of Water and Wastewater, Bureau of Industry Structure and Policy Development (904/413-6900).

Instructions

1. Fill out the attached application form completely and accurately.
2. Complete all the items that apply to your utility. If an item is not applicable, mark it "N.A.". Do not leave any items blank.
3. Notarize the completed application form.
4. Remit the proper filing fee pursuant to Rule 25-30.020, Florida Administrative Code, with the application.
5. The original and five copies of the completed application and attached exhibits; one copy of each territory and system map; the original and two copies of proposed tariff(s); and the proper filing fee should be mailed to:

**Director, Division of Records and Reporting
Florida Public Service Commission
2840 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850**

- C) Indicate the organizational character of the applicant:
(circle one)

Corporation Partnership Sole Proprietorship

Other Florida limited partnership

~~TECHNO~~ (Specify)

31AU

100 20 RAM

If the applicant is a corporation, list names, titles and addresses of corporate officers, directors. (Use additional sheet if necessary).

- E) If the applicant is not a corporation, list names and addresses of all persons or entities owning an interest in the organization. (Use additional sheet if necessary.)

Stuart Perlman

Fred Morganroth

Sidney Cohn all general partners

PART II SYSTEM INFORMATION

A) WATER

- (1) Exhibit 1 - A statement describing the proposed type(s) of water service to be provided (i.e., potable, non-potable or both).
- (2) Exhibit 2 - A schedule showing the number of customers currently being served by class and meter size, as well as the number of customers projected to be served when the requested service territory is fully occupied.
- (3) Indicate permit numbers and dates of approval of water treatment facilities by the Department of Environmental Protection (DEP) or the agency designated by the DEP to issue permits:

N/A

**APPLICATION FOR ORIGINAL CERTIFICATE
FOR A CHANGE IN RATES AND CHARGES**

(Pursuant to Section 367.045, Florida Statutes)

770373-WU

To: Director, Division of Records and Reporting
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850

D488

DATE
MAR 25 1997

The undersigned hereby makes application for original certificate(s) to operate a water xx and/or wastewater utility in Volusia County, Florida, and submits the following information:

PART I APPLICANT INFORMATION

- A) The full name (as it appears on the certificate), address and telephone number of the applicant:

Fernwood Estates Mobile Home Park, Ltd.
Name of utility

(904) 734-2041 ()
Phone No. Fax No.

2701 Staghorn Ct.
Office street address

Deland Florida 32724
City State Zip Code

401 S. Woodward Ave. #420, Birmingham, MI 48009
Mailing address if different from street address

Internet address if applicable

- B) The name, address and telephone number of the person to contact concerning this application:

Stuart L. Perlman (810) 258-8820
Name Phone No.

401 S. Woodward Ave. #420
Street address

Birmingham MI 48009
City State Zip Code

C) Indicate the organizational character of the applicant:
(circle one)

Corporation Partnership Sole Proprietorship

Other Florida limited partnership

~~REGD~~ (Specify)

3/AU
see 20
RAM

If the applicant is a corporation, list names, titles and addresses of corporate officers, directors. (Use additional sheet if necessary).

E) If the applicant is not a corporation, list names and addresses of all persons or entities owning an interest in the organization. (Use additional sheet if necessary.)

Stuart Perlman

Fred Morganroth

Sidney Cohn all general partners

PART II SYSTEM INFORMATION

A) WATER

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- (2) Exhibit 2 - A schedule showing the number of customers currently being served by class and meter size, as well as the number of customers projected to be served when the requested service territory is fully occupied.
- (3) Indicate permit numbers and dates of approval of water treatment facilities by the Department of Environmental Protection (DEP) or the agency designated by the DEP to issue permits:

N/A

- (4) Indicate when the water utility system was established.

Meters installed approximately 2-3 years

- (5) Exhibit _____ - Evidence that the utility owns the land where the water facilities are located. If the utility does not own the land, a copy of the agreement which provides for the long term continuous use of the land, such as a 99-year lease. The Commission may consider a written easement or other cost-effective alternative.

B) WASTEWATER

- (1) Exhibit n/a - A schedule showing the number of customers by class and meter size, as well as the number of customers projected to be served when the requested service territory is fully occupied.

- (2) Indicate permit numbers and dates of approval of wastewater treatment facilities by the Department of Environmental Protection (DEP) or the agency designated by DEP to issue permits:

- (3) Indicate when the wastewater utility system was established.

- (4) Exhibit _____ - Evidence that the utility owns the land where the wastewater facilities are located. If the utility does not own the land, a copy of the agreement which provides for the long term continuous use of the land, such as a 99-year lease. The Commission may consider a written easement or other cost-effective alternative.

PART III FINANCIAL AND TECHNICAL INFORMATION

- A) Exhibit 4 - A statement regarding the financial and technical ability of the applicant to continue to provide service.

- B) Exhibit 5 - A statement explaining how and why the applicant began providing water and/or wastewater service prior to obtaining a PSC certificate.

PART IV RATES AND TARIFFS

- A) Exhibit 6 - A statement specifying on what date and under what authority the current rates and charges were established.
- B) Exhibit 7 - The original and two copies of water and/or wastewater tariff(s) containing all rates, classifications, charges, rules and regulations. Sample tariffs are enclosed with the application package.

PART V TERRITORY DESCRIPTION AND MAPS

A) **TERRITORY DESCRIPTION**

Exhibit 8 - An accurate description, using township, range and section references as specified in Rule 25-30.030(2), Florida Administrative Code, of the territory the utility is currently serving. If the water and wastewater service territories are different, provide separate descriptions.

Exhibit N/A - If the applicant is requesting territory not serviced at the time of the application provide the following:

- (1) A statement showing the need for service in the proposed area.
- (2) A statement that, to the best of the applicant's knowledge, the provision of service in this territory will be consistent with the water and wastewater sections of the local comprehensive plan as approved by the Department of Community Affairs at the time the application is filed. Or, if not consistent, a statement demonstrating why granting the territory would be in the public interest.

B) **TERRITORY MAPS**

Exhibit n/a - One copy of an official county tax assessment map or other map showing township, range and section with a scale such as 1"=200' or 1"=400' on which the proposed territory is plotted by use of metes and bounds or quarter sections and with a defined reference point of beginning. If the water and wastewater service territories are different, provide separate maps.

C) **SYSTEM MAPS**

Exhibit n/a - One copy of detailed map(s) showing existing lines, facilities and the territory being served. Additionally, any requested territory not served at the time of application shall be specifically identified. Map(s) should be of sufficient scale and detail to enable correlation with a description of the territory to be served. Provide separate maps for water and wastewater systems.

PART VI NOTICE OF ACTUAL APPLICATION

A) Exhibit 9 - An affidavit that the notice of actual application was given in accordance with Section 367.045(1)(a), Florida Statutes, and Rule 25-30.030, Florida Administrative Code, by regular mail to the following:

- (1) the governing body of the municipality, county, or counties in which the system or the territory proposed to be served is located;
- (2) the privately owned water and wastewater utilities that hold a certificate granted by the Public Service Commission and that are located within the county in which the utility or the territory proposed to be served is located;
- (3) if any portion of the proposed territory is within one mile of a county boundary, the utility shall notice the privately owned utilities located in the bordering counties and holding a certificate granted by the Commission;
- (4) the regional planning council;
- (5) the Office of Public Counsel;
- (6) the Public Service Commission's Director of Records and Reporting;
- (7) the appropriate regional office of the Department of Environmental Protection; and
- (8) the appropriate water management district.

Copies of the Notice and a list of entities noticed shall accompany the affidavit. **THIS MAY BE A LATE-FILED EXHIBIT**

- B) Exhibit 11 - An affidavit that the notice of actual application was given in accordance with Rule 25-30.030, Florida Administrative Code, by regular mail or personal delivery to each customer of the system. A copy of the notice shall accompany the affidavit. THIS MAY BE A LATE-FILED EXHIBIT.
- C) Exhibit 12 - Immediately upon completion of publication, an affidavit that the notice of actual application was published once in a newspaper of general circulation in the territory in accordance with Rule 25-30.030, Florida Administrative Code. A copy of the proof of publication shall accompany the affidavit. THIS MAY BE A LATE-FILED EXHIBIT.

PART VII FILING FEE

Indicate the filing fee enclosed with the application:

\$ 750 (for water) and/or \$ n/a (for wastewater).

Note: Pursuant to Rule 25-30.020, Florida Administrative Code, the amount of the filing fee as follows:

- (1) For applications in which the utility has the capacity to serve up to 500 ERC's, the filing fee shall be \$750.
- (2) For applications in which the utility has the capacity to serve from 501 to 2,000 ERC's the filing fee shall be \$1,500.
- (3) For applications in which the utility has the capacity to serve from 2,001 ERC's to 4,000 ERC's the filing fee shall be \$2,250.
- (4) For applications in which the utility has the capacity to serve more than 4,000 ERC's the filing fee shall be \$3,000.

PART VIII AFFIDAVIT

I Stuart Perlman (applicant) do solemnly swear or affirm that the facts stated in the foregoing application and all exhibits attached thereto are true and correct and that said statements of fact thereto constitutes a complete statement of the matter to which it relates.

BY: SL Perlman
Applicant's Signature

Stuart Perlman
Applicant's Name (Typed)

General Partner
Applicant's Title *

Subscribed and sworn to before me this 24th
of March 1977.

Catherine A. Astmoe
Notary Public

CATHERINE A. ASTMOE
Notary Public, (Ord. No. 111,111)
My Commission Expires June 2, 1980

* If applicant is a corporation, the affidavit must be made by the president or other officer authorized by the by-laws of the corporation to act for it. If applicant is a partnership or association, a member of the organization authorized to make such affidavit shall execute same.

EXHIBIT 1

Drinking water purchased from City of Deland will be provided to each mobile home in park. The water service will be measured by a 3/4" meter.

EXHIBIT 2

96 present customers

3/4" meter sizes

0 future projected customers

EXHIBIT 3

See attached Deed

WARRANTY DEED
FORM NO. 10000

This Warranty Deed Made the 1st day of September A. D. 1987 to Fernwood Ventures, a Colorado joint venture

hereinafter called the grantor, to Fernwood Mobile Home Estates, Ltd., a Florida limited partnership, whose postoffice address is 4000 Town Center, Suite 555, Southfield, MI. 48075 hereinafter called the grantee:

Witnesseth: That the grantor, for and in consideration of the sum of \$ 16.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, conveys, releases, remises, ratifies, confirms and confirms unto the grantee, all that certain land situate in Volusia County, Florida, to:

SEE EXHIBIT A ATTACHED

Subject to a Mortgage executed by Douglas C. Ginter, Trustee to Merry R. Baird dated August 16, 1976 and recorded August 26, 1976 in Official Record Book 1854, Page 1071 in the Public Records of Volusia County, Florida; subsequently assigned to Barnett Bank of Volusia County by Virtue of that Assignment of Mortgage dated December 17, 1980 and recorded December 19, 1980 in Official Record Book 2277, Page 1255, Public Records of Volusia County, Florida; said Assignment made an nullateral security.

Subject to a Mortgage executed by Fernwood Ventures, a Colorado Joint Venture to DeLand Investors Association, a Florida limited partnership dated April 9, 1984, and filed June 4, 1984 in Official Record Book 2571, Page 135 in the Public Records of

Continued on next page

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good title and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 1986, assessments, restrictions and agreements of record.

REC FEE \$ 12.50 REC'S PAYMENT AS
DUE BY \$ 3.50 DEDUCTIBLE FOR CLAY
BY THE \$ 4.00 ENTANGLED & P.
REC CHG \$ STAMP TAXES, 0.01
REYING \$

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

James H. Hobson
James H. Hobson

FERNWOOD VENTURES, a Colorado joint venture

by: *Richard E. Downey*
Richard E. Downey

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Richard E. Downey, Managing Venturer for Fernwood Ventures, a Colorado joint venture

and he acknowledged to me that he executed the foregoing instrument and he acknowledged before me that he

WITNESS my hand and official seal in the County and State aforesaid this 1st day of September, A. D. 1987



James H. Hobson

This instrument prepared by:

Address:

This instrument was Prepared by
JEANETTE C. MUNDON, STUART TITLE OF TAMPA
2804 Neptune Bl. P.O. Box 1000, Tampa, Fla.
As a necessary incident to the fulfillment of conditions
contained in a title insurance commitment issued by it.

FILED FOR RECORD
RECORD VERIFIED
SEP 1 1987
115760

OVER

10 60
362.50

3030285
RECEIVED
FLO. COUNTY

EXHIBIT 4

See attached

**FERNWOOD MOBILE HOME PARK, LTD.
MODIFIED CASH-FLOW STATEMENT
FOR THE MONTH AND YEAR ENDED DECEMBER 31, 1986**

	CURRENT PERIOD	%	YEAR-TO-DATE	%
RECEIPTS:				
BASE RENT	20,770.00	93.5	224,451.00	91.9
WATER & SEWER INCOME	780.27	3.5	11,994.02	4.9
LATE CHARGES	170.00	0.8	1,740.00	0.7
OTHER INCOME	0.00	0.0	504.50	0.2
INTEREST INCOME	494.46	2.2	5,574.06	2.3
	-----	-----	-----	-----
TOTAL RECEIPTS	22,214.73	100.0	244,263.58	100.0
DISBURSEMENTS:				
WAGES (GROSS)	1,500.00	6.8	12,600.00	5.2
MANAGEMENT FEE	1,303.22	5.9	14,291.06	5.9
GAS	0.00	0.0	254.76	0.1
ELECTRIC	488.50	2.2	5,648.63	2.3
WATER	1,776.20	8.0	11,768.77	4.8
REPAIRS AND MAINTENANCE	3,401.48	15.3	33,143.18	13.6
RUBBISH REMOVAL	0.00	0.0	4,935.36	2.0
TRAVEL EXPENSE	0.00	0.0	4.48	0.0
TAXES-PAYROLL	114.74	0.5	1,052.70	0.4
TAXES-PROPERTY	0.00	0.0	16,001.67	6.6
INSURANCE	0.00	0.0	2,330.59	1.0
LEGAL AND ACCOUNTING	0.00	0.0	4,361.28	1.8
BANK CHARGES	5.00	0.0	5.00	0.0
DATA PROCESSING	5.45	0.0	1,312.72	0.5
ADVERTISING AND PROMOTION	0.00	0.0	327.36	0.1
OFFICE	57.85	0.3	569.92	0.2
DUES AND LICENSES	0.00	0.0	1,488.25	0.6
TELEPHONE	78.61	0.4	1,546.73	0.6
INTEREST-MORTGAGE	4,862.02	21.9	50,500.07	20.7
MORTGAGE PRINCIPAL	520.39	2.3	6,000.05	2.5
TAX ESCROW	1,502.55	6.8	679.51	0.3
	-----	-----	-----	-----
TOTAL DISBURSEMENTS	15,616.09	70.3	176,010.09	72.4
	-----	-----	-----	-----
MODIFIED CASH FLOW	6,598.64	29.7	67,352.69	27.6
	-----	-----	-----	-----
DISTRIBUTIONS TO PARTNERS	3,953.17	17.8	47,438.04	19.4

EXHIBIT 5

Water was by private well system. When water was hooked up to City of Deland, individual meters were installed and tenants were billed the identical rates charged by the City of Deland to their individual customers with a 3/4" meter. We believed we were exempt and filed a petition to that effect.

EXHIBIT 6

With the installation of the meters, rules were obtained from the City of Deland for the individual customers with 3/4" meters and the same rates were used.

EXHIBIT 7

See attached

RATE

Property number.....34	
Water rate.....	.0120
Additional water charge.....	8.70
Sewer rate.....	0.0000
Additional sewer charge.....	0.00
Are all readings whole numbers (Y or N)?.....	N

Change

F9 Cancel
? Help

EXHIBIT 8

The mobile home park consisting of 92 homes only. See Exhibit 3 for legal description.

EXHIBIT 9

This will be a late filed exhibit.

EXHIBIT 10

This will be a late filed exhibit.

EXHIBIT 11

This will be a late file exhibit.

EXHIBIT 12

This will be a late filed exhibit.

970303-WW

**APPLICATION FOR ORIGINAL CERTIFICATE
FOR A UTILITY IN EXISTENCE AND CHARGING RATES**

(Pursuant to Section 367.045, Florida Statutes)

To: Director, Division of Records and Reports
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850

DATE
D488 MAR 25 1997

The undersigned hereby makes application for original certificate(s) to operate a water XX and/or wastewater utility in Volusia County, Florida, and submits the following information:

PART I APPLICANT INFORMATION

A) The full name (as it appears on the certificate), address and telephone number of the applicant:

Fernwood Estates Mobile Home Park, Ltd.
Name of utility

(904) 734-2041
Phone No. Fax No.

2701 Staghorn Ct.
Office street address

Deland Florida 32724
City State Zip Code

401 S. Woodward Ave. #420, Birmingham, MI 48009
Mailing address if different from street address

Internet address if applicable

B) The name, address and telephone number of the person contact concerning this application:

FERNWOOD MOBILE HOME PARK 1877
2701 STAGHORN COURT
DE LAND, FL 32724

MARCH 21 1997 63-27403
PAY TO THE ORDER OF STATE OF FLORIDA PUBLIC SERVICE COMMISSION \$ 750.00

SEVEN HUNDRED FIFTY AND NO/ 100 DOLLARS

NCNB NCNB National Bank of Florida Tampa, Florida

DOCUMENT NUMBER-D-1E
03145 MAR 25 6
FPSC-RECORDS/REPORTING

