

REQUEST TO ESTABLISH DOCKET  
(PLEASE TYPE)

Date 12/9/98

Docket No. 981825-SU

1. Division Name/Staff Name Water and Wastewater
2. OPR Dewberry, Boats
3. OCR \_\_\_\_\_
4. Suggested Docket Title Application by Tradewinds Utilities, Inc. for approval for a new class of service for wastewater only flat rates in Marion County.

5. Suggested Docket Mailing List (attach separate sheet if necessary)

- A. Provide NAMES ONLY for regulated companies or ACRONYMS ONLY regulated industries, as shown in Rule 25-22.104, F.A.C.
- B. Provide COMPLETE name and address for all others. (Match representatives to clients.)

1. Parties and their representatives (if any)

Charles deMenzes \_\_\_\_\_  
P.O. Box 5220 \_\_\_\_\_  
Ocala, FL 34478-5220 \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

2. Interested Persons and their representatives (if any)

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

6. Check one:

- Documentation is attached.  
 Documentation will be provided with the recommendation.

I:\PSC\RAR\WP\ESTDKT.

PSC/RAR 10 (Revised 01/96)

DOCUMENT NUMBER-DATE

**13852 DEC-98**

PSC-RECORDS/REPORTING

**Tradewinds Utilities, Inc.**  
P.O. Box 5220  
Ocala, Fl 34478-5220  
352-622-4949

RECEIVED  
Dec 8 8 32 AM '98  
ADMINISTRATION  
MAIL ROOM

December 3 1998

**RECEIVED**  
DEC 08 1998  
Florida Public Service Commission  
Division of Water and Wastewater

Mr. Troy Rendell  
Florida Public Service Commission  
2540 Shumard Oak Boulevard  
Tallahassee, Florida 32399-0850

RE: Application for New Class of Service

Dear Mr. Rendell,

Tradewinds Utilities has submitted and has been approved for an extension into an existing commercial subdivision in Marion County, Florida. As such, we have notified all affected property owners of the availability of water and wastewater in said area. The area in question has had considerable problems with contaminated wells and septic tank problems. The Marion County Health Department has been asking Tradewinds to extend its territory in this area for quite a few years.

As part of this extension, Tradewinds has received funding from two different sources, 1) the State of Florida Revolving Fund administered by the Department of Environmental Protection and 2) a local Financial Institution. The SRF Loan (\$630,000) was for the water portion of the extension and the local Institutional Financing (\$280,000) was for the wastewater extension.

Some of the property owners have indicated their unwillingness to accept water service and we do not have a Wastewater only class of service. Per the design by our engineer and acceptance by DEP, the service to be provided to most of the buildings is required to be 2" service. There are twenty-six (26) buildings of this category. There are six (6) building requiring 1" service. **Service is currently being provided to this area.**

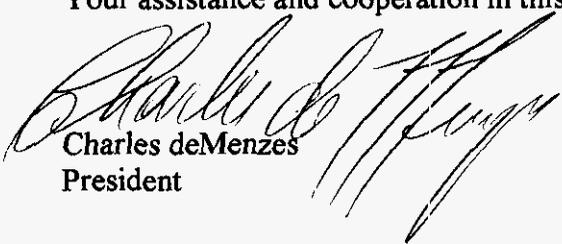
The current wastewater base facility charge for 1" service is \$44.53 and for 2" is \$142.48. For the purpose of our request, we are submitting the attached analysis using our current residential usage in Tradewinds Village over the last 12 months. We also are submitting our cost of investment (wastewater only) and the repayment of same.

For the calculations attached, the following are the guidelines used based on the type of intended service.

1. Of the 26 units, there is a mix of quads and light industrial buildings. We therefore are using our standard 2" General Service Base Facility Charge of \$142.48 and for consumption, we are using 4 times the average Tradewinds Village 12 month residential usage of 4,953 gallons per unit.
2. Of the 6 units, using a 1" service, the units are light industrial buildings with one or two bathrooms. We therefore are requesting a General Service Base Facility Charge of \$44.53 and would agree to use 50% of a residential gallonage or 2,400 gallons.
3. The Operational Expense figures are based on our current wastewater expenses through November 30, 1998. These expenses do not include salaries or management fees, just hard costs.

Please note that per FS 381.00655(1)(a), the property owners have one year to hook up to the wastewater system and Tradewinds Utilities could potentially have a loss of income for the next twelve months. In addition, per the SRF Loan agreement, Tradewinds is required to pledge its water revenues for the loan repayment. Obviously, the more we allow or make it advantageous for a property owner to just hook up to wastewater, the less water revenue we receive which results in wastewater revenue being used to cover any shortfall.

Your assistance and cooperation in this matter is respectfully requested.

  
Charles deMenzes  
President

Tradewinds Utilities, Inc. wastewater flat rate analysis.							
TW Village	# Accts	Usage	Average Residential				
			5/8 x 3/4				
Dec-97	148	670,332	4529				
Jan-98	147	665,605	4528				
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Apr-98	147	752,518	5119				
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Jun-98	148	873,256	5900				
Jul-98	148	748,290	5056				
Aug-98	149	752,769	5052				
Sep-98	149	723,639	4857				
Oct-98	149	707,906	4751				
Nov-98	149	752,880	5053				
12 Mo Avg	1777	8,802,014	4953		avg usage per unit x 4 for quad.		
Based on the above averages:							
		Est Usage	PP/1000	Gal Chg	Total	# Accts	Est Gross Revenue
1" Service	44.53	2400	6.01	14.42	58.95	6	\$ 4,244.40
2" Service	142.48	19812	6.01	119.07	261.55	26	\$ 81,603.60
						Total	\$ 85,848.00
Wastewater Investment							
Newberry Bank		\$ 280,000					
Interest Rate		9%					
Term/Years		15					
Annual Debt Serv		\$ 34,736.49					
Summary							
Gross Revenue		\$ 85,848.00					
less							
PSC		\$ 3,863.16					
Annual Debt Service		\$ 34,736.49					
Operational Expense		\$ 25,754.40	based on 30% of Gross Revenue as reflected through 11/30/98				
Depreciation		\$ 9,333.00					
Net		\$ 12,160.95					



CIVIL

STRUCTURAL

LAND PLANNING

**MILES CHRISTIAN ANDERSON  
CONSULTING ENGINEERS, INC.**

1111 N.E. 25th AVENUE, SUITE 401  
OCALA, FLORIDA 34470

(352) 629-5591  
FAX (352) 629-4402

November 24, 1998

Charles deMenzes  
P. O. Box 4230  
Ocala, Florida 34470

Re: Tradewinds Water Treatment Facility

Dear Charles,

As per your request for design information on the 2" water services to the quad buildings in the George Mayo Subdivision, sound engineering practice calls for when 3 or more unit's (ERC's) require the installation of a 2" water service. As to the Marion County Utility Manual appendix F, detail W-9, a 2" water service polymer 13" x 24" meter box calls for a 2" ball valve with a 2" pack joint coupling, and 2" x 4" brass nipple with a 2" pvc threaded cap. Water pressure required at each ERC shall be maintained at a minimum of 20psi. Pressure loss through meter and fittings is suspect to a reduced pressure resulting in 80% of the design capacity.

As the owner of the facility, installing a 2" meter will satisfy the above design criteria for such dwelling units.

Design criteria is based on 10 State Standards and adopted by Marion County, the City of Ocala, and Southern Standard Building Codes.

If you have any questions, please do not hesitate to call me at (352) 629-5591.

Sincerely,

A handwritten signature in black ink, appearing to read 'Miles C. Anderson', is written over a horizontal line. The signature is somewhat stylized and includes a circular flourish at the beginning.

Miles C. Anderson, P.E.

MCA/ip  
file:mayowt2

PROFIT/LOSS STATEMENT AS OF 11/30/98 UNAUDITED

	CUR MO	Y-T-D	% INC
<b>400000 WATER OPERATING REVENUES</b>			
404611 RESIDENTIAL WATER REVENUES	6,195.18	72,445.07	
404612 COMMERCIAL WATER REVENUES	662.40	6,799.50	
474000 OTHER WATER REVENUES	442.46	929.61	
475000 REGULATORY COMMISSION EXP WATER (4.5%)	-308.60	-3,556.24	
<b>TOTAL WATER OPERATING REVENUES</b>	<b>6,991.44</b>	<b>76,617.94</b>	<b>100.00</b>
<b>520000 SEWER OPERATING REVENUES</b>			
522001 RESIDENTIAL SEWER REVENUE	9,440.01	104,971.35	
522002 COMMERCIAL SEWER REVENUES	1,496.43	16,862.41	
525000 REGULATORY COMMISSION EXP SEWER (4.5%)	-492.14	-5,476.22	
<b>TOTAL SEWER OPERATING REVENUES</b>	<b>10,444.30</b>	<b>116,357.54</b>	<b>60.30</b>
<b>527999 NON UTILITY INCOME</b>			
<b>TOTAL NON UTILITY INCOME</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
*****			
	17,435.74	192,975.48	
<b>600000 WATER OPERATING EXPENSE</b>			
601000 MANAGEMENT FEES (40%)	2,400.00	29,100.00	15.08
603000 SALARIES & WAGES OFFICERS WATER	3,533.92	14,533.92	7.53
615000 PURCHASED POWER WATER	251.02	2,686.79	1.39
616000 FUEL FOR POWER PRODUCTION	0.00	197.06	0.10
618000 CHEMICALS	57.50	379.50	0.20
620000 MATERIAL & SUPPLIES WATER	1,405.30	2,679.28	1.39
630000 CONTRACTURAL SERVICES BILLING	237.50	2,814.42	1.46
631000 CONTRACTUAL SERVICES PROFESSIONAL	5,032.75	26,686.38	13.83
635000 CONTRACTUAL SERVICES - TESTING	0.00	240.00	0.12
636000 CONTRACTUAL SERVICES OTHER	201.10	201.10	0.10
650000 TRANSPORTATION EXPENSE WATER	335.04	3,685.40	1.91
655000 INSURANCE EXPENSE WATER	163.75	1,559.42	0.81
675000 MISC EXPENSE WATER	0.00	151.10	0.08
675001 OFFICE SUPPLIES	0.00	577.10	0.30
675002 BANK SERVICE CHARGES	-22.50	448.08	0.23
675005 MAINTENANCE EXPENSE	0.00	3,159.43	1.64
675007 COUNTY/DEP PERMIT FEES	0.00	2,375.00	1.23
675008 CASUAL LABOR	0.00	-120.00	-0.05
675009 MISC EXPENSES	0.00	1,275.75	0.66
676000 PAYROLL TAX WATER	270.33	1,106.82	0.57
<b>TOTAL WATER OPERATING EXPENSE</b>	<b>13,865.71</b>	<b>93,736.55</b>	<b>48.57</b>
<b>700000 SEWER OPERATING EXPENSE</b>			
701000 MANAGEMENT FEES (60%)	3,600.00	42,900.00	22.23
703000 SALARIES & WAGES OFFICERS SEWER	3,533.84	14,533.84	7.53
711000 SLUDGE REMOVAL EXPENSE	2,938.75	5,383.35	2.79
715000 PURCHASED POWER SEWER	672.69	8,028.03	4.16
718000 CHEMICALS	161.00	3,375.25	1.75
720000 MATERIAL & SUPPLIES SEWER	104.80	2,172.92	1.13
730000 CONTRACTURAL SERVICES SEWER	237.50	3,792.19	1.97
731000 CONTRACTUAL SERVICES - PROFESSIONAL	62.50	1,947.80	1.01
735000 CONTRACTUAL SERVICES - TESTING SEWER	0.00	400.00	0.21
750000 TRANSPORTATION EXPENSE SEWER	335.03	3,685.37	1.91
755000 INSURANCE EXPENSE SEWER	163.74	1,551.81	0.80
775000 MISC EXPENSE SEWER	0.00	7.50	0.00
775001 OFFICE SUPPLIES	0.00	425.73	0.22
775002 BANK SERVICE CHARGES	-22.50	448.02	0.23
775005 MAINTENANCE EXPENSE	0.00	3,103.77	1.61
775007 COUNTY PERMIT FEES	0.00	1,000.00	0.52
776000 PAYROLL TAX SEWER	270.36	1,116.87	0.58
<b>TOTAL SEWER OPERATING EXPENSE</b>	<b>12,057.71</b>	<b>93,872.45</b>	<b>48.64</b>
<b>800000 OTHER INCOME &amp; EXPENSE WATER</b>			
800401 TAXES OTHER THAN INCOME WATER	173.78	883.04	0.46
800403 WATER DEPRECIATION EXPENSE	1,030.34	11,380.90	5.90
800406 WATER AMORTIZATION CIAC	-820.84	-9,079.87	-4.70
800425 INTEREST EXPENSE DEMENZES (9%) 27,000.00 +	172.40	1,724.00	0.89
800427 WATER INTEREST EXPENSE	-106.80	5,560.64	2.88
<b>TOTAL OTHER INCOME &amp; EXPENSE WATER</b>	<b>448.88</b>	<b>10,468.71</b>	<b>5.42</b>
<b>800500 OTHER INCOME &amp; EXPENSE SEWER</b>			
800501 TAXES OTHER THAN INCOME SEWER	938.42	2,081.03	1.08
800503 SEWER DEPRECIATION EXPENSE	2,868.42	31,570.62	16.36
800506 SEWER AMORTIZATION CIAC	-1,403.25	-15,450.75	-8.00
800524 INTEREST EXPENSE GORNEY	0.00	251.61	0.13
800525 INTEREST EXPENSE CAREY	0.00	790.77	0.41
800527 SEWER INTEREST EXPENSE	-106.75	5,160.70	2.67
<b>TOTAL OTHER INCOME &amp; EXPENSE SEWER</b>	<b>2,296.84</b>	<b>24,403.98</b>	<b>12.65</b>
<b>899999 NON-UTILITY INCOME &amp; EXPENSE</b>			

— Exclude

Exclude

TRADEWINDS UTILITIES, INC. 59-2323148  
 PROFIT/LOSS STATEMENT AS OF 11/30/98 UNAUDITED

	CUR MO	Y-T-D	% INC
940000 RENTAL MGMT EXPENSES	0.00	2,900.00	1.50
950001 INTEREST INCOME - DEMENZES	0.00	-9,345.75	-4.83
TOTAL NON-UTILITY INCOME & EXPENSE	0.00	-6,445.75	-3.33
980000 CURRENT NET PROFIT/LOSS			
989999 CURRENT NET PROFIT/LOSS	-11,233.40	-23,060.46	-11.94
TOTAL CURRENT NET PROFIT/LOSS	-11,233.40	-23,060.46	-11.94
		*****	
	17,435.74	192,975.48	

**Tradewinds Utilities, Inc.**  
P.O. Box 5220  
Ocala, FL 34478-5220  
352-622-4949

RECEIVED

DEC 8 8 32 AM '98

ADMINISTRATION  
MAIL ROOM

December 3 1998

**RECEIVED**

DEC 08 1998

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Division of Water and Wastewater

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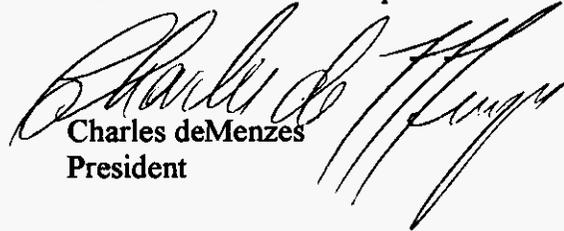
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**MILES CHRISTIAN ANDERSON  
CONSULTING ENGINEERS, INC.**

CIVIL

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LAND PLANNING

1111 N.E. 25th AVENUE, SUITE 401  
OCALA, FLORIDA 34470

(352) 629-5591  
FAX (352) 629-4402

November 24, 1998

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MCA/ip  
lle:mayowl2

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<b>27999 NON UTILITY INCOME</b>			
<b>TOTAL NON UTILITY INCOME</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
	<b>17,435.74</b>	<b>192,975.48</b>	
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675008 CASUAL LABOR	0.00	-120.00	-0.05
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775002 BANK SERVICE CHARGES	-22.50	448.02	0.23
775005 MAINTENANCE EXPENSE	0.00	3,103.77	1.61
775007 COUNTY PERMIT FEES	0.00	1,000.00	0.52
776000 PAYROLL TAX SEWER	270.36	1,116.87	0.58
<b>TOTAL SEWER OPERATING EXPENSE</b>	<b>12,057.71</b>	<b>93,872.45</b>	<b>48.64</b>
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800403 WATER DEPRECIATION EXPENSE	1,030.34	11,380.90	5.90
800406 WATER AMORTIZATION CIAC	-820.84	-9,079.87	-4.70
800425 INTEREST EXPENSE DEMENZES (9%) 27,000.00 +	172.40	1,724.00	0.89
800427 WATER INTEREST EXPENSE	-106.80	5,560.64	2.88
<b>TOTAL OTHER INCOME &amp; EXPENSE WATER</b>	<b>448.88</b>	<b>10,468.71</b>	<b>5.42</b>
<b>00500 OTHER INCOME &amp; EXPENSE SEWER</b>			
800501 TAXES OTHER THAN INCOME SEWER	938.42	2,081.03	1.08
800503 SEWER DEPRECIATION EXPENSE	2,868.42	31,570.62	16.36
800506 SEWER AMORTIZATION CIAC	-1,403.25	-15,450.75	-8.00
800524 INTEREST EXPENSE GORNEY	0.00	251.61	0.13
800525 INTEREST EXPENSE CAREY	0.00	790.77	0.41
800527 SEWER INTEREST EXPENSE	-106.75	5,160.70	2.67
<b>TOTAL OTHER INCOME &amp; EXPENSE SEWER</b>	<b>2,296.84</b>	<b>24,403.98</b>	<b>12.65</b>
<b>99999 NON-UTILITY INCOME &amp; EXPENSE</b>			

TRADEWINDS UTILITIES, INC. 59-2323148  
 PROFIT/LOSS STATEMENT AS OF 11/30/98 UNAUDITED

	CUR MO	Y-T-D	\$ INC
940000 RENTAL MGMT EXPENSES	0.00	2,900.00	1.50
950001 INTEREST INCOME - DEMENZES	0.00	-9,345.75	-4.83
TOTAL NON-UTILITY INCOME & EXPENSE	0.00	-6,445.75	-3.33
980000 CURRENT NET PROFIT/LOSS			
989999 CURRENT NET PROFIT/LOSS	-11,233.40	-23,060.46	-11.94
TOTAL CURRENT NET PROFIT/LOSS	-11,233.40	-23,060.46	-11.94
	*****	17,435.74	192,975.48