

GRAY, HARRIS & ROBINSON

PROFESSIONAL ASSOCIATION

ATTORNEYS AT LAW

SUITE 1400

301 EAST PINE STREET

POST OFFICE BOX 3068

ORLANDO, FLORIDA 32802-3068

TELEPHONE 407-843-8880

FAX 407-244-5690

WEBSITE: www.ghrlaw.com

WRITER'S DIRECT DIAL

407-244-5624

Thomas A. Cloud

E-MAIL ADDRESS
tcloud@ghrlaw.com

September 25, 2001

VIA FEDERAL EXPRESS

Blanca S. Bayo, Director
Division of Records and Reporting
FLORIDA PUBLIC SERVICE COMMISSION
2540 Shumard Oak Boulevard
Tallahassee, FL 32399-0850

Re: Docket No. 010492-WS
Supplemental Filing Information In Support of Application for General
Water and Sewer Service Rate Increase in Orange County by Zellwood
Station Co-Op, Inc.

Dear Ms. Bayo:

In response to the filing deficiencies cited in correspondence of September 13, 2001 from Timothy Devlin of the Public Service Commission, we are sending the following supplemental filing materials in support of the above-referenced Application for General Water and Sewer Rate Increase in Orange County (the "Application") by Zellwood Station Co-Op, Inc. (the "Applicant"):

1. A check in the amount of \$500.00 to address the outstanding amount due for the Application filing fee.
2. An original and sixteen (16) copies of a revised map showing the location and size of the Applicant's distribution and collection lines, plant sites, and the location and respective classification of Applicant's customers.

*(CCA note: Map not scanned;
oversized.)*

01 SEP 26 AM 10:15

DISTRIBUTION CENTER



CLERMONT

LAKELAND

MELBOURNE

TALLAHASSEE

TAMPA

DOCUMENT NUMBER DATE

12123 SEP 26 2001

REC-PROVISION CLERK


Blanca S. Bayo, Director
Florida Public Service Commission
Page 2
September 25, 2001

3. The following substitute schedules to be used for the Minimum Filing Requirements supporting the Application:
 - a) Substitute MFR Schedule A-3, Schedule of Adjustments to Rate Base.
 - b) Substitute MFR Schedule B-1, Schedule of Water Net Operating Income.
 - c) Substitute MFR Schedule B-2, Schedule of Sewer Net Operating Income.
 - d) Substitute MFR Schedule B-7, Operation and Maintenance Expense Comparison - Water.
 - e) Substitute MFR Schedule B-8, Operation and Maintenance Expense Comparison - Sewer.
 - f) Substitute MFR Schedule B-15, Taxes Other Than Income.
 - g) Substitute for MFR Schedules D-1 and D-2, Schedule of Requested Cost of Capital Beginning and End of Year Average (Water and Sewer).
 - h) Substitute MFR Schedule D-3 through D-7.
 - i) Substitute MFR Schedule E-1, Rate Schedule - Water.
 - j) Substitute MFR Schedule E-1A, Water Rate Development Schedule.
 - k) Substitute MFR Schedule E-1B, Wastewater Rate Development Schedule.
 - l) Substitute MFR Schedule E-2, Revenue Schedule at Present and Proposed Rates.

Blanca S. Bayo, Director
Florida Public Service Commission
Page 3
September 25, 2001

- m) Substitute MFR Schedule E-13, Projected Test Year Revenue Calculation.

Sincerely,

A handwritten signature in black ink, appearing to read 'T.A. Cloud', with a long, sweeping underline that extends downwards and to the right.

Thomas A. Cloud, Esquire

GRAY, HARRIS & ROBINSON, P.A.

TAC:gcj

Enclosures

cc: Zellwood Board of Directors (without attachments)
Julian Coto (without attachments)
Gary Morse (without attachments)

Company Zellwood Station Co-op, Inc.
 Docket No . 010492-WS
 Test Year Ended December 31, 2000
 Interim [] Final [X]
 Historic [X] or Projected []

REVISED 9/24/01

Schedule: A-3
 Page 1 of 1
 Preparer: C. K. Lewis/ J. Coto

Explanation Provide a detailed description of all adjustments to rate base per books, with a total for each rate base line item.

| Line No | Description | Water | Sewer | Non Used & Useful % | Non Used & Useful Water Plant | Non Used & Useful Sewer Plant | Depre Rate | Acc Depre Water | Non Used & Useful Acc Depre Water | Acc Depre Sewer | Non Used & Useful Acc Depre Sewer |
|---------|-----------------------------------|-------------------|-------------|---------------------|-------------------------------|-------------------------------|------------|-----------------|-----------------------------------|-----------------|-----------------------------------|
| 1 | Acct. 330 New Hydropneumatic Tank | \$55,000 | | 9.00% | \$4,950 | | 2.86% | (\$1,571) | \$141 | | |
| 2 | Acct 361 TV/Refurbish Sewer Lines | | \$91,800 | 9.00% | | \$8,262 | 2.22% | | | (\$2,040) | \$184 |
| 3 | Acct 334 Water Meter Replacements | \$10,000 | | 9.00% | \$900 | | 5.00% | (\$500) | \$45 | | |
| 4 | Acct 380 Reuse Plant | | \$965,500 | 0.00% | | \$0 | 5.56% | | | (\$53,639) | \$0 |
| 5 | Acct 360 Reuse Force Main | | \$75,000 | 0.00% | | \$0 | 3.33% | | | (\$2,500) | \$0 |
| 6 | Acct 371 Reuse Pump Station | | \$75,000 | 0.00% | | \$0 | 5.56% | | | (\$4,167) | \$0 |
| 7 | Totals | \$65,000 | \$1,207,300 | Totals | \$5,850 | \$8,262 | Totals | (\$2,071) | \$186 | (\$62,346) | \$184 |
| 8 | Totals | 1/2 Year \$32,500 | \$603,650 | 1/2 Year | \$2,925 | \$4,131 | 1/2 Year | (\$1,036) | \$93 | (\$31,173) | \$92 |

Explanations:

New Hydro Tank - to replace old one that is at the end of its useful life.

TV/Refurbish Sewer Lines - The collection system is almost 30 years old. Zellwood needs to perform this to correct any cracks/broken pipe which will extend the life of the wastewater collection system.

Water Meter Replacements - program designed to replace approximately 200 water meters installed some 20+ years ago.

Reuse Plant/Force Main/Pump Station - Per Condition #12 and 32 of the CUP (permit no. 2-095-0231NRM2) Zellwood is required to construct a reuse facility.

Schedule of Water Net Operating Income

Florida Public Service Commission

Company: Zellwood Station Co-op, Inc.
 Docket No.: 010492-WS
 Test Year Ended: December 31, 2000
 Historic [X] or Projected []

REVISED 9/24/01

Schedule: B-1
 Page 1 of 1
 Preparer: C.K. Lewis

Explanation: Provide the calculation of net operating income for the test year. If amortization (Line 4) is related to any amount other than an acquisition adjustment, submit an additional schedule showing a description and calculation of charge.

| Line No. | (1) Description | (2) Balance Per Books | (3) Utility Test Year Adjustments | (4) Utility Adjusted Test Year | (5) Requested Revenue Adjustment | (6) Requested Annual Revenues | (7) Supporting Schedule(s) |
|----------|---------------------------------|--------------------------|--------------------------------------|-----------------------------------|-------------------------------------|----------------------------------|-------------------------------|
| 1 | OPERATING REVENUES | \$236,012 | \$18,846 | \$254,858 | (\$63,415) | \$191,443 | B-4 |
| 2 | Operation & Maintenance | 156,268 | 1,675 | 157,943 | 0 | 157,943 | B-5 |
| 3 | Depreciation, net of CIAC Amort | 23,863 | (3,385) | 20,478 | 0 | 20,478 | B-13 |
| 4 | Taxes Other Than Income | \$26,597 | (10,721) | 15,876 | (2,854) | 13,022 | B-15 |
| 5 | Provision for Income Taxes | 0 | 0 | 0 | 0 | 0 | C-1 |
| 6 | OPERATING EXPENSES | 206,728 | (12,431) | 194,297 | (2,854) | 191,443 | |
| 7 | NET OPERATING INCOME | \$29,284 | \$31,277 | \$60,562 | (\$60,562) | \$0 | |
| 8 | RATE BASE | \$286,110 | (\$90,123) | \$195,987 | | \$195,987 | A-1 |
| 9 | RATE OF RETURN | 10.24% | | 30.90% | | 7.13% | D-1 |
| 10 | INTEREST EXPENSE | 29,284 | 31,277 | 60,562 | (46,593) | 13,968 | |

Schedule of Wastewater Net Operating Income

Company: Zellwood Station Co-op, Inc.
 Docket No.: 010492-WS
 Test Year Ended: December 31, 2000
 Historic [X] or Projected []

REVISED 9/24/01

Florida Public Service Commission

Schedule: B-2
 Page 1 of 1

Explanation: Provide the calculation of net operating income for the test year. If amortization (Line 4) is related to any amount other than an acquisition adjustment, submit an additional schedule showing a description and calculation of charge.

| Line No | (1) Description | (2) Balance Per Books | (3) Utility Test Year Adjustments | (4) Utility Adjusted Test Year | (5) Requested Revenue Adjustment | (6) Requested Annual Revenues | (7) Supporting Schedule(s) |
|---------|---------------------------------|--------------------------|--------------------------------------|-----------------------------------|-------------------------------------|----------------------------------|-------------------------------|
| 1 | OPERATING REVENUES | \$250,638 | \$4,054 | \$260,692 | \$52,262 | \$312,953 | B-4 |
| 2 | Operation & Maintenance | 165,525 | 59,820 | 225,345 | 0 | 225,345 | B-6 |
| 3 | Depreciation, net of CIAC Amort | 45,251 | 25,237 | 70,487 | 0 | 70,487 | B-14 |
| 4 | Taxes Other Than Income | 28,193 | (13,424) | 14,769 | 2,352 | 17,121 | B-15 |
| 5 | Provision for Income Taxes | 0 | 0 | 0 | 0 | 0 | C-1 |
| 6 | OPERATING EXPENSES | 238,969 | 71,633 | 310,602 | 2,352 | 312,953 | |
| 7 | NET OPERATING INCOME | \$17,669 | (\$67,579) | (\$49,910) | \$49,910 | \$0 | |
| 8 | RATE BASE | \$769,166 | (\$134,845) | \$634,521 | | \$634,521 | A-2 |
| 9 | RATE OF RETURN | 2.30% | | -7.87% | | 7.13% | D-1 |
| 10 | INTEREST EXPENSE | 17,669 | (67,579) | (49,910) | 95,134 | 45,224 | |

Company: Zellwood Station Co-op, Inc.
 Docket No.: 0'
 Test Year Ended: December 31, 2000
 Historic [X] or Projected []

REVISED 9/24/01

Schedule: B-3
 Page 1 of 2
 Preparer: C. K. Lewis

WATER

Explanation: Provide a detailed description of all adjustments to operating income per books, with a total for each line item shown on the net operating income statement.

| Line No. | Description | Water | Supporting Schedules |
|----------|---|------------------|----------------------|
| 1 | A. REVENUES | | |
| 2 | 1. Difference between Booked and Annualized Reveunes | \$18,846 | B-4 |
| 3 | | | |
| 4 | B. OPERATIONS & MAINTENANCE EXPENSES: | | |
| 5 | 1. Reclassify payroll taxes consistent with NARUC | (\$4,195) | B-5a/B-15 |
| 6 | | | |
| 7 | 2. Rehab of distribution lines | 5,000 | B-5a |
| 8 | | | |
| 9 | 3. 5 year amortization of inspection/repair of storage tank | 1,000 | B-5a |
| 10 | | | |
| 11 | 4. 7 year amortization of leak detection program | 1,071 | B-5a |
| 12 | | | |
| 13 | 5. Inspection of wells | 1,000 | B-5a |
| 14 | | | |
| 15 | 6. Reamortization of existing rate case expense and rate case expense | | |
| 16 | associated with this docket. | <u>(\$2,202)</u> | B-5a |
| 17 | SUBTOTAL O&M EXPENSE | 1,675 | |
| 18 | | | |
| 19 | C. DEPRECIATION NET OF CIAC AMORTIZATION: | | |
| 20 | 1. Non Used & Useful Plant | (4,421) | B-13 |
| 21 | | | |
| 22 | 2. Proforma Plant | <u>\$1,036</u> | A-3 |
| 23 | SUBTOTAL DEPRECIATION EXPENSE NET OF CIAC AMORTIZATION | (3,385) | |
| 24 | | | |
| 25 | D. AMORTIZATION: | \$0 | |
| 26 | | | |
| 27 | E. TAXES OTHER THAN INCOME: | | |
| 28 | 1. To remove "Payroll Taxes" from the "Wages & Salaries" account 601/701 | \$4,195 | B-15 |
| 29 | | | |
| 30 | 2. Adjust RAF to reflect correct to double booking of 1999/2000 RAF's in 2000 | (11,609) | B-15 |
| 31 | | | |
| 32 | 3. Calculate RAF impact due to difference between booked and annualized revenue | 888 | B-1 - Line 30 |
| 33 | | | |
| 34 | F. INCOME TAXES: | 0 | |
| 35 | SUBTOTAL TAXES OTHER THAN INCOME | (6,526) | |
| 36 | | | |
| 37 | TOTAL WATER PRESENT EXPENSE ADJUSTMENTS: | (\$8,236) | |
| 38 | | | |
| 39 | TOTAL WATER PRESENT INCOME ADJUSTMENTS: | \$27,082 | |

Company: Zellwood Station Co-op, Inc.
 Docket No.: 0
 Test Year Ended: December 31, 2000
 Historic [X] or Projected []

REVISED 9/24/01

Schedule: B-3
 Page 2 of 2
 Preparer: C. K. Lewis

SEWER

Explanation: Provide a detailed description of all adjustments to operating income per books, with a total for each line item shown on the net operating income statement.

| Line No. | Description | Sewer | Supporting Schedules |
|----------|---|---------------|----------------------|
| 1 | A. REVENUES | | |
| 2 | 1. Difference between Booked and Annualized Reveunes | \$4,054 | B-4 |
| 3 | | | |
| 4 | B. OPERATIONS & MAINTENANCE EXPENSES (see Schedules | | |
| 5 | 1. Reclassify payroll taxes consistent with NARUC | (\$3,029) | B-5a/B-15 |
| 6 | | | |
| 7 | 2. Increase operator staffing requirements | 60,400 | B-6a |
| 8 | | | |
| 9 | 3. Decreased sludge removal cost due to reuse plant efficiency | (4,775) | B-6a |
| 10 | | | |
| 11 | 4. Increase power usage for reuse plant | 10,465 | B-6a |
| 12 | | | |
| 13 | 5. Decreased chemicals to reuse plant efficiency | (5,527) | B-6a |
| 14 | | | |
| 15 | 6. Contracted labor to repair/maintain Lift Stations | 3,500 | B-6a |
| 16 | | | |
| 17 | 7. Reamortization of existing rate case expense and rate case expense | | |
| 18 | associated with this docket. | (2,320) | B-6a |
| 19 | | | |
| 20 | 8. Increased cost due to new Class I reuse plant | <u>1,106</u> | B-6a |
| 21 | SUBTOTAL O&M EXPENSE | 59,819 | |
| 22 | | | |
| 23 | C. DEPRECIATION NET OF CIAC AMORTIZATION: | | |
| 24 | 1. Non Used & Useful Plant | (5,936) | B-14 |
| 25 | | | |
| 26 | 2. Proforma Plant | <u>31,173</u> | A-3 |
| 27 | SUBTOTAL DEPRECIATION EXPENSE NET OF CIAC AMORTIZATION | 25,237 | |
| 28 | | | |
| 29 | | | |
| 30 | D. AMORTIZATION: | \$0 | |
| 31 | | | |
| 32 | E. TAXES OTHER THAN INCOME: | | |
| 33 | 1. To remove "Payroll Taxes" from the "Wages & Salaries" account 601/701 | (\$3,029) | B-15 |
| 34 | | | |
| 35 | 2. Adjust RAF to reflect correct to double booking of 1999/2000 RAF's in 2000 | (13,615) | B-15 |
| 36 | | | |
| 37 | 3. Calculate RAF impact due to difference between booked and annualized revenue | 191 | B-2 - Line 35 |
| 38 | | | |
| 39 | F. INCOME TAXES: | <u>0</u> | |
| 40 | SUBTOTAL TAXES OTHER THAN INCOME | (16,453) | |
| 41 | | | |
| 42 | TOTAL WASTEWATER PRESENT EXPENSE ADJUSTMENTS: | \$68,603 | |
| 43 | | | |
| 44 | TOTAL WASTEWATER PRESENT INCOME ADJUSTMENTS: | (\$64,549) | |

Operation & Maintenance Expense Comparison - Water

Florida Public Service Commission

Company: Zellwood Station Co-op, Inc.
 Docket No.: 010492-WS
 Test Year Ended: December 31, 2000

REVISED 9/24/01

Schedule: B-7
 Page 1 of 1
 Preparer: C.K. Lewis

Explanation: Complete the following comparison of the applicant's current and prior test year O&M expenses before this Commission. Provide an explanation of all differences which are not attributable to the change in customer growth and the CPI-U. If the applicant has not had a previous rate case, use the year 5 years prior to the test year for comparison. Provide an additional schedule, if necessary, to explain differences.

| Line No. | (1) Account No. and Name | (2) Prior TY 12/31/99 | (3) Current TY 12/31/00 | (4) \$ Difference | (5) % Difference | (6) Explanation |
|----------|--|-----------------------------|-------------------------------|-------------------------|------------------------|---|
| 1 | 601 Salaries & Wages - Employees | \$70,001 | \$54,836 | (\$15,165) | -21.66% | Utility Manager stopped allocating a portion of her salary after four (4) pay periods. |
| 2 | 603 Salaries & Wages - Officers, Etc. | \$0 | \$0 | \$0 | 0.00% | |
| 3 | 604 Employee Pensions & Benefits | (\$243) | \$1,316 | \$1,559 | -641.71% | Utility Manager continued booking a portion of her fringe benefits to the utility. |
| 4 | 610 Purchased Water | \$0 | \$0 | \$0 | 0.00% | |
| 5 | 615 Purchased Power | \$20,533 | \$21,700 | \$1,167 | 5.68% | |
| 6 | 616 Fuel for Power Purchased | \$9 | \$96 | \$87 | 966.22% | Filled Backup Generator fuel tank up in test year. |
| 7 | 618 Chemicals | \$22,231 | \$20,015 | (\$2,216) | -9.97% | |
| 8 | 620 Materials & Supplies | \$4,927 | \$2,421 | (\$2,506) | -50.87% | |
| 9 | 631 Contractual Services - Engr. | \$25,137 | \$3,210 | (\$21,927) | -87.23% | |
| 10 | 632 Contractual Services - Acct. | \$0 | \$2,941 | \$2,941 | 100.00% | Indexing and Pass through filing provided by HAI Grant application & sewer plant term issue |
| 11 | 633 Contractual Services - Legal | \$0 | \$8,461 | \$8,461 | 100.00% | |
| 12 | 634 Contractual Services - Mgmt. Fees | \$0 | \$0 | \$0 | 0.00% | |
| 13 | 635 Contractual Services - Testing | \$1,876 | \$1,203 | (\$674) | -35.90% | Off cycle year on certain required water tests. |
| 14 | 636 Contractual Services - Other | \$7,096 | \$4,443 | (\$2,653) | -37.39% | |
| 15 | 641 Rental of Building/Real Prop. | \$5,750 | \$6,251 | \$501 | 8.71% | |
| 16 | 642 Rental of Equipment | \$0 | \$0 | \$0 | 0.00% | |
| 17 | 650 Transportation Expenses | \$2,268 | \$2,544 | \$276 | 12.18% | |
| 18 | 656 Insurance - Vehicle | \$0 | \$3,694 | \$3,694 | 100.00% | Expense booked improperly should be booked A/C 657 |
| 19 | 657 Insurance - General Liability | \$3,659 | \$0 | (\$3,659) | -100.00% | |
| 20 | 658 Insurance - Workman's Comp. | \$0 | \$0 | \$0 | 0.00% | |
| 21 | 659 Insurance - Other | \$0 | \$0 | \$0 | 0.00% | |
| 22 | 660 Advertising Expense | \$0 | \$0 | \$0 | 0.00% | |
| 23 | 666 Reg. Comm. Exp. - Rate Case Amort. | \$19,502 | \$19,106 | (\$396) | -2.03% | |
| 24 | 667 Reg. Comm. Exp. - Other | \$0 | \$0 | \$0 | 0.00% | |
| 25 | 670 Bad Debt Expense | \$0 | \$0 | \$0 | 0.00% | |
| | 675 Miscellaneous Expenses | \$4,199 | \$4,032 | (\$167) | -3.97% | |
| 26 | TOTAL | \$ 186,945 | \$ 156,268 | \$ (30,677) | -16.41% | |
| 27 | Total Customers | 1,023 | 1,026 | 3 | 0.29% | |
| 28 | Consumer Price Index - U | 2.70% | 2.50% | -0.20% | -7.41% | |

Operation & Maintenance Expense Comparison - Sewer

Florida Public Service Commission

Company: Zellwood Station Co-op, Inc.
 Docket No.: 010492-WS
 Test Year Ended: December 31, 2000

REVISED 9/24/01

Schedule: B-8
 Page 1 of 1
 Preparer: C.K Lewis

Explanation: Complete the following comparison of the applicant's current and prior test year O&M expenses before this Commission. Provide an explanation of all differences which are not attributable to the change in customer growth and the CPI-U. If the applicant has not had a previous rate case, use the year 5 years prior to the test year for comparison. Provide an additional schedule, if necessary, to explain differences

| Line No. | (1) Account No. and Name | (2) Prior TY 12/31/99 | (3) Current TY 12/31/00 | (4) \$ Difference | (5) % Difference | (6) Explanation |
|----------|--|-----------------------------|-------------------------------|-------------------------|------------------------|--|
| 1 | 701 Salaries & Wages - Employees | \$55,372 | \$39,599 | (\$15,773) | -28.48% | Utility Manager stopped allocating a portion of her salary after four (4) pay periods. |
| 2 | 703 Salaries & Wages - Officers, Etc. | \$0 | \$0 | \$0 | 0.00% | |
| 3 | 704 Employee Pensions & Benefits | (\$206) | \$4,345 | \$4,551 | -2209.35% | Utility Manager continued booking a portion of her fringe benefits to the utility. |
| 4 | 710 Purchased Sewage Treatment | \$0 | \$0 | \$0 | 0.00% | |
| 5 | 711 Sludge Removal Expense | \$15,000 | \$22,775 | \$7,775 | 51.83% | Treatment efficiency at sewer plant decreased plus 40% in cost of hauling sludge. |
| 6 | 715 Purchased Power | \$29,729 | \$29,535 | (\$194) | -0.65% | |
| 7 | 716 Fuel for Power Purchased | \$0 | \$40 | \$40 | 100.00% | Filled Backup Generator fuel tank up in test year. |
| 8 | 718 Chemicals | \$4,240 | \$10,527 | \$6,287 | 148.28% | Treatment efficiency at sewer plant decreased |
| 9 | 720 Materials & Supplies | \$2,283 | \$1,583 | (\$700) | -30.65% | |
| 10 | 731 Contractual Services - Engr. | \$24,194 | \$2,850 | (\$21,344) | -88.22% | |
| 11 | 732 Contractual Services - Acct. | \$0 | \$2,634 | \$2,634 | 100.00% | Indexing and Pass through filing provided by HAI |
| 12 | 733 Contractual Services - Legal | \$0 | \$8,461 | \$8,461 | 100.00% | Grant application & sewer plant term issue |
| 13 | 634 Contractual Services - Mgmt. Fees | \$0 | \$0 | \$0 | 0.00% | |
| 14 | 735 Contractual Services - Other | \$2,909 | \$2,400 | (\$509) | -17.50% | |
| 15 | 736 Contractual Services - Testing | \$3,226 | \$5,178 | \$1,952 | 60.51% | |
| 16 | 741 Rental of Building/Real Prop. | \$5,750 | \$6,251 | \$501 | 8.71% | |
| 17 | 742 Rental of Equipment | \$0 | \$0 | \$0 | 0.00% | |
| 18 | 750 Transportation Expenses | \$2,350 | \$2,653 | \$303 | 12.89% | |
| 19 | 756 Insurance - Vehicle | \$0 | \$0 | \$0 | 0.00% | |
| 20 | 757 Insurance - General Liability | \$3,652 | \$3,693 | \$41 | 1.11% | |
| 21 | 758 Insurance - Workman's Comp. | \$0 | \$0 | \$0 | 0.00% | |
| 22 | 759 Insurance - Other | \$0 | \$0 | \$0 | 0.00% | |
| 23 | 760 Advertising Expense | \$0 | \$0 | \$0 | 0.00% | |
| 24 | 766 Reg. Comm. Exp. - Rate Case Amort. | \$19,502 | \$19,106 | (\$396) | -2.03% | |
| 25 | 767 Reg. Comm. Exp. - Other | \$0 | \$0 | \$0 | 0.00% | |
| 26 | 770 Bad Debt Expense | \$0 | \$0 | \$0 | 0.00% | |
| 27 | 775 Miscellaneous Expenses | \$4,818 | \$3,894 | (\$924) | -19.18% | |
| 28 | TOTAL | \$ 172,819 | \$ 165,525 | (\$7,294) | -4.22% | |
| 29 | Total Customers | 1,013 | 1,016 | 3 | 0.30% | |
| 30 | Consumer Price Index - U | 2.70% | 2.50% | -0.20% | -7.41% | |

Taxes Other Than Income

Florida Public Service Commission

Company: Zellwood Station Co-op, Inc.
 Docket No.: 010492-WS
 Test Year Ended: December 31, 2000
 Historic [] or Projected []

REVISED 9/24/01

Schedule: B-15
 Page 1 of 1
 Preparer: C.K. LEWIS
 Recap Schedules: B-1,B-2

Explanation: Complete the following schedule of all taxes other than income.
 For all allocations, provide description of allocation and calculations.

| Line No. | (1) Description | (2) Regulatory Assessment Fees (RAFs) | (3) Payroll Taxes | (4) Real Estate & Personal Property | (5) Other | (6) Total |
|--------------|---|--|----------------------|--|--------------|--------------|
| WATER | | | | | | |
| 1 | Test Year Per Books | \$22,402 | \$4,195 | (1) 0 | \$0 | \$26,597 |
| 2 | Adjustments to Test Year (Explain) Utility booked both 1999 and 2000 in Calender Year 2000 | (11,609) | 0 | 0 | 0 | (11,609) |
| 3 | Total Test Year Adjustments | (11,609) | 0 | 0 | 0 | (11,609) |
| 4 | Adjusted Test Year | 10,793 | 4,195 | 0 | 0 | 14,988 |
| 5 | RAFs Assoc. with Revenue Increase | (1,307) | | | | (1,307) |
| 6 | Total Balance | \$9,486 | \$4,195 | \$0 | \$0 | \$13,681 |
| SEWER | | | | | | |
| 7 | Test Year Per Books | \$25,164 | \$3,029 | \$0 | \$0 | \$28,193 |
| 8 | Adjustments to Test Year (Explain) Utility booked both 1999 and 2000 in Calender Year 2000 | (13,615) | | | | (13,615) |
| 9 | Total Test Year Adjustments | (13,615) | 0 | 0 | 0 | (13,615) |
| 10 | Adjusted Test Year | 11,549 | 3,029 | 0 | 0 | 14,578 |
| 11 | RAFs Assoc. with Revenue Increase | 2,543 | | | | 2,543 |
| 12 | Total Balance | \$14,092 | \$3,029 | \$0 | \$0 | \$17,121 |

Describe All Allocation Methods and Provide Calculations

Footnotes:

(1) Zellwood Station Coop does not allocate down to the utility property tax expense associated with utility system assets.

Schedule of Requested Cost of Capital
Beginning and End of Year Average

Florida Public Service Commission

Company: Zellwood Station Co-op, Inc.
Docket No.: 010492-WS
Test Year Ended: December 31, 2000
Utility or Parent
Historic or Projected

REVISED 9/24/01

Schedule: D-1
Page 1 of 1
Preparer: C.K. Lewis
Subsidiary or Consolidated

Explanation: Provide a schedule which calculates the requested Cost of Capital on a beginning and end of year average basis. If a year-end basis is used submit an additional schedule reflecting year-end calculations.

| Line No. | Class of Capital | (1) Reconciled To Requested Rate Base | (2) Ratio | (3) Cost Rate | (4) Weighted Cost |
|----------|------------------------------|--|--------------|---------------------|-------------------------|
| 1 | Bank of America Loan # 2 | \$603,874 | 72.71% | 7.50% | 5.45% |
| 2 | Bank of America Loan # 1 | \$201,472 | 24.26% | 6.90% | 1.67% |
| 3 | Preferred Stock | | 0.00% | | |
| 4 | Customer Deposits | | 0.00% | | |
| 5 | Common Equity | | 0.00% | | |
| 6 | Tax Credits - Zero Cost | | 0.00% | | |
| 7 | Tax Credits - Wtd. Cost | | 0.00% | | |
| 8 | Accum. Deferred Income Taxes | | 0.00% | | |
| 9 | Other Zero Cost Capital (1) | \$25,161 | 3.03% | 0.00% | 0.00% |
| 10 | Total | \$830,507 | 100.00% | | 7.13% |
| | | ===== | ===== | | ===== |

Note: (1) \$50,000 Grant from St. Johns Water Management District issued on December 4, 1998.
Supporting Schedules: D-2
Recap Schedules: A-1,A-2

Reconciliation of Capital Structure to Requested Rate Base
Beginning and End of Year Average

Florida Public Service Commission

Company: Zellwood Station Co-op, Inc.
Docket No.: 010492-WS
Test Year Ended: December 31, 2000
Utility or Parent
Historic or Projected

REVISED 9/24/01

Schedule: D-2
Page 1 of 1
Preparer: C.K. Lewis

Explanation: Provide a reconciliation of the simple average capital structure to requested rate base.
Explain all adjustments. Submit an additional schedule if a year-end basis is used.

| Line No. | (1) Class of Capital | (2) Test Year Per Books | (3) Reconciliation Adjustments | | (5) Prorata * | (6) Reconciled To Requested Rate Base |
|----------|-----------------------------|----------------------------|-----------------------------------|------------------|------------------|--|
| | | | Specific | (4) (Explain) | | |
| 1 | Bank of America Loan # 2 | \$1,200,000 | | | (\$596,126) | \$603,874 |
| 2 | Bank of America Loan # 1 | \$400,358 | | | (\$198,886) | \$201,472 |
| 3 | Preferred Stock | | | | | |
| 4 | Common Equity | | | | | |
| 5 | Customer Deposits | | | | | |
| 6 | Tax Credits - Zero Cost | | | | | |
| 7 | Tax Credits - Wtd. Cost | | | | | |
| 8 | Accum. Deferred Income Tax | | | | | |
| 9 | Other Zero Cost Capital (1) | \$50,000 | | | (\$24,839) | \$25,161 |
| 10 | Total | \$1,650,358 | | | (\$819,851) | \$830,507 |

Note: (1) \$50,000 Grant from St. Johns Water Management District Issued on December 4, 1998.

* List corresponding adjustments to rate base below:

| Description | Amount |
|---|--------|
| Capital structure was reconciled to rate base on a prorata basis, using the percent ratios of the components of total capital structure applied to the rate base shown above. | |

Supporting Schedules: A-19
Recap Schedules: D-1

Reconciliation of Capital Structure to Requested Rate Base
Beginning and End of Year Average

Florida Public Service Commission

Company: Zellwood Station Co-op, Inc.
Docket No.: 010492-WS
Test Year Ended: December 31, 2000
Utility [X] or Parent []
Historic [X] or Projected []

REVISED 9/24/01

Schedule: D-2
Page 2 of 2
Preparer: C.K. Lewis

WASTEWATER

Explanation: Provide a reconciliation of the simple average capital structure to requested rate base.
Explain all adjustments. Submit an additional schedule if a year-end basis is used.

| Line No. | (1) Class of Capital | (2) Test Year Per Books | (3) Reconciliation Adjustments | | (5) Prorata * | (6) Reconciled To Requested Rate Base |
|----------|-----------------------------|----------------------------|--------------------------------|------------------|------------------|--|
| | | | (4) Specific | (4) (Explain) | | |
| 1 | Bank of America Loan # 2 | | | | | |
| 2 | Bank of America Loan # 1 | | | | | |
| 3 | Preferred Stock | | | | | |
| 4 | Common Equity | | NOT APPLICABLE | | | |
| 5 | Customer Deposits | | | | | |
| 6 | Tax Credits - Zero Cost | | | | | |
| 7 | Tax Credits - Wtd. Cost | | | | | |
| 8 | Accum. Deferred Income Tax | | | | | |
| 9 | Other Zero Cost Capital (1) | | | | | |
| 10 | Total | | | | | |

Note: (1) \$50,000 Grant from St. Johns Water Management District.
* List corresponding adjustments to rate base below:

| Description | Amount |
|-------------|--------|
|-------------|--------|

Capital structure was reconciled to rate base on a prorata basis, using the percent ratios of the components of total capital structure applied to the rate base shown above.

Supporting Schedules: A-19
Recap Schedules: D-1

Preferred Stock Outstanding

Florida Public Service Commission

Company: Zellwood Station Co-op, Inc.
 Docket No: 010492-WS
 Test Year Ended: December 31, 2000
 Utility or Parent
 Historic or Projected

Explanation: Provide data as specified on preferred stock on a simple average basis. If the utility is an operating division or subsidiary, submit an additional schedule which reflects the same information for the parent level.

REVISED 9/24/01

Schedule D-3
 Page 1 of 1
 Preparer: C K Lewis

| (1) | (2) | (3) | (4) | (5) | (6) | (7) | (8) | (9) | (10) | (11) | (12) | (13) |
|----------|---|------------|------------------------------------|------------------------------|--|---|--|--|--------------------------|------------------------------------|--|-------------------------------|
| Line No. | Description, Coupon Rate, Years of Life | Issue Date | Principal Amount Sold (Face Value) | Principal Amount Outstanding | (Discount) or Premium on Principal Amount Sold | (Discount) or Premium Associated With Col (5) | Issuing Expense Associated With Col(4) | Issuing Expense Associated With Col(5) | Net Proceeds (5)-(9)+(7) | Rate (Contract Rate on Face Value) | Dollar Dividend On Face Value (11)x(5) | Effective Cost Rate (12)/(10) |

NOT APPLICABLE

Recap Schedules: A-19,D-2

Simple Average Cost of Short-Term Debt

Florida Public Service Commission

Company: Zellwood Station Co-op, Inc.
 Docket No.: 010492-WS
 Test Year Ended: December 31, 2000
 Utility or Parent
 Historic or Projected

REVISED 9/24/01

Schedule: D-4
 Page 1 of 1
 Preparer: C.K. Lewis

Explanation: Provide the following information on a beginning and end of year average basis. If the utility is an operating division or subsidiary, submit an additional schedule which reflects the same information for the parent level.

| Line No. | Lender | (1) Total Interest Expense | (2) Maturity Date | (3) Simple Average Amt. Outstanding | (4) Effective Cost Rate |
|----------|----------------|-------------------------------|----------------------|--|----------------------------|
| 1 | NOT APPLICABLE | | | | |

Cost of Long-Term Debt
Beginning and End of Year Average

Company: Zellwood Station Co-op, Inc. Explanation: Provide the specified data on long-term debt issues on a
Docket No.: 010492-WS simple average basis for the test year. Arrange by type of issue
Test Year Ended: December 31, 2000 mortgage bonds). If the utility is an operating division
Utility [X] or Parent [] or subsidiary, submit an additional schedule which reflects the same
Historic [X] or Projected [] information on the parent level.

REVISED 9/24/01

Florida Public Service Commission
Schedule: D-5
Page 1 of 1
Preparer: C K.Lewis

| | (1) | (2) | (3) | (4) | (5) | (6) | (7) | (8) | (9) | (10) | (11) | (12) |
|----------|---|-------------------------------------|------------------------------------|------------------------------|------------------------------------|---|--|--|--|---------------------------------------|------------------------------------|--|
| Line No. | Description, Coupon Rate, Years of Life | Issue Date-Maturity Date | Principal Amount Sold (Face Value) | Principal Amount Outstanding | Amount Outstanding Within One Year | Unamortized Discount (Premium) Associated With Col(4) | Unamortized Issuing Expense Associated With Col(4) | Annual Amortization of Discount (Premium) on Principal Outstanding | Annual Amort of Issuing Expense on Principal Outstanding | Interest Cost (Coupon Rate) x Col (4) | Total Interest Cost (8)+ (9)+ (10) | Effective Cost Rate (11)/((4)-(6)-(7)) |
| 1 | Bank of America (Nations Bank) | Issue 11/20/98 Maturity 11/20/05 | \$420,746 | \$405,405 | \$387,568 | \$0 | \$0 | \$0 | \$0 | \$27,973 | \$27,973 | 6.90% |
| 2 | Bank of America (New Loan) | Issue 10/1/01 Maturity 8/1/08 | \$1,200,000 | \$1,200,000 | \$1,166,329 | \$0 | \$0 | \$0 | \$0 | \$90,000 | \$90,000 | 7.50% |
| 3 | Total | | \$1,620,746 | \$1,605,405 | \$1,553,897 | \$0 | \$0 | \$0 | \$0 | \$117,973 | \$117,973 | 7.35% |

Supporting Schedules: D-6
Recap Schedules: A-19,D-2

Cost of Variable Rate Long-Term Debt
Beginning and End of Year Average

Florida Public Service Commission

Company: Zellwood Station Co-op, Inc
Docket No.: 010492-WS
Test Year Ended: December 31, 2000
Utility or Parent
Historic or Projected

Explanation: Provide the specified data on variable
cost long-term debt issues on a simple average basis.
If the utility is an operating division or subsidiary,
submit an additional schedule which reflects the same
information for the parent level

REVISED 09/24/01

Schedule D-6
Page 1 of 1
Preparer C K Lewis

| | (1) | (2) | (3) | (4) | (5) | (6) | (7) | (8) | (9) | (10) | (11) | (12) | (13) |
|----------|---|--------------------------|------------------------------------|------------------------------|------------------------------------|---|--|--|---|--|---|----------------------------------|--|
| Line No. | Description, Coupon Rate, Years of Life | Issue Date-Maturity Date | Principal Amount Sold (Face Value) | Principal Amount Outstanding | Amount Outstanding Within One Year | Unamortized Discount (Premium) Associated With Col(4) | Unamortized Issuing Expense Associated With Col(4) | Annual Amortization of Discount (Premium) on Principal Outstanding | Annual Amort. of Issuing Expense on Principal Outstanding | Basis of Variable Rate (i.e. Prime + 2%) | Interest Cost (Test Year Cost Rate X Col (4)) | Total Interest Cost (8)+(9)+(11) | Effective Cost Rate (12)/((4)-(6)-(7)) |

NOT APPLICABLE

Total

Supporting Schedules: None
Recap Schedules: A-19,D-2

Schedule of Customer Deposits

Florida Public Service Commission

Company: Zellwood Station Co-op, Inc.
 Docket No.: 010492-WS
 Test Year Ended: December 31, 2000
 Utility or Parent
 Historic or Projected

REVISED 9/24/01

Schedule: D-7
 Page 1 of 1
 Preparer: C.K. Lewis

Explanation: Provide a schedule of customer deposits as shown.

| (1) | (2) | (3) | (4) | (5) |
|-----------------------|----------------------|----------------------|----------------------|------------------------------|
| For the Year Ended | Beginning Balance | Deposits Received | Deposits Refunded | Ending Balance (2+3-4) |

There are no customer deposits held by the utility.

Recap Schedules: A-19,D-2

Company: Zellwood Station Co-op, Inc.
 Docket No.: 010492-WS
 Test Year Ended: December 31, 2000
 Water [X] or Sewer []

REVISED 9/24/01

Schedule: E-1
 Page 1 of 2
 Preparer: C.K. Lewis

Explanation: Provide a schedule of present and proposed rates. State residential sewer cap, if one exists.

| (1) Class/Meter Size | (2) Present Rates | (3) Proposed Rates |
|-------------------------|-------------------------|--------------------------|
| | BFC | BFC |
| Residential | | |
| 5/8" x 3/4" | \$15.24 | \$6.72 |
| 1" | \$38.11 | \$16.81 |
| 1-1/2" | \$76.22 | \$33.62 |
| 2" | \$121.95 | \$53.79 |
| 4" | \$381.09 | \$168.10 |
| Gallorage charge/MG | \$5.32 (1) | \$0.73 |
| General Service | | |
| 5/8" x 3/4" | \$15.24 | \$6.72 |
| 1" | \$38.11 | \$16.81 |
| 1-1/2" | \$76.22 | \$33.62 |
| 2" | \$121.95 | \$53.79 |
| 4" | \$381.09 | \$168.10 |
| Gallorage charge/MG | \$5.32 | \$0.73 |
| Other (list) | | |
| 5/8" x 3/4" | N/A | N/A |
| 1" | N/A | N/A |
| 1-1/2" | N/A | N/A |
| 2" | N/A | N/A |
| Etc. | N/A | N/A |
| Gallorage charge/MG | N/A | N/A |

Note (1) Gallorage charge/MG from 10,001 - 25,000 Usage

Company: Zellwood Station Co-op, Inc.
 Docket No.: 010492-WS
 Test Year Ended: December 31, 2000
 Water [] or Sewer [X]

REVISED 9/24/01

Schedule: E-1
 Page 2 of 2
 Preparer: C.K. Lewis

Explanation: Provide a schedule of present and proposed rates. State residential sewer cap, if one exists.

| (1) Class/Meter Size | (2) Present Rates | (3) Proposed Rates |
|-------------------------|-------------------------|--------------------------|
| | BFC | BFC |
| Residential | | |
| 5/8" x 3/4" | \$20.57 | \$14.29 |
| 1" | | \$35.73 |
| 1-1/2" | | \$71.46 |
| 2" | | \$114.34 |
| 4" | | \$357.31 |
| Gallorage charge/MG | N/A | (1) \$1.73 |
| General Service | | |
| 5/8" x 3/4" | \$20.57 | \$14.29 |
| 1" | \$51.43 | \$35.73 |
| 1-1/2" | \$102.85 | \$71.46 |
| 2" | \$164.56 | \$114.34 |
| 4" | \$514.25 | \$357.31 |
| Gallorage charge/MG | ERR | \$1.73 |
| Other (list) | | |
| 5/8" x 3/4" | N/A | N/A |
| 1" | N/A | N/A |
| 1-1/2" | N/A | N/A |
| 2" | N/A | N/A |
| Etc. | N/A | N/A |
| Gallorage charge/MG | N/A | N/A |

Note (1) Residential gallorage cap of 10,000 gallons

WATER RATE DEVELOPMENT SCHEDULE

Company: Zellwood Station Co-op, Inc.
 Docket No.: 010492-WS
 Test Year Ended: December 31, 2000
 Water [X] or Sewer []

REVISED 9/24/01

Florida Public Service Commission

Schedule: E-1A
 Page 1 of 1
 Preparer: C. K. Lewis

Explanation: Provide a schedule showing the base facility cost and gallonage cost used in the development.

| OPERATIONS & MAINTENANCE EXPENSE | TEST YEAR | BASE FACILITY CHARGE | GALLONAGE CHARGE | BASE FACILITY COST | GALLONAGE COST |
|---|------------------|----------------------|------------------|-------------------------------|----------------------------------|
| Account No. | | | | | |
| 601 Salaries & Wages - Employees | \$50,641 | 50.00% | 50.00% | \$25,321 | \$25,321 |
| 603 Salaries & Wages - Officers, Etc. | 0 | 50.00% | 50.00% | 0 | 0 |
| 604 Employee Pensions & Benefits | 1,316 | 50.00% | 50.00% | 658 | 658 |
| 610 Purchased Water | 0 | 0.00% | 100.00% | 0 | 0 |
| 615 Purchased Power | 21,700 | 0.00% | 100.00% | 0 | 21,700 |
| 616 Fuel for Power Purchased | 96 | 0.00% | 100.00% | 0 | 96 |
| 618 Chemicals | 20,015 | 0.00% | 100.00% | 0 | 20,015 |
| 620 Materials & Supplies | 2,421 | 50.00% | 50.00% | 1,210 | 1,210 |
| 631 Contractual Services - Engineering | 3,210 | 50.00% | 50.00% | 1,605 | 1,605 |
| 632 Contractual Services - Acct. | 2,941 | 50.00% | 50.00% | 1,471 | 1,471 |
| 633 Contractual Services - Legal | 8,461 | 50.00% | 50.00% | 4,231 | 4,231 |
| 634 Contractual Services - Mgmt. Fees | 0 | 50.00% | 50.00% | 0 | 0 |
| 635 Contractual Services - Testing | 1,203 | 50.00% | 50.00% | 601 | 601 |
| 636 Contractual Services - Other | 9,443 | 50.00% | 50.00% | 4,722 | 4,722 |
| 636 Contractual Services - Other | 1,000 | 50.00% | 50.00% | 500 | 500 |
| 636 Contractual Services - Other | 1,071 | 50.00% | 50.00% | 536 | 536 |
| 636 Contractual Services - Other | 1,000 | 50.00% | 50.00% | 500 | 500 |
| 641 Rental of Building/Real Prop. | 6,251 | 50.00% | 50.00% | 3,125 | 3,125 |
| 642 Rental of Equipment | 0 | 100.00% | 0.00% | 0 | 0 |
| 650 Transportation Expenses | 2,544 | 50.00% | 50.00% | 1,272 | 1,272 |
| 656 Insurance - Vehicle | 3,694 | 100.00% | 0.00% | 3,694 | 0 |
| 657 Insurance - General Liability | 0 | 100.00% | 0.00% | 0 | 0 |
| 658 Insurance - Workman's Comp | 0 | 100.00% | 0.00% | 0 | 0 |
| 659 Insurance - Other | 0 | 100.00% | 0.00% | 0 | 0 |
| 660 Advertising Expense | 0 | 100.00% | 0.00% | 0 | 0 |
| 666 Reg. Comm. Exp. - Rate Case Amort. | 16,904 | 50.00% | 50.00% | 8,452 | 8,452 |
| 667 Reg. Comm. Exp. - Other | 0 | 50.00% | 50.00% | 0 | 0 |
| 670 Bad Debt Expense | 0 | 50.00% | 50.00% | 0 | 0 |
| 675 Miscellaneous Expenses | 4,032 | 50.00% | 50.00% | 2,016 | 2,016 |
| TOTAL OPERATIONS & MAINTENANCE EXPENSE | \$157,943 | | | \$59,913 | \$98,030 |
| DEPRECIATION AND AMORTIZATION | | | | | |
| 408.00 Depreciation, net of CIAC amortization | \$20,478 | 100.00% | 0.00% | \$20,478 | \$0 |
| 407.00 Amortization | 0 | 100.00% | 0.00% | 0 | 0 |
| TOTAL DEPRECIATION AND AMORTIZATION | \$20,478 | | | \$20,478 | \$0 |
| TAXES OTHER THAN INCOME TAXES | | | | | |
| 408.10 Regulatory Assessment Fees | \$8,827 | 40.00% | 60.00% | \$3,531 | \$5,296 |
| 408.11 Property Taxes | 0 | 100.00% | 0.00% | 0 | 0 |
| 408.12 Payroll Taxes | 4,195 | 100.00% | 0.00% | 4,195 | 0 |
| TOTAL TAXES OTHER THAN INCOME TAXES | \$13,022 | | | \$7,726 | \$5,296 |
| INCOME TAXES | | | | | |
| 409.00 Income Taxes | \$0 | 50.00% | 50.00% | \$0 | \$0 |
| INTEREST EXPENSE | | | | | |
| 427.00 Interest Expense | \$13,968 | 20.00% | 80.00% | \$2,794 | \$11,175 |
| TOTAL REVENUE REQUIREMENTS | \$205,411 | | | \$90,910 | \$114,501 |
| LESS: MISCELLANEOUS REVENUES | \$4,008 | 100.00% | 0.00% | \$4,008 | \$0 |
| TOTAL REVENUES FOR RATE SETTING | \$201,403 | | | \$86,902 | \$114,501 |
| | | | | \$6.72 | \$0.73 |
| | Number of Bills | AWWA Demand Factor | Factored ERC's | 5/8" Base Chg. Proposed Rates | Gallonage Chg. Proposed Revenues |
| WATER | | | | | |
| 5/8" | 12,216 | 1.00 | 12,216 | \$6.72 | \$82,141.73 |
| 1" Meter | 24 | 2.50 | 60 | \$16.81 | \$403.45 |
| 1 1/2" Meter | 12 | 5.00 | 60 | \$33.62 | \$403.45 |
| 2" Meter | 36 | 8.00 | 288 | \$63.79 | \$1,936.54 |
| 4" Meter | 12 | 25.00 | 300 | \$168.10 | \$2,017.23 |
| | 12,300 | Total Water ERC's | 12,924 | | \$86,902 |
| | | Water (000's) | 157,208 | \$0.73 | \$114,501 |
| | | | | | \$201,403 |

WASTEWATER RATE DEVELOPMENT SCHEDULE

Company: Zellwood Station Co-op, Inc.
 Docket No.: 010492-WS
 Test Year Ended: December 31, 2000
 Water [] or Sewer [X]

REVISED 9/24/01

Florida Public Service Commission

Schedule: E-1B
 Page 1 of 1
 Preparer: C.K. Lewis

Explanation: Provide a schedule showing the base facility cost and gallonage cost used in the development.

| OPERATIONS & MAINTENANCE EXPENSE | TEST YEAR | BASE FACILITY CHARGE | GALLONAGE CHARGE | BASE FACILITY COST | GALLONAGE COST |
|---|------------------------------|----------------------|------------------|--------------------|-------------------|
| Account No. | | | | | |
| 701 Salaries & Wages - Employees | \$96,971 | 50.00% | 50.00% | \$48,485 | \$48,485 |
| 703 Salaries & Wages - Officers, Etc. | \$0 | 50.00% | 50.00% | 0 | 0 |
| 704 Employee Pensions & Benefits | \$4,345 | 50.00% | 50.00% | 2,173 | 2,173 |
| 710 Purchased Sewage Treatment | \$0 | 0.00% | 100.00% | 0 | 0 |
| 711 Sludge Removal Expense | \$18,000 | 0.00% | 100.00% | 0 | 18,000 |
| 715 Purchased Power | \$40,000 | 0.00% | 100.00% | 0 | 40,000 |
| 716 Fuel for Power Purchased | \$40 | 0.00% | 100.00% | 0 | 40 |
| 718 Chemicals | \$5,000 | 50.00% | 50.00% | 2,500 | 2,500 |
| 720 Materials & Supplies | \$1,583 | 50.00% | 50.00% | 792 | 792 |
| 731 Contractual Services - Prof | \$2,850 | 50.00% | 50.00% | 1,425 | 1,425 |
| 732 Contractual Services - Acct. | \$2,634 | 50.00% | 50.00% | 1,317 | 1,317 |
| 733 Contractual Services - Legal | \$8,461 | 50.00% | 50.00% | 4,231 | 4,231 |
| 734 Contractual Services - Mgmt. Fees | \$0 | 50.00% | 50.00% | 0 | 0 |
| 735 Contractual Services - Testing | \$2,400 | 50.00% | 50.00% | 1,200 | 1,200 |
| 736 Contractual Services - Other | \$8,678 | 50.00% | 50.00% | 4,339 | 4,339 |
| 741 Rental of Building/Real Prop. | \$6,251 | 50.00% | 50.00% | 3,125 | 3,125 |
| 742 Rental of Equipment | \$0 | 50.00% | 50.00% | 0 | 0 |
| 750 Transportation Expenses | \$2,653 | 50.00% | 50.00% | 1,326 | 1,326 |
| 756 Insurance - Vehicle | \$0 | 100.00% | 0.00% | 0 | 0 |
| 757 Insurance - General Liability | \$3,693 | 50.00% | 50.00% | 1,846 | 1,846 |
| 758 Insurance - Workman's Comp | \$0 | 100.00% | 0.00% | 0 | 0 |
| 759 Insurance - Other | \$0 | 100.00% | 0.00% | 0 | 0 |
| 760 Advertising Expense | \$0 | 100.00% | 0.00% | 0 | 0 |
| 766 Reg. Comm. Exp. - Rate Case Amort. | \$16,786 | 100.00% | 0.00% | 16,786 | 0 |
| 767 Reg. Comm. Exp. - Other | \$0 | 100.00% | 0.00% | 0 | 0 |
| 770 Bad Debt Expense | \$0 | 50.00% | 50.00% | 0 | 0 |
| 775 Miscellaneous Expenses | \$5,000 | 50.00% | 50.00% | 2,500 | 2,500 |
| TOTAL OPERATIONS & MAINTENANCE EXPENSE | \$225,345 | | | \$92,045 | \$133,300 |
| DEPRECIATION AND AMORTIZATION | | | | | |
| 408.00 Depreciation, net of CIAC amortization | \$70,487 | 100.00% | 0.00% | \$70,487 | \$0 |
| 407.00 Amortization | 0 | 100.00% | 0.00% | 0 | 0 |
| TOTAL DEPRECIATION AND AMORTIZATION | \$70,487 | | | \$70,487 | \$0 |
| TAXES OTHER THAN INCOME TAXES | | | | | |
| 408.10 Regulatory Assessment Fees | \$14,092 | 40.00% | 60.00% | \$5,637 | \$8,455 |
| 408.11 Property Taxes | 0 | 100.00% | 0.00% | 0 | 0 |
| 408.12 Payroll Taxes | 3,029 | 100.00% | 0.00% | 3,029 | 0 |
| TOTAL TAXES OTHER THAN INCOME TAXES | \$17,121 | | | \$8,666 | \$8,455 |
| INCOME TAXES | | | | | |
| 409.00 Income Taxes | \$0 | 50.00% | 50.00% | \$0 | \$0 |
| INTEREST EXPENSE | | | | | |
| 427.00 Interest Expense | \$45,224 | 20.00% | 80.00% | \$9,045 | \$36,179 |
| TOTAL REVENUE REQUIREMENTS | \$358,177 | | | \$180,244 | \$177,934 |
| LESS: MISCELLANEOUS REVENUES | \$2,559 | 100.00% | 0.00% | \$2,559 | \$0 |
| TOTAL REVENUES FOR RATE SETTING | \$355,618 | | | \$177,685 | \$177,934 |
| | | | | \$14.29 | \$1.73 |
| | Number of Bills | AWWA Demand Factor | Factored ERC's | 5/8" Base Chg. | Gallonage Chg. |
| SEWER | | | | Proposed Rates | Proposed Revenues |
| 5/8" | 11,880 | 1.00 | 11,880 | \$14.29 | \$169,795 |
| 1" Meter | 24 | 2.50 | 60 | \$35.73 | \$858 |
| 1 1/2" Meter | 0 | 5.00 | 0 | \$71.46 | \$0 |
| 2" Meter | 24 | 8.00 | 192 | \$114.34 | \$2,744 |
| 4" Meter | 12 | 25.00 | 300 | \$357.31 | \$4,288 |
| | Total Water ERC's | | 12,432 | | \$177,685 |
| | Total Sewer Consumed (000's) | | 102,676 | | |
| | Residential 10,000 Cap | | 98,850 | \$1.73 | \$171,303 |
| | General Service | | 3,826 | \$1.73 | \$6,630 |
| | | | 102,676 | | \$177,934 |
| | | | | | \$355,618 |

Revenue Schedule at Present and Proposed Rates

Florida Public Service Commission

Company: Zellwood Station Co-op, Inc.
 Docket No.: 010492-WS
 Test Year Ended: December 31, 2000
 Water [X] or Sewer []

REVISED 9/24/01

Schedule: E-2
 Page 1 of 2
 Preparer: C.K. Lewis

Explanation: Provide a calculation of revenues at present and proposed rates using the billing analysis. Explain any differences between these revenues and booked revenues. If a rate change occurred during the test year, a revenue calculation must be made for each period.

| (1) Class/Meter Size | (2) Number Bills | (3) Consumption in MG | (4) Present Rate | (5) Revenues at Present Rates | (6) Proposed Rate | (7) Revenues at Proposed Rates |
|--------------------------------|---------------------|--------------------------|---------------------|----------------------------------|----------------------|-----------------------------------|
| Residential 5/8" x 3/4" | 12,216 | 151,182 | \$15 | \$238,637 | \$6.72 | \$82,142 |
| Gallonge Charge | | | N/A | \$0 | \$0.73 | \$110,112 |
| Total Residential | 12,216 | 151,182 | | \$238,637 | | \$192,254 |
| Average Bill | | | | \$19.53 | | \$15.74 |
| General Service | | | | | | |
| 1" | 24 | 1,170 | \$38.11 | \$1,207 | \$16.81 | \$403.45 |
| 1 1/2" | 12 | 40 | \$76.22 | \$915 | \$33.62 | \$403.45 |
| 2" | 36 | 2,262 | \$121.95 | \$4,986 | \$53.79 | \$1,936.54 |
| 4" | 12 | 2,553 | \$381.09 | \$5,105 | \$168.10 | \$2,017.23 |
| Gallonge Charge | | | N/A | \$0.00 | \$0.73 | \$4,388.83 |
| Total Gen. Serv. | 84 | 6,026 | | \$12,213.00 | | \$4,760.67 |
| Average Bill | | | | \$145.39 | | \$56.67 |
| List Other Classes As Above | N/A | N/A | | N/A | | N/A |
| Totals | 12,300 | 157,208 | | \$250,850 | | \$201,403 |
| Unbilled Revenues | \$0 | | | \$0 | | \$0 |
| Other Revenue | | | | \$4,008 | | \$0 |
| Misc. Serv. Charges | | | | \$0 | | \$0 |
| Total Revenue | | | | \$254,858 | | \$201,403 |
| Booked Revenue | | | | \$236,012 | | \$236,012 |
| Difference (Explain) | | | | \$18,846 | | (\$34,609) |

Annualized at present rates is higher than booked revenue because of the impact due to the tariff revision clarifying implementation of the water use penalty in FPSC Order No. PSC-01-1440-PAA-WS issued July 3, 2001. Proposed revenue is less than annualized and booked revenue because water revenue requirements are less.