

State of Florida



Public Service Commission
-M-E-M-O-R-A-N-D-U-M-

DATE: September 17, 2002
TO: Sandy Moses, Hearing Services
FROM: Division of Economic Regulation (Rendell, Moniz, Wenjiora) *SM*
Office of General Counsel (Harris) *SM*
RE: Docket No. 020560-WU - Application for staff-assisted rate case in Lake County by CWS Communities LP.

On September 12, 2002, CWS Communities LP filed a letter of withdrawal of its application for staff-assisted rate case in Lake County. (Attached)

There has been no agency action taken and staff has determined that there are no pending issues that need to be addressed by the Commission. Therefore, pursuant to 2.07-C.5.d., Administrative Procedure Manual, this docket may be closed.

A large, stylized handwritten flourish or signature mark, possibly representing the initials of the official who closed the docket.

OK
SM
9/18/02

DOCUMENT NUMBER-DATE
09923 SEP 18 02
FPSC-COMMISSION CLERK



02 SEP 17 11:11:06
REGULATION

Sept 12, 2002

Mr. Marshall Willis
Division of Economic Regulations
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, FL 32399-0850

RE: SARC for CWS Communities, L.P., in Lake County, Docket No. 020560-WU

Dear Mr. Willis:

In a previous correspondence dated August 22nd I had requested that you bump up the time clock on the above mentioned rate case, however, I have just received a copy of the required items list that was sent to our utility director, Mr. Robert Munro, from your staff engineer, Mr. R.T.Davis.

I am respectfully requesting that you withdraw our request for a SARC at this time. As you may or may not know this is a recently acquired property by my company and we were shocked to find so many missing items in the records. We will work on correcting that immediately so that we can be prepared to file for a SARC in the future.

Please do not hesitate to contact me with any questions.

Very truly yours,

A handwritten signature in cursive script that reads "Rise A. Reno".

Rise A Reno
Utility Rate Analyst

Enclosures
cc: Mr. Robert Munro

STATE OF FLORIDA

COMMISSIONERS:
LILA A. JABER, CHAIRMAN
J. TERRY DEASON
BRAULIO L. BAEZ
MICHAEL A. PALECKI
RUDOLPH "RUDY" BRADLEY



TIMOTHY DEVLIN, DIRECTOR
DIVISION OF ECONOMIC REGULATION
(850) 413-6900

Public Service Commission

August 23, 2002

Robert S. Monroe
CWS Communities L.P.
1968 Inverary Drive
Orlando, FL 32826

Re: Docket No. 020560-WU; Engineering field audit of CWS Communities d/b/a Haselton Village Utility for a Staff Assisted Rate Case in Lake County.

Dear Mr. Monroe:

This letter is to confirm the conversation we had at the Haselton Village water treatment plant last Wednesday morning, August 21, 2002. For the engineering portion of this rate case, staff requires the following information to ensure fast, expedient treatment of your rate case. During my investigation I was able to obtain some bits and pieces of information. However, all of the information listed below must be available for a successful engineering evaluation for rate making purposes. For your future reference, I have noted below all the data necessary for the engineering evaluation. In those cases where I was able to obtain sufficient data, I have made note to spare you the expense of duplication. For all other items, please forward the information within the next 30 days.

Items Required:

- (1) List of all field employees, their duties and responsibilities, certificate(s) held, salary and an explanation of how duties are allocated to the utility.
- (2) Schedule of all vehicles by serial number and description, owned or leased by the utility, original cost or lease documents, who assigned to, and an explanation of how allocated to the utility. All vehicles are to be available for inspection.
- (3) Copies, by permit/identification number, of all Department of Environmental Protection, Water Management District, and/or County Health Department permits.

CAPITAL CIRCLE OFFICE CENTER • 2540 SHUMARD OAK BOULEVARD • TALLAHASSEE, FL 32399-0865

An Affirmative Action/Equal Opportunity Employer

PSC Website: <http://www.floridapsc.com>

Internet E-mail: contact@psc.state.fl.us

2

CWS Communities L.P.

Page 2

August 23, 2002

(4) Mr. Monroe, you was able to provide me with copies of monthly operation reports for the most recent 12 months ending June 30, 2002, (test year), and it will not be necessary to duplicate that information.

(5) Copies of all utility related electricity bills for meter number 4628885 from the beginning of the test year (July 1, 2001) to present which include meter number, date read, location, kilowatts used, dollar paid, and electric company's account numbers.

(6) A summary and description of all plant and system construction since the last rate case. If there is no rate case history, please provide all cost of construction: past and current work in progress, whether interest bearing or not, date completed and date booked. This would include the age of the gas Chlorine system that was retired and the cost to install the dual liquid system without the block wall construction at the lift station.

(7) A list of all service complaints received during test year and an explanation of how each was resolved.

(8) A copy of the engineering plans showing assets owned by the utility was obtained from the DEP office in Orlando. It will not be necessary to duplicate that information.

(9) An explanation of allocation procedures for items charged indirectly to the utility:

EXAMPLE: Office space, employee salary, etc.

(10) If any plant addition has been or will be made due to a written order from a governmental agency, please provide a copy of that order, and the cost to the utility for compliance.

(11) A schedule of additions to plant, by year, since inception or since the last rate case explaining each item, how it was acquired (CIAC, Investment) and the dollar value for each.

(12) The billings that was obtained from the operator contained listings for Chlorine purchased during the 12 month test year, but, those purchases were for a gas disinfection system. Recently, the disinfection system was converted to liquid Chlorine. Understand that staff will be calculating the difference in cost between the two systems.

(13) Number of customers, both metered and unmetered (including the clubhouse and other general service connections) for the following points in time:

- A) A minimum of 4 years prior to the test year.
- B) The beginning of the last calendar year.
- C) The end of the last calendar year.
- D) Present.

CWS Communities L.P.

Page 3

August 23, 2002

I do not anticipate another visit to the service area until the customer meeting. At that time I will repeat my visual inspection the water plant, the distribution system, and the general service area. Your cooperation is appreciated.

If you have any questions, don't hesitate to call me at (850) 413-6966.

Sincerely,



R. T. Davis
Staff Engineer

RTD/tlw

cc: Division of Economic Regulation (S. Moniz)
Division of Legal Services

