

STATE OF FLORIDA

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

ORIGINAL

Public Service Commission

December 2, 2002

John H. Lovelette
The Woodlands of Lake Placid, Inc.
1525 U.S. 27 South
Lake Placid, FL 33852

Re: Docket No. 020010-WS Application for a staff-assisted rate case in Highlands County by The Woodlands of Lake Placid, Inc.

Mr. Lovelette:

On November 19, 2002, the Commission voted on staff's recommendation dated November 7, 2002. A Proposed Agency Action (PAA) order is scheduled to be issued on December 9, 2002. If no protests are filed by the end of the protest period, which is 21 days from the date that the PAA order is issued, the rates and charges approved by this Commission will become final. However, the utility must submit revised tariff pages for staff's approval before the utility can implement new rates.

To expedite the tariff revision process, the utility should file all revised tariff pages by December 20, 2002, to allow staff sufficient time to verify the accuracy of the revised pages. Enclosed are instructions for, as well as, examples of revised tariffs for this utility. Although staff has prepared revised tariffs for this utility, it is the utility's responsibility to make sure all tariffs submitted to the Commission are complete and accurate.

A copy of the customer notice informing the utility's customers of the Commission's approved increase must also be submitted for staff's review and approval. After staff approves this notice, it must be mailed to customers of receipt prior to consumption at the increased rates. This notice shall show the effective date of the tariffs. Staff has also included an example of a Commission approved customer notice.

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DOCUMENT NUMBER DATE

13233 DEC-4 2002

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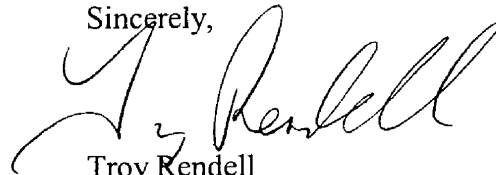
Please mail the revised tariff pages and a copy of the proposed customer notice to:

Ms. Sally Moniz
Division of Economic Regulation
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850

Enclosed is a copy of accumulated plant, depreciation, CIAC and amortization of CIAC schedules reflecting year end balance at December 31, 2001. The Commission approved these balances for rate setting purposes in this case. Once the protest period expires and a consummating order is issued, please reconcile your books with the Commission approved accumulated balances shown on the enclosed schedules.

If you have any questions, please contact Sally Moniz at (850) 413-6926.

Sincerely,

A handwritten signature in black ink, appearing to read "Troy Rendell", written in a cursive style.

Troy Rendell
Public Utilities Supervisor

TR:sm
Enclosure (4)

cc: Division of Economic Regulation (Moniz)
Office of General Counsel (Echternacht)
Division of Auditing and Safety (Vandiver)
Division of Commission Clerk and Administrative Services (020010-WS)

NOTICE
TO CUSTOMERS OF THE WOODLANDS OF LAKE PLACID L.P.
AND ALL OTHER INTERESTED PERSONS

DOCKET NO: 020010-WS
ORDER NO :
ISSUED :

Notice is hereby given that the Florida Public Service Commission approved a decrease in water and increase in wastewater rates and charges for The Woodlands of Lake Placid, L.P. (Woodlands or utility) by the above referenced order. A schedule of Commission approved rates are as follows:

MONTHLY RATES - WATER

RESIDENTIAL SERVICE

<u>Meter Sizes</u>	<u>Existing Rates</u>	<u>Commission Approved Rates</u>
<u>Base Facility Charge</u>		
5/8" x 3/4" (RV's)	\$22.00	\$5.15
5/8" x 3/4" (Single Family)	\$22.00	\$6.44
<u>Gallonge Charge</u> (Per 1,000 Gallons)	n/a	\$2.25

GENERAL SERVICE

<u>Meter Sizes</u>	<u>Existing Rates</u>	<u>Commission Approved Rates</u>
<u>Base Facility Charge</u>		
5/8" x 3/4" RV/Lot Rentals	\$22.00	\$5.15
5/8" x 3/4"	\$48.40	\$6.44
3/4"	\$48.40	\$9.66
1"	\$48.40	\$16.10
1 1/2"	\$48.40	\$32.20
2"	\$48.40	\$51.52
3"	\$48.40	\$103.04
4"	\$48.40	\$161.00
6"	\$48.40	\$322.00
<u>Gallonge Charge</u> (Per 1,000 Gallons)	\$1.00	\$2.25

MONTHLY RATES - WASTEWATER

RESIDENTIAL

<u>Meter Sizes</u>	<u>Existing Rates</u>	<u>Commission Approved Rates</u>
<u>Base Facility Charge</u>		
All Meter Sizes	\$13.00	\$6.33
<u>Gallonge Charge</u>		
Per 1,000 Gallons (8,000 gallonge cap)	N/A	\$1.76

GENERAL SERVICE

<u>Meter Sizes</u>	<u>Existing Rates</u>	<u>Commission Approved Rates</u>
<u>Base Facility Charge</u>		
5/8" x 3/4"/RV/Lot	\$13.00	\$6.33
3/4"	\$13.00	\$9.50
1"	N/A	\$15.83
1 1/2"	N/A	\$31.67
2"	\$13.00	\$50.67
3"	N/A	\$101.34
4"	N/A	\$158.35
6"	N/A	\$316.69
<u>Gallonge Charge</u>		
Per 1,000 Gallons	N/A	\$2.11

The rates shall be effective for service rendered as of the Commission's stamped approval date on the tariff sheets provided the customers have received notice.

If the effective date of the new rates falls within a regular billing cycle, the initial bills at the new rate may be prorated. The old charge shall be prorated based on the number of days in the billing cycle before the effective date of the new rates. The new charge shall be prorated based on the number of days in the billing cycle on or after the effective date of the new rates.

INSTRUCTIONS FOR FILING WATER TARIFFS

Prior to filling out the tariff, please read the rules applicable to water tariffs found in Chapter 25-9, Florida Administrative Code (copy attached). All tariffs are to be filed in compliance with Chapter 25-9, Florida Administrative Code, and shall be accompanied by a transmittal letter listing the tariff sheets transmitted. Please provide an original and two copies of the proposed tariff. The Company shall include in the tariff: a description of all territory served by it, all Rules and Regulations, rates, classifications, and charges for service subject to the jurisdiction of the Commission. The first issue of each tariff sheet shall be marked "Original Sheet" in the upper right hand corner of the sheet. For example: Original Sheet No. 1.0 or Original Sheet No. 5.1.

In order to assist you in fulfilling the tariff filing requirement, the Division of Water and Wastewater, Florida Public Service Commission, has developed a "model" water tariff for your consideration. Set forth below are the instructions for filing the "model" water tariff. If any sheet of the "model" tariff does not apply, it may be eliminated, however, the Applicant should ensure that the page number(s) are adjusted to reflect the sheet(s) left out. Additionally, any deviation from the "model" water tariff must be explained in your transmittal letter. If you have any questions regarding the filing of your tariff, please direct those questions to the Bureau of Policy Development and Industry Structure at (850) 413-6900.

Please be advised that Rule 25-30.135(3), Florida Administrative Code, requires a Company to maintain for Customer inspection upon request during regular business hours at its main in-state office, a current copy of Chapters 25-9, 25-22 and 25-30, Florida Administrative Code, a current copy of Chapter 367, Florida Statutes, a copy of its current tariff(s), and a current copy of any developer agreements.

COVER SHEET Enter the name of your Company in the space provided.

ORIG. SHEET Enter the name, address, and phone number(s) of your Company in the spaces provided.
NO. 1.0 The phone numbers should be local or toll-free for service during regular hours and a number for emergencies after hours. Enter the name of your Company's Issuing Officer and his or her title at the bottom of this sheet and EACH SUBSEQUENT SHEET.

ORIG. SHEET Enter the name of your Company in the upper left hand corner on this and EACH
NO. 2.0 SUBSEQUENT SHEET.

The "Table of Contents" sheet serves as a detailed subject index for the entire tariff and shall be arranged in alphabetical order. Enter the appropriate sheet numbers by the corresponding section titles.

ORIG. SHEET Complete the "Territory Authority" items by entering the Certificate number, county name,
NO. 3.0 order number, date issued, docket number, and filing type of Certificate (i.e., original, grandfather, transfer, amendment). If unknown at this time, please leave blank.

ORIG. SHEET Enter the Company's "Description of Territory Served." The territory description shall
agree NO. 3.1 with that contained in the order(s) issued and shall contain, as a heading, the applicable development name and order number. If no order has been issued, the territory description should be the same as that contained for the numbering of supplements and additions. Please use additional sheets as necessary and number them accordingly. Refer to Rule 25-9.010, Florida Administrative Code, for assistance.

If your Company provides water service in more than one county, please contact the Bureau of Policy Development and Industry Structure for instruction on completing sheets 3.0 and 3.1 for each Certificate.

INSTRUCTIONS FOR FILING WATER TARIFFS

- ORIG. SHEET name
NO. 4.0 The "Communities Served Listing" information is listed in alphabetical order by county for each development where water service is rendered by the Company. Enter the county name, development name(s), and applicable rate schedule(s), for each county or development, and the sheet number for the schedule(s). For Companies that serve only one development, this sheet may be eliminated or held for future use and the Table of Contents section shall be revised to reflect this change.
- ORIG. SHEET
NO. 5.0 -
5.1 Enter the name of your Company beside definition number 5.0. If the Company has additional terms and abbreviations not listed on these sheets, please list and define them. Additional sheets may be used and shall be numbered 5.2, 5.3, and so on. Note: The terms and abbreviations of this section are in alphabetical order.
- ORIG. SHEET
and
NO. 6.0 -
10.0 This sheet begins the Company's "Rules and Regulations" section. The Index of Rules and Regulations section shall be placed in alphabetical order. If you have additional Rules or Regulations not listed in this section, you must add them to the Index of Rules and Regulations and explain them fully on the appropriate sheet. If any of the Rules and Regulations included in the "model" water tariff are not applicable to your Company, strike through each word, submit a draft for review and a final copy with the non-applicable information deleted.
- ORIG. SHEET
NO. 11.0 This sheet serves as the Company's "Index of Rates and Charges Schedules" and each schedule shall be placed in alphabetical order.
- ORIG. SHEET
additional NO. 12.0 -
and Wastewater. Refer 13.0
Administrative Code, for assistance in filling out this section. Place the Company's rates for water service in this section. If you need to request sheets for different classes of service, contact the Division of Water to Rule 25-9.031, Florida
- ORIG. SHEET
NO. 14.0 In paragraph two of the "Customer Deposits" schedule, enter the deposit amount required. If no deposit is required, eliminate this page and the "Index of Rates and Charges Schedules" shall be revised to reflect this change.
- In paragraph four, enter the month in which you pay interest to the Customers' accounts. Note: Interest on deposits is required pursuant to Rule 25-30.311(4) and (4a), Florida Administrative Code, and must be paid at the same time each year.
- ORIG. SHEET
Administrative NO. 15.0 "Meter Test Deposits" must reflect the rates as found in Rule 25-30.266, Florida Code.
- ORIG. SHEET
NO. 16.0 Enter the "Miscellaneous Service Charges" listed on sheet 16.0, or the charges currently billed by the utility. Cost justification is required for charges other than the ones identified on this sheet. Specify which charge is actual or proposed in the transmittal letter.
- ORIG. SHEET
NO. 17.0 Enter the Company's "Service Availability Fees and Charges," and next to each amount, include the corresponding sheet and rule number of the "Service Availability Policy" which explains when the charge is levied and how the charge is determined. If a system, plant, or main extension charge is levied, provide the number of gallons per day per ERC.
- If the Company is providing the services identified as "\$1" on this sheet, the tariff should state "Actual Cost" under amount.

INSTRUCTIONS FOR FILING WATER TARIFFS

- ORIG. SHEET NO. 18.0 This sheet serves as the Company's "Index of Standard Forms." Enter each form in alphabetical order.
- ORIG. SHEET NO. 19.0 Attach to the "Customer's Guarantee Deposit Receipt" sheet a copy of the receipt which is given to the Customers recording the Company's acceptance of their deposit. If no deposit is required, this sheet may be eliminated or held for future use and the "Index of Standard Forms" section shall be revised to reflect this change.
- ORIG. SHEET NO. 20.0 Attach a copy of your "Application for Water Service" form to this sheet. A sample has been provided for your use. Please be advised that this is only a sample form and is not intended to fit all companies. The Company's business practices may require additional information on the application form. In addition, please note paragraphs 4 and 5 of the sample application require that you choose the billing cycle (paragraph 4) and that you designate appropriate notice for termination of service (paragraph 5).
- In addition, the Company is required to provide the Customer a copy of the brochure entitled "Your Water and Wastewater Service," prepared by the Florida Public Service Commission. For a supply of these brochures, contact the Division of Consumer Affairs at (850) 413-6100.
- ORIG. SHEET NO. 21.0 Attach a copy of your "Application for Meter Installation" form to this sheet. If no form is used, eliminate this sheet.
- ORIG. SHEET Administrative NO. 22.0 Attach a blank "Copy of Customer's Bill" to this sheet. Rule 25-30.335, Florida Code, requires that each bill shall indicate: the billing period covered; the applicable rate; beginning and ending meter readings; the amount of the bill; the delinquent date or the date after which the bill becomes past due; and any Commission authorized late payment charge.
- ORIG. SHEET in NO. 23.0 This sheet serves as the Company's "Index of Service Availability" and shall be arranged in alphabetical order. Two examples have been provided as a guideline for preparing your index. **If the Company's Service Availability Policy is one page in length or less, then you may elect to use the condensed version. Note: Use only one index.**
- ORIG. SHEET NO. 24.0 Enter a detailed explanation of the Company's "Service Availability Policy." At a minimum, the policy should describe those facilities that the Company and/or the contributor are responsible to install (i.e., treatment plant, on-site and off-site transmission and distribution mains, services, meters, and so forth), as well as the conditions under which such facilities will be installed. The conditions may include, but are not limited to, payment of service availability charges, compliance with Company specifications, system design, Company inspections and inspection fees, plan review charges, transfer of contributed property, easements and rights-of-way, as built plans, refundable advances, developer agreements, and so on. If more than one page is needed to explain the policy, additional sheets shall be numbered 24.1, 24.2, and so on. (For further information, refer to Chapter 25-30, Florida Administrative Code.)

THE WOODLANDS OF LAKE PLACID, L.P.,
WATER TARIFF

GENERAL SERVICE

RATE SCHEDULE GS

AVAILABILITY - Available throughout the area served by the Company.
APPLICABILITY - For water service to all Customers for which no other schedule applies.
LIMITATIONS - Subject to all of the Rules and Regulations of this tariff and General Rules and Regulations of the Commission.

BILLING PERIOD - Monthly

<u>RATE</u> -	<u>Meter Size</u>	<u>Base Facility Charge</u>
	5/8" x 3/4" RV/Lot Rentals	\$5.15
	5/8" x 3/4"	\$6.44
	3/4"	\$9.66
	1"	\$16.10
	1 1/2"	\$32.20
	2"	\$51.52
	3"	\$103.04
	4"	\$161.00
	6"	\$322.00
	<u>Gallage Charge</u> (Per 1,000 Gallons)	\$2.25

MINIMUM CHARGE - Base Facility Charge

TERMS OF PAYMENT - Bills are due and payable when rendered. In accordance with Rule 25-30.320, Florida Administrative Code, if a Customer is delinquent in paying the bill for water service, service may then be discontinued.

EFFECTIVE DATE -

R. Anthony Cozier
ISSUING OFFICER

TYPE OF FILING - 2002 SARC

General Partner
TITLE

THE WOODLANDS OF LAKE PLACID, L.P.,
WATER TARIFF

RESIDENTIAL SERVICE

RATE SCHEDULE RS

AVAILABILITY - Available throughout the area served by the Company.

APPLICABILITY - For water service to all Customers for which no other schedule applies.

LIMITATIONS - Subject to all of the Rules and Regulations of this tariff and General Rules and Regulations of the Commission.

BILLING PERIOD - Monthly

RATE -

<u>Meter Size</u>	<u>Base Facility Charge</u>
5/8" x 3/4"(RV's)	\$5.15
5/8" x 3/4"(Single Family)	\$6.44
<u>Gallonage Charge</u> (Per 1,000 Gallons)	\$2.25

MINIMUM CHARGE - Base Facility Charge

TERMS OF PAYMENT - Bills are due and payable when rendered. In accordance with Rule 25-30.320, Florida Administrative Code, if a Customer is delinquent in paying the bill for water service, service may then be discontinued.

EFFECTIVE DATE -

R. Anthony Cozier
ISSUING OFFICER

TYPE OF FILING - 2002 SARC

General Partner
TITLE

THE WOODLANDS OF LAKE PLACID, L.P,

WASTEWATER TARIFF

GENERAL SERVICE

RATE SCHEDULE GS

- AVAILABILITY - Available throughout the area served by the Company.
- APPLICABILITY - For water service to all Customers for which no other schedule applies.
- LIMITATIONS - Subject to all of the Rules and Regulations of this tariff and General Rules and Regulations of the Commission.

BILLING PERIOD - Monthly

<u>RATE</u> -	<u>Meter Size</u>	<u>Base Facility Charge</u>
	5/8" x 3/4"/RV/Lot	\$6.33
	3/4"	\$9.50
	1"	\$15.83
	1 1/2"	\$31.67
	2"	\$50.67
	3"	\$101.34
	4"	\$158.35
	6"	\$316.69
	<u>Gallonge Charge</u> Per 1,000 Gallons	\$2.11

MINIMUM CHARGE - Base Facility Charge

TERMS OF PAYMENT- Bills are due and payable when rendered. In accordance with Rule 25-30.320, Florida Administrative Code, if a Customer is delinquent in paying the bill for water service, service may then be discontinued.

EFFECTIVE DATE -

R. Anthony Cozier
ISSUING OFFICER

TYPE OF FILING - 2002 SARC

General Partner
TITLE

THE WOODLANDS OF LAKE PLACID, L.P.,
WASTEWATER TARIFF

RESIDENTIAL SERVICE

RATE SCHEDULE RS

AVAILABILITY - Available throughout the area served by the Company.
APPLICABILITY - For water service to all Customers for which no other schedule applies.
LIMITATIONS - Subject to all of the Rules and Regulations of this tariff and General Rules and Regulations of the Commission.

BILLING PERIOD - Monthly

<u>RATE</u> -	<u>Meter Size</u>	<u>Base Facility Charge</u>
	All Meter Sizes	\$6.33
	<u>Gallonge Charge</u> (Per 1,000 Gallons) (8,000 Gallonge cap)	\$1.76

MINIMUM CHARGE - Base Facility

TERMS OF PAYMENT - Bills are due and payable when rendered. In accordance with Rule 25-30.320, Florida Administrative Code, if a Customer is delinquent in paying the bill for water service, service may then be discontinued.

EFFECTIVE DATE -

R. Anthony Cozier
ISSUING OFFICER

TYPE OF FILING - 2002 SARC

General Partner
TITLE

THE WOODLANDS OF LAKE PLACID

Docket No. 010869-WS

Commission Approved Balances for year end December 31, 2001

Water Plant In Service

ACCOUNT	DESCRIPTION	DEBIT	CREDIT	Depr. Rate Per Rule 25-30.140
		PLANT 12/31/01	ACCUM. DEPR. 12/31/01	
301	Organization Cost	414	5	2.50%
304	Structures and Improvements	66,428	27,876	3.57%
307	Wells and Springs	41,707	7,204	3.70%
309	Supply Mains	1,040	81	3.13%
330	Distribution Res	32,416	11,542	3.03%
331	T&D Mains	206,312	43,791	2.63%
333	Services	58,563	18,872	2.86%
334	Meter & Inst	45,032	6,720	5.88%
335	Hydro	5,364	1,576	2.50%
336	Backflow	1,254	281	5.88%
310	Power Generation Equip	946	83	5.88%
341	Transportation Equipment	0	0	16.67%
	Total	459,476	118,033	
	Land	20,598		

Wastewater Plant in Service

ACCOUNT	DESCRIPTION	DEBIT	CREDIT	Depr. Rate Per Rule 25-30.140
		PLANT 12/31/01	ACCUM. DEPR. 12/31/01	
351	Organization Cost	346	4	2.50%
354	Structures & Improvements	42,176	18,336	3.70%
360	Collection Sewers Force	11,557	4,604	3.70%
361	Collection Sewers Gravity	141,605	41,495	2.50%
362	Special Collecting Structure	1,040	70	2.70%
363	Services	111,860	37,553	2.86%
364	Flow Measuring Device	0	0	20.00%
370	Receiving Wells	0	0	4.00%
380	Treatment Disposal	68,622	52,733	6.67%
389	Other Plant and Misc. Equipment	0	0	6.67%
390	Office Equipment & Furniture	0	0	6.67%
391	Transportation Equipment	0	0	16.67%
393	Tools Shop and Garage Equip.	947	95	6.67%
395	Power Operated Equipment	0	0	10.00%
	Total	378,153	154,890	
	Land	36,000		

Docket No. 010869-WS
 Commission Approved Balances for year end December 31, 2001

CIAC

Water

<u>ACCOUNT</u>	<u>DESCRIPTION</u>	<u>DEBIT</u> <u>AMORT.</u> <u>12/31/01</u>	<u>CREDIT</u> <u>CIAC</u> <u>12/31/01</u>	<u>RATE</u>
Cash	Cash CIAC Collection	11,753	72,909	Composite
331	Transportation Equipment	20,296	118,727	2.63%
333	Tools Shop and Garage Equip.	491	2,640	2.86%
334	Meter & Inst	3,612	9,450	5.88%
336	Backflow	222	581	5.88%
	Total	<u>36,374</u>	<u>204,307</u>	

Wastewater

<u>ACCOUNT</u>	<u>DESCRIPTION</u>	<u>CIAC</u> <u>AMORT.</u> <u>12/31/01</u>	<u>CIAC</u> <u>12/31/01</u>	<u>RATE</u>
Cash	Cash CIAC Collection	<u>19,911</u>	<u>(65,600)</u>	Composite