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April 15, 2003

Ms. Blanca Bayo
Commission Clerk and Administrative Services Director
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, FL 32399

RE: Docket No. 021067-WS; Application by River Ranch Water Management, LLC,
for Staff Assisted Rate Case
Our File No.: 37027.02

Dear Ms. Bayo:

Enclosed please find for filing in the above-referenced matter the original and fifteen (15) copies of the Affidavit of Mailing Notice of Customer Meeting to the Customers and Lot Owners of River Ranch Water Management, LLC.

Very truly yours,



MARTIN S. FRIEDMAN
For the Firm

AUS _____
CAF _____
CMP _____
COM 5 MSF:dmp
CTR _____ Enclosures
ECR _____
GCL _____
OPC _____
MMS _____
SEC 1
OTH _____

cc: Mr. Bill Goaziou (w/enclosure)
Mr. Mark Waltrip (w/enclosure)

ASO\River Ranch\SARC\PSC Clerk 06.ltr

DOCUMENT NUMBER-DATE

03448 APR 15 8

FPSC-COMMISSION CLERK

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

Application for Staff Assisted Rate Case
in Polk County by River Ranch Water
Management, L.L.C.

Docket No.: 021067-WS

NOTICE OF FILING

Applicant, River Ranch Water Management, LLC, hereby notices filing in the
above-referenced docket the Affidavit of Mailing Notice of Customer Meeting to the
Customers and Lot Owners of River Ranch Water Management, LLC.

Respectfully submitted on this
15th day of April, 2003, by:

ROSE, SUNDSTROM & BENTLEY, LLP
600 S. North Lake Boulevard
Suite 160
Altamonte Springs, Florida 32701
(407) 830-6331
(407) 830-8522 Fax

By: 
MARTIN S. FRIEDMAN

River Ranch\SARC\NOF Aff of Mailing Customer Notice

DOCUMENT NUMBER-DATE

03448 APR 15 8

FPSC-COMMISSION CLERK

AFFIDAVIT OF MAILING

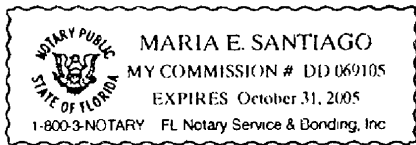
STATE OF FLORIDA
COUNTY OF Orange

Before me, the undersigned authority, authorized to administer oaths and take acknowledgments, personally appeared William J. Gopzky, who, after being duly sworn on oath, did depose on oath and say that he/she is the Utility Manager of River Ranch Water Management, L.L.C., and on April 7, 2003, he/she did send by regular U.S. Mail a copy of the Notice of Customer Meeting to the Customers and Lot Owners of River Ranch Water Management, L.L.C., a copy of which is attached hereto.

FURTHER AFFIANT SAYETH NAUGHT.

William J. Gopzky

Sworn to and subscribed before me this th 10 day of April, 2003, by William J. Gopzky, who is personally known to me or has produced _____ as identification.



Maria Santiago
Print Name
NOTARY PUBLIC - STATE OF FLORIDA
My Commission Expires:

BEFORE THE PUBLIC SERVICE COMMISSION
NOTICE OF CUSTOMER MEETINGS TO THE CUSTOMERS OF
RIVER RANCH WATER MANAGEMENT, L.L.C.

AND

ALL OTHER INTERESTED PERSONS

DOCKET NO. 021067-WS

APPLICATION OF RIVER RANCH WATER MANAGEMENT, L.L.C.

FOR A STAFF-ASSISTED RATE CASE IN

POLK COUNTY

Issued:

Notice is hereby given that the staff of the Florida Public Service Commission will conduct a customer meeting to discuss the application of River Ranch Water Management, L.L.C. (River Ranch or Utility), for a staff-assisted rate case in Polk County. The meeting will be held at the following time and place:

6:00 p.m., Wednesday, April 23, 2003
River Ranch Saloon
3600 River Ranch Blvd.
River Ranch, FL 33867

All persons who wish to comment are urged to be present at the beginning of the meeting, since the meeting may be adjourned early if no customers are present. One or more of the Commissioners of the Florida Public Service Commission may attend and participate in this meeting. The meeting will begin as scheduled and will continue until all the customers have been heard.

In addition, the Public Service Commission Staff is also attempting to meet with representatives of customer groups and homeowners associations on April 23, 2003, from 2:00 p.m. to 4:00 p.m. If you are a representative of a customer group or homeowners association and you have not been contacted by the Public Service Commission Staff, please contact Ryan Fitch at (850) 413-6928 or Linda Stone at (850) 413-6690 at least five calendar days prior to April 23, 2003.

All persons who wish to participate in individual meetings are urged to make an appointment, since the individual meeting session may be canceled if no appointments are made.

Any person requiring some accommodation at the customer meeting(s) because of a physical impairment should call the Division of Commission Clerk and Administrative Services at (850) 413-6770 at least five calendar days prior to the meeting(s). Any person who is hearing or speech impaired should contact the Florida Public Service Commission by using the Florida Relay Service, which can be reached at 1-800-955-8771 (TDD).

PURPOSE

The purpose of this meeting is to give customers and other interested persons an opportunity to offer comments to the Public Service Commission Staff regarding the quality of service the utility provides, the proposed rate increase, and to ask questions and comment on Staff's preliminary rates included in this notice as well as other issues. Staff members will summarize River Ranch's proposed filing, the preliminary work accomplished, and answer questions to the extent possible.

At the beginning of the meeting, procedures will be established for the order of comments. The Public Service Commission Staff will have sign-up sheets, and customers will be called to speak in the order that they sign-up. Public Service Commission Staff will be available to coordinate customers' comments and to assist members of the public.

Any person who wishes to comment or provide information to staff may do so at the meeting(s), orally or in writing. Written comments may also be sent to the Commission at the address given at the end of this notice. Your letter will be placed in the correspondence file of this docket. You may also submit comments through the Public Service Commission's toll-free facsimile line at 1-800-511-0809.

BACKGROUND

River Ranch Water Management, L.L.C. (River Ranch or Utility), is a class C utility which is currently providing water service to approximately 730 customers in Polk County. The utility has been in existence and providing water and wastewater services since 1973. The utility's revenues for the test period are \$49,499 for

water and \$38,445 for wastewater, with adjusted operating expenses of \$106,153 for water and \$107,068 for wastewater, resulting in a net operating loss of \$56,654 for water and a net operating loss of \$68,623 for wastewater for the test period. The test period for setting rates is the 12 month period ending December 31, 2002.

CURRENT AND PRELIMINARY RATES AND CHARGES

Staff has compiled the following rates and charges for the purpose of discussion at the customer meeting. These rates are preliminary and subject to change based on information gathered at the customer meeting, further staff review, and the final approval by the Commissioners.

Staff is considering a proposal by the utility which would include a monthly guaranteed revenue charge of \$7.21 for water and \$5.47 for wastewater. This charge would be applied to lot owners of the Countryside/River Ranch Shores that currently are not provided water and wastewater service. If this guaranteed revenue charge is implemented it may reduce monthly service rates listed below.

The utility's current and staff's preliminary rates and charges are as follows:

MONTHLY FLAT RATES - WATER
RESIDENTIAL AND GENERAL SERVICE

<u>Customers</u>	<u>Test Year</u> <u>Rates</u>	<u>Staff's</u> <u>Preliminary Rates</u>
River Ranch Shore (Qrtly)	\$22.80	N/A
River Ranch Shores (Monthly)	N/A	\$16.32
Long Hammock	\$6.00	\$13.05
River Ranch RV Resort	\$6.00	\$13.05
River Ranch Inn and Cottages	\$4.00	\$13.05
General Service	N/A	\$16.32

MONTHLY FLAT RATES - WASTEWATER

RESIDENTIAL SERVICE

<u>Customers</u>	<u>Test Year Rates</u>	<u>Staff's Preliminary Rates</u>
River Ranch Shore (Qrtly)	\$22.80	N/A
River Ranch Shores (Monthly)	N/A	\$16.58
Long Hammock	\$4.50	\$16.58
River Ranch RV Resort	\$4.50	\$16.58
River Ranch Inn and Cottages	\$3.00	\$16.58

MONTHLY FLAT RATES - WASTEWATER

GENERAL SERVICE

<u>Projected Meter Sizes</u>	<u>Test Year Rates</u>	<u>Staff's Preliminary Rates</u>
5/8" x 3/4"	N/A	\$16.58
3/4"	N/A	\$24.87
1"	N/A	\$41.44
1 1/2"	N/A	\$82.89
2"	N/A	\$132.62
3"	N/A	\$265.25
4"	N/A	\$414.45
6"	N/A	\$828.89

SERVICE AVAILABILITY CHARGES

WATER

<u>System Capacity Charge</u>	<u>Existing Charge</u>	<u>Preliminary Charge</u>
Water and Wastewater (Combined)	\$650.00	N/A
Tap-in Fee	\$60.00	N/A
Meter Installation Fee	N/A	\$250.00
<u>Main Extension Charge</u>		
Residential-Per ERC (185 GPD)	N/A	\$204.00
All Others-Per Gallon	N/A	\$1.10
<u>Plant Capacity Charge</u>		
Residential-Per ERC (185 GPD)	N/A	\$60.00
All Others-Per Gallon	N/A	\$0.32

SERVICE AVAILABILITY CHARGES
WASTEWATER

<u>System Capacity Charge</u>	<u>Existing Charge</u>	<u>Preliminary Charge</u>
Water and Wastewater (Combined)	\$650.00	N/A
Tap-in Fee	\$40.00	N/A
<u>Main Extension Charge</u>		
Residential-Per ERC (185 GPD)	N/A	\$1,565.00
All Others-Per Gallon	N/A	\$8.46
<u>Plant Capacity Charge</u>		
Residential-Per ERC (185 GPD)	N/A	\$400.00
All Others-Per Gallon	N/A	\$2.16

STAFF REPORTS AND UTILITY APPLICATION

The results of staff's preliminary investigation are contained in a staff report dated March 11, 2003. Copies of the report may be examined by interested members of the public during regular business hours, Monday through Friday, during regular business hours at the following locations:

River Ranch - Office for the Inns and Cottages,
Marina Restaurant, and RV Office
3600 River Ranch Blvd.
River Ranch, FL 338867

PROCEDURES AFTER CUSTOMER MEETINGS

After the meetings, Public Service Commission Staff will prepare a recommendation which is scheduled to be submitted to the Commission on May 22, 2003. The Public Service Commission will then vote on staff's recommendation at its June 3, 2003, agenda conference. The Commission will thereafter issue a proposed agency action (PAA) order containing rates which may be different from those contained in staff's final recommendation. Substantially affected persons have 21 days from the date the PAA order is issued to protest the Commission's proposed agency action order. Five to ten customers or persons who, attend the meeting and who wish to receive a copy of the recommendation and the order should so

indicate at the meeting. Those individuals are expected to distribute the information in the recommendation and the order to customers. Anyone who is unable to attend and who wishes to obtain a copy of the recommendation or the order may do so in writing to the Commission at the address at the end of this notice.

HOW TO CONTACT THE COMMISSION

Written comments regarding the utility and the proposed rates, and requests to be placed on the mailing list for this case, may be directed to this address:

Director, Division of Commission Clerk
and Administrative Services
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, FL 32399-0850

All correspondence should refer to "Docket No. 021067-WS, River Ranch Water Management, L.L.C."

If you wish to contact the Commission regarding complaints about service, you may call the Commission's Division of Consumer Affairs at the following toll-free number: 1-800-342-3552.

This notice was prepared by Commission Staff for distribution by the utility to its customers.