

ORIGINAL



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KATHRYN.COWDERY@RUDEN.COM

November 3, 2004

Blanca S. Bayo, Director
Division of Commission Clerk and
Administrative Services
Florida Public Service Commission
2540 Shumard Oak Boulevard
Betty Easley Building, Room 110
Tallahassee, Florida 32399-0850

Via Hand Delivery

RECEIVED-FPSO
04 NOV - 3 PM 2:14
COMMISSION
CLERK

Re: Docket No. 041141-WS
Application for Original Water and Wastewater Certificates of Authorization and
Initial Rates and Charges for Hidden Valley SPE LLC d/b/a Orange Lake, in Lake
County, Florida.

Dear Ms. Bayo:

Enclosed for filing, on behalf of Hidden Valley SPE LLC d/b/a Orange Lake (the
"Utility"), are an original and twelve copies of revised Application Schedules N and O. These
schedules have been revised to correct a mathematical error in the addition of the Taxes Other
Than Incomes Taxes entries. Because this calculation affects the proposed rates, also enclosed
are an original and twelve copies of the following corrected tariff sheets:

Wastewater Original Sheet No. 12.0

Wastewater Original Sheet No. 13.0

Water Original Sheet No. 12.0

Water Original Sheet No. 13.0

CMP _____

COM _____

CTR _____

Please let me know if you have any questions.

ECR _____

GCL _____

OPC _____

MMS _____

RCA _____

SCR _____

SEC 1

OTH _____

Cc (w/encs.): Tom Walden (via hand delivery)
Stephanie Clapp (via hand delivery)

TAL:50287:1

Sincerely,

Kathryn G.W. Cowdery

RECEIVED & FILED

FPSC-BUREAU OF RECORDS
Enclosures

DOCUMENT NUMBER-DATE

11838 NOV-3 4

RUDEN, McCLOSKEY, SMITH, SCHUSTER & RUSSELL, P.A.

Historical and Projected Revenue Requirement - Water

Florida Public Service Commission

Hidden Valley SPE, LLC d/b/a Orange Lake
Docket No.

Attachment N REVISED
Page 1 of 2
Preparer: Gary Morse

Line No.	NARUC Account No.	Account Description	Actual 2002	Estimated 2003	Projected 2004
1	601	Salaries and Wages - Employees (5)	\$ -	\$ 4,984	\$ 5,084
2	603	Salaries and Wages - Officers, Directors, and Majority Stockholder	-	-	-
3	604	Employee Pensions and Benefits	-	-	-
4	610	Purchased Water	-	-	-
5	615	Purchased Power	3,588	3,660	3,733
6	616	Fuel for Power Production	-	-	-
7	618	Chemicals	586	616	647
8	620	Materials and Supplies (1)	-	250	250
	630	Contractual Services			
9		Meter Reading and Billing	2,874	2,931	2,990
10		Professional (Contract Ops & Engineering)	7,590	7,742	7,897
11		Lab Testing	1,315	1,342	1,369
12		Other (Repair and Maintenance)	482	1,000	1,500
		Accounting and Legal (Annual Report)	-	1,500	1,500
13	640	Rents			
14	650	Transportation Expense			
15	655	Insurance Expense			
16	665	Regulatory Commission Expense			
17	670	Bad Debt Expense (2)		235	300
18	675	Miscellaneous Expenses (1)		500	500
19		Total Operation and Maintenance Expenses	16,435	24,759	25,768
		Taxes Other Than Income Tax:			
20		Regulatory Assessment Fees	-	2,114	2,700
21		Payroll Tax	894	911	930
22		Property Tax	1,006	1,026	1,046
23		Total Taxes Other Than Income Tax	1,899	4,051	4,676
24		Income Taxes (3)			
25		Depreciation/Amortization Expense	-	-	12,295
26		Total Revenue Requirement Before Return on Investment	18,335	28,810	42,739
27		Return on Net Investment @ 7.38% (4)	18,161	18,161	17,253
28		Total Revenue Requirement Including Return on Investment	\$ 36,495	\$ 46,971	\$ 59,992

Footnotes:

- (1) While the company did not book any expenditures for material and supplies, accounting(annual report), or miscellaneous expense, such costs are anticipated in the future. As such, reasonable estimates have been made for the projected test year as shown.
- (2) While the company did not book any expenditure for bad debt during the 2002 historical test period, such costs are anticipated in the future. As such, 1/2 of 1% of the revenue requirement has been recognized as shown above.
- (3) Orange Lake's parent company, Hidden Valley is a limited partnership. Therefore, pursuant to Rule 25-30.433(7), the utility operation does not incur an income tax liability.
- (4) Per capital structure for Hometown America at December 31, 2003.
- (5) Represents an allocated amount for Utilities Director, Park Manager, and on-site maintenance person.

DOCUMENT NUMBER-DATE
11838 NOV-3 03
FPSC-COMMISSION CLERK

Water Rate Design

Florida Public Service Commission

Hidden Valley SPE, LLC d/b/a Orange Lake
Docket No.Attachment N REVISED
Page 2 of 2
Preparer: Gary Morse

Line No.	NARUC Account No.	Account Description	Projected 2004	Allocation Basis		Amount Allocated To:	
				Base Facility	Gallage	Base Facility	Gallage
1	601	Salaries and Wages - Employees	\$ 5,084	50%	50%	\$ 2,542	\$ 2,542
2	603	Salaries and Wages - Officers, Directors, and Majority Stockholder	-	50%	50%	-	-
3	604	Employee Pensions and Benefits	-	50%	50%	-	-
4	610	Purchased Water	-	0%	100%	-	-
5	615	Purchased Power	3,733	0%	100%	-	3,733
6	616	Fuel for Power Production	-	0%	100%	-	-
7	618	Chemicals	647	0%	100%	-	647
8	620	Materials and Supplies	250	50%	50%	125	125
	630	Contractual Services					
9		Meter Reading and Billing	2,990	50%	50%	1,495	1,495
10		Professional (Contract Ops & Engineering)	7,897	50%	50%	3,948	3,948
11		Lab Testing	1,369	50%	50%	684	684
12		Other (Repair and Maintenance)	1,500	0%	100%	-	1,500
		Accounting (Annual Report)	1,500	50%	50%	750	750
13	640	Rents	-	100%	0%	-	-
14	650	Transportation Expense	-	50%	50%	-	-
15	655	Insurance Expense	-	50%	50%	-	-
16	665	Regulatory Commission Expenses	-	50%	50%	-	-
17	670	Bad Debt Expense	300	50%	50%	150	150
18	675	Miscellaneous Expenses	500	50%	50%	250	250
19		Total Operation and Maintenance Expenses	25,768			9,944	15,824
		Taxes Other Than Income Tax:					
20		Regulatory Assessment Fees	2,700	44%	56%	1,191	1,508
21		Payroll Tax	930	50%	50%	465	465
22		Property Tax	1,046	100%	0%	1,046	-
23		Total Taxes Other Than Income Tax	4,676			2,703	1,973
24		Income Taxes	-			-	-
25		Depreciation/Amortization Expense	12,295	50%	50%	6,147	6,147
26		Total Revenue Requirement Before Return on Investment	42,739			18,794	23,944
27		Return on Net Investment @ 7.38%	17,253	50%	50%	8,627	8,627
28		Total Revenue Requirement Including Return on Investment	\$ 59,992			\$ 27,421	\$ 32,571
		Rate Design:					
29		Factored ERC's				248	
30		Revenue Gallons (000's)					23,889
31		Monthly Base Facility Charge				\$ 9.21	
32		Gallage Charge(\$/000)					\$ 1.36
33		Typical Bill @ 8,000 Gallons/Month					\$ 20.09

Historical and Projected Revenue Requirement - Sewer

Florida Public Service Commission

**Hidden Valley SPE, LLC d/b/a Orange Lake
Docket No.**

**Attachment O REVISED
Page 1 of 2
Preparer: Gary Morse**

Line No.	NARUC Account No.	Account Description	Actual 2002	Estimated 2003	Projected 2004
1	701	Salaries and Wages - Employees (5)	\$ -	\$ 4,679	\$ 4,773
2	703	Salaries and Wages - Officers, Directors, and Majority Stockholders	-	-	-
3	704	Employee Pensions and Benefits	-	-	-
4	710	Purchased Wastewater Treatment	-	-	-
5	711	Sludge Removal Expense	22,280	22,726	23,180
6	715	Purchased Power	6,400	6,528	6,658
7	716	Fuel for Power Production	-	-	-
8	718	Chemicals	3,711	3,896	4,091
	720	Materials and Supplies (1)	-	250	250
9	730	Contractual Services:			
10		Meter Reading and Billing	2,874	2,931	2,990
11		Professional (Contract Ops & Engineering)	5,220	5,324	5,431
12		Lab Testing	2,209	2,253	2,298
13		Other (Repair and Maintenance)	-	1,000	1,500
		Accounting and Legal (Annual Report) (1)	-	1,500	1,500
14	740	Rents	-	-	-
15	750	Transportation Expense	-	-	-
16	755	Insurance Expense	-	-	-
17	765	Regulatory Commission Expense	-	-	-
18	770	Bad Debt Expense	-	294	328
19	775	Miscellaneous Expenses (1)	350	500	500
20		Total Operation and Maintenance Expenses	43,044	51,881	53,499
		Taxes Other Than Income Tax:			
21		Regulatory Assessment Fees	-	2,643	2,949
22		Payroll Tax	876	894	912
23		Property Tax	835	852	869
24		Total Taxes Other Than Income Tax	1,711	4,389	4,729
25		Income Taxes (3)	-	-	-
26		Depreciation/Amortization Expense	-	-	5,216
27		Total Revenue Requirement	44,755	56,270	63,444
28		Return on Net Investment @ 7.38% (4)	2,466	2,466	2,082
29		Total Revenue Requirement Including Return on Investment	\$ 47,221	\$ 58,737	\$ 65,526

Footnotes:

(1) While the company did not book any expenditures for material and supplies, accounting(annual report), or miscellaneous expense, such costs are anticipated in the future. As such, reasonable estimates have been made for the projected test year as shown.

(2) While the company did not book any expenditure for bad debt during the 2002 historical test period, such costs are anticipated in the future. As such, 1/2 of 1% of the revenue requirement has been recognized as shown above.

(3) Orange Lake's parent company, Hidden Valley, is a limited partnership. Therefore, pursuant to Rule 25-30.433(7), the utility operation does not incur an income tax liability.

(4) Per capital structure for Hometown America at December 31, 2003.

(5) Represents an allocated amount for Utilities Director, Park Manager, and on-site maintenance person.

Wastewater Rate Design

Florida Public Service Commission

**Hidden Valley SPE, LLC d/b/a Orange Lake
Docket No.**

**Attachment O REVISED
Page 2 of 2
Preparer: Gary Morse**

Line No.	NARUC		Projected 2004	Allocation Basis		Amount Allocated To:	
	Account No.	Account Description		Base Facility	Gallorage	Base Facility	Gallorage
1	701	Salaries and Wages - Employees	\$ 4,773	50%	50%	\$ 2,386	\$ 2,386
2	703	Salaries and Wages - Officers, Directors, and Majority Stockholders	-	50%	50%	-	-
3	704	Employee Pensions and Benefits	-	50%	50%	-	-
4	710	Purchased Wastewater Treatment	-	0%	100%	-	-
5	711	Sludge Removal Expense	23,180	50%	50%	11,590	11,590
6	715	Purchased Power	6,658	0%	100%	-	6,658
7	716	Fuel for Power Production	-	0%	100%	-	-
8	718	Chemicals	4,091	0%	100%	-	4,091
	720	Materials and Supplies	250	50%	50%	125	125
9	730	Contractual Services:					
		Meter Reading and Billing	2,990	50%	50%	1,495	1,495
		Professional (Contract Ops & Engineering)	5,431	50%	50%	2,715	2,715
		Lab Testing	2,298	50%	50%	1,149	1,149
		Other (Repair and Maintenance)	1,500	0%	100%	-	1,500
		Accounting (Annual Report)	1,500	50%	50%	750	750
14	740	Rents	-	100%	0%	-	-
15	750	Transportation Expense	-	50%	50%	-	-
16	755	Insurance Expense	-	50%	50%	-	-
17	765	Regulatory Commission Expense	-	50%	50%	-	-
18	770	Bad Debt Expense	328	50%	50%	164	164
19	775	Miscellaneous Expenses	500	50%	50%	250	250
20		Total Operation and Maintenance Expenses	53,499			20,625	32,874
		Taxes Other Than Income Tax:					
21		Regulatory Assessment Fees	2,949	41%	59%	1,205	1,744
22		Payroll Tax	912	50%	50%	456	456
23		Property Tax	869	100%	0%	869	-
24		Total Taxes Other Than Income Tax	4,729			2,529	2,200
25		Income Taxes	-	-	-	-	-
26		Depreciation/Amortization Expense	5,216	50%	50%	2,608	2,608
27		Total Revenue Requirement	63,444			25,762	37,682
28		Return on Net Investment @ 7.38%	2,082	50%	50%	1,041	1,041
29		Total Revenue Requirement Including Return on Investment	\$ 65,526			\$ 26,803	\$ 38,723
		Rate Design:					
30		Factored ERC's				242	
31		Revenue Gallons (000's) (Capped @ 8,000 Gallons)					14,466
32		Monthly Base Facility Charge				\$ 9.23	
33		Gallorage Charge(\$/000)					\$ 2.68
34		Typical Bill @ 8,000 Gallons/Month					\$ 30.67

NAME OF COMPANY Hidden Valley SPE LLC d/b/a Orange Lake
WASTEWATER TARIFF

GENERAL SERVICE

RATE SCHEDULE GS

- AVAILABILITY - Available throughout the area served by the Company.
- APPLICABILITY - For wastewater 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 -
- RATE -
- | | |
|----------------------|-----------------------------|
| Base Facility Charge | \$9.23 monthly |
| All Water Use | \$2.68 per thousand gallons |

MINIMUM CHARGE - Base Facility Charge \$9.23 monthly

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 wastewater service, service may then be discontinued.

EFFECTIVE DATE -

TYPE OF FILING - Original Certificate

TAL:49780:1

Robert Munro
ISSUING OFFICER

Utilities Director
TITLE

NAME OF COMPANY Hidden Valley SPE LLC d/b/a Orange Lake

WASTEWATER TARIFF

RESIDENTIAL SERVICE

RATE SCHEDULE RS

AVAILABILITY - Available throughout the area served by the Company.

APPLICABILITY - For wastewater service for all purposes in private residences and individually metered apartment units.

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

BILLING PERIOD -

RATE - Base Facility Charge \$9.23 monthly

 All Water Use \$2.68 per thousand gallons

 Usage capped at 8,000 gallons per month.

MINIMUM CHARGE - Base Facility Charge \$2.68 monthly

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 wastewater service, service may then be discontinued.

EFFECTIVE DATE -

TYPE OF FILING - Original Certificate

TAL:49780:1

Robert Munro
ISSUING OFFICER

Utilities Director
TITLE

NAME OF COMPANY Hidden Valley SPE LLC d/b/a Orange Lake

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 -
- RATE -

Base Facility Charge	\$9.21 monthly
All Water Use	\$1.36 per thousand gallons

MINIMUM CHARGE - Base Facility Charge \$9.21 monthly

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 -

TYPE OF FILING - Original Certificate

TAL:49781:1

Robert Munro
ISSUING OFFICER

Utilities Director
TITLE

NAME OF COMPANY Hidden Valley SPE LLC d/b/a Orange Lake

WATER TARIFF

RESIDENTIAL SERVICE

RATE SCHEDULE RS

- AVAILABILITY - Available throughout the area served by the Company.
- APPLICABILITY - For water service for all purposes in private residences and individually metered apartment units.
- LIMITATIONS - Subject to all of the Rules and Regulations of this Tariff and General Rules and Regulations of the Commission.
- BILLING PERIOD -
- RATE -
- | | |
|----------------------|-----------------------------|
| Base Facility Charge | \$9.21 monthly |
| All Water Use | \$1.36 per thousand gallons |

MINIMUM CHARGE - Base Facility Charge \$9.21 monthly

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 -

TYPE OF FILING - Original Certificate

TAL:49781:1

Robert Munro
ISSUING OFFICER

Utilities Director
TITLE