

FLORIDA PUBLIC SERVICE COMMISSION

VOTE SHEET

APRIL 5, 2005

RE: Docket No. 041096-WS - Application for transfer of Certificate Nos. 542-W and 470-S in Putnam County from Buffalo Bluff Utilities, Inc. to St. John's River Club, L.L.C.

Issue 1: Should the Commission approve the transfer of facilities and Certificate Nos. 542-W and 470-S from Buffalo Bluff to St. John's River Club, L.L.C.?

Recommendation: Yes. The transfer of facilities and Certificate Nos. 542-W and 470-S from Buffalo Bluff to SJRC is in the public interest and the Commission should approve it. The transfer should be effective on the day of the Commission vote. SJRC should be ordered to submit a recorded warranty deed within 30 days of the date of the order approving the transfer, reflecting that ownership of the land upon which the utility's facilities are located has been properly conveyed to SJRC. In addition, Buffalo Bluff will be responsible for the payment of all RAFs due for revenues received from January 1, 2005 through the date of closing. SJRC will be responsible for the payment of all RAFs due thereafter, and for filing the 2005 annual report for January 1 through December 31, 2005, and for the subsequent years. A description of the territory being transferred is appended to staff's March 24, 2005 memorandum as Attachment A.

**APPROVED**

COMMISSIONERS ASSIGNED: All Commissioners

COMMISSIONERS' SIGNATURES

MAJORITY

DISSENTING

*[Handwritten signatures of majority commissioners]*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

REMARKS/DISSENTING COMMENTS:

DOCUMENT NUMBER-DATE

03335 APR-5 05

FILED-COMMISSION CLERK

VOTE SHEET

APRIL 5, 2005

Docket No. 041096-WS - Application for transfer of Certificate Nos. 542-W and 470-S in Putnam County from Buffalo Bluff Utilities, Inc. to St. John's River Club, L.L.C.

(Continued from previous page)

Issue 2: What is the rate base for Buffalo Bluff's water and wastewater systems at the time of the transfer?

Recommendation: The rate base, which for transfer purposes reflects the net book value at the time of transfer, is \$18,042 for the water system and \$33,928 for the wastewater system as of December 31, 2004.

**APPROVED**

Issue 3: Should an acquisition adjustment be included in the calculation of rate base?

Recommendation: No. Pursuant to Rule 25-30.0371(2), Florida Administrative Code, an acquisition adjustment should not be included in rate base.

**APPROVED**

Issue 4: Should the utility's existing rates and charges be continued?

Recommendation: Yes. The existing rates and charges for the utility should be continued until authorized to change by the Commission in a subsequent proceeding. The tariff sheets reflecting the existing rates and charges should be effective for services rendered or connections made on or after the stamped approval date.

**APPROVED**

VOTE SHEET

APRIL 5, 2005

Docket No. 041096-WS - Application for transfer of Certificate Nos. 542-W and 470-S in Putnam County from Buffalo Bluff Utilities, Inc. to St. John's River Club, L.L.C.

(Continued from previous page)

Issue 5: Should the utility be required to provide proof that it has adjusted its books for all the applicable National Association of Regulatory Utility Commissioners (NARUC) Uniform System of Accounts (USOA) primary accounts associated with the adjustments recommended herein?

Recommendation: Yes. To ensure that the utility adjusts its books in accordance with the Commission's decision, SJRC should provide proof, within 30 days of issuance of a final order on this matter, that adjustments to all applicable NARUC USOA primary accounts have been made to reflect the Commission-approved rate base adjustments and balances.

**APPROVED**

Issue 6: Should this docket be closed?

Recommendation: No. If no timely protest is received to the proposed agency action issues, the Order will become final upon the issuance of a Consummating Order. However, the docket should remain open pending receipt of evidence that the utility owns or has continued use of the land upon which its facilities are located, and has provided a statement within 30 days of the order approving the transfer that it has established its books and records in compliance with the NARUC USOA and that its books have been adjusted to reflect the Commission-approved rate base balances as of the date of the transfer. Upon receipt of the statement and the recorded deed and staff's verification that the deed satisfies the requirements of Rule 23-30.037(2)(q), Florida Administrative Code, the docket should be administratively closed.

**APPROVED**