

ORIGINAL

LAW OFFICES  
ROSE, SUNDBSTROM & BENTLEY, LLP  
2548 BLAIRSTONE PINES DRIVE  
TALLAHASSEE, FLORIDA 32301

FREDERICK L. ASCHAUER, JR.  
CHRIS H. BENTLEY, P.A.  
ROBERT C. BRANNAN  
DAVID F. CHESTER  
F. MARSHALL DIETERDING  
JOHN R. JENKINS, P.A.  
STEVEN T. MINDLIN, P.A.  
DAREN L. SHIPPY  
WILLIAM E. SUNDBSTROM, P.A.  
DIANE D. TREMOR, P.A.  
JOHN L. WHARTON

(850) 877-6555  
FAX (850) 656-4029  
www.rsbattorneys.com

CENTRAL FLORIDA OFFICE  
600 S. NORTH LAKE BLVD., SUITE 160  
ALTAMONTE SPRINGS, FLORIDA 32701-6177  
(407) 830-6331  
FAX (407) 830-8522

REPLY TO ALTAMONTE SPRINGS

MARTIN S. FRIEDMAN, P.A.  
VALERIE L. LORD

ROBERT M. C. ROSE, OF COUNSEL  
WAYNE L. SCHIEFELBEIN, OF COUNSEL

May 13, 2005

Ms. Blanca S. Bayo, Director  
Florida Public Service Commission  
2540 Shumard Oak Boulevard  
Tallahassee, Florida 32399-0850

HAND DELIVERY

RECEIVED-FPSC  
MAY 13 4 12 PM '05  
COMMISSION  
CLERK

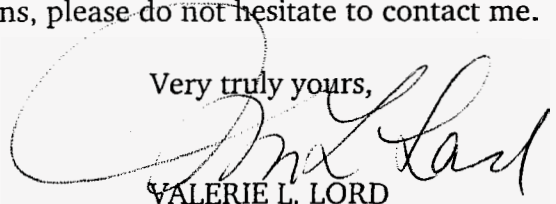
Re: Docket No. 050028-WU; Amended Application of Raintree Utilities, Inc. for amendment of water certificate to extend territory in Lake County, Florida  
Our File No.: 39048.01

Dear Ms. Bayo:

Raintree Utilities, Inc. hereby requests authorization to charge a plant capacity fee of \$800.00 to all customers who will receive service from the Utility's water treatment plant located in the Bentwood Subdivision, and for the inclusion of such fee in its approved water tariff. Accordingly, we enclose the following:

1. Calculations of plant capacity fee (Exhibit "A");
2. Original Water Tariff Sheet No. 23.1; and
3. First Revised Water Tariff Sheet No. 31.0.

Should you have any questions, please do not hesitate to contact me.

Very truly yours,  
  
VALERIE L. LORD  
For the Firm

CMP \_\_\_\_\_  
COM \_\_\_\_\_  
CTR \_\_\_\_\_  
ECR org. Tariffs  
GCL VLL/tlc  
OPC cc:  
MMS \_\_\_\_\_  
RCA \_\_\_\_\_  
SCR \_\_\_\_\_  
SEC 1  
OTH \_\_\_\_\_

Mr. Fred Brown (w/enclosures)  
Mr. Richard Redemann, Division of Economic Regulation (w/enc.) (by hand delivery)

M:\1 ALTAMONTE\RAINTREE UTILITIES, INC\PSC Clerk (Bayo) 16 (plant capacity fee).ltr.wpd

DOCUMENT NUMBER-DATE  
04676 MAY 13 8  
FPSC-COMMISSION CLERK

Raintree Utilities, Inc - The Bentwood Water System

Naruc Account Item	Description	Amount	Unit	Cost	Total	5.553% Engineering	10% Contingency	Class C Years	Depreciation Rate
331	Transmission Distribution/ 8" pvc	6200	lf	\$ 16.00	\$ 99,200.00	\$ 104,683.69	\$ 115,152.06	40	0.0250
333	Services	99	EA	\$ 500.00	\$ 49,500.00	\$ 52,236.32	\$ 57,459.95	35	0.0286
331	Transmission Distribution/Testing	1	L.S.	\$ 1,500.00	\$ 1,500.00	\$ 1,582.92	\$ 1,741.21	40	0.0250
335	Hydrants	8	EA	\$ 3,000.00	\$ 24,000.00	\$ 25,326.70	\$ 27,859.37	40	0.0250
331	Transmission / 8" Gate Valves	24	EA	\$ 1,150.00	\$ 27,600.00	\$ 29,125.70	\$ 32,038.28	20	0.0500
303	Land and Land Rights	1	EA	\$ 5,800.00	\$ 5,800.00	\$ -	\$ -		
307	Wells and Springs/10" Water Well	1	EA	\$ 50,000.00	\$ 50,000.00	\$ 52,763.96	\$ 58,040.35	27	0.0370
311	Pumping Equip./ Vertical Well Pump	1	EA	\$ 20,000.00	\$ 20,000.00	\$ 21,105.58	\$ 23,216.14	15	0.0667
320	Water Treatment/ Liquid Chlorine	1	EA	\$ 10,000.00	\$ 10,000.00	\$ 10,552.79	\$ 11,608.07	7	0.1429
330	Distribution Reservoirs /Hydo Tank	1	EA	\$ 50,000.00	\$ 50,000.00	\$ 52,763.96	\$ 58,040.35	30	0.0333
309	Supply Mains/ Yard piping	1	L.S.	\$ 10,000.00	\$ 10,000.00	\$ 10,552.79	\$ 11,608.07	32	0.0313
304	Structures and Improve./ Site Work	1	L.S.	\$ 20,000.00	\$ 20,000.00	\$ 21,105.58	\$ 23,216.14	27	0.0370
	Total Cost				\$367,600.00	\$ 381,800.00	\$ 419,980.00		

Note: Electrical Controls of \$10,000 split 50% to 307 Wells and Springs and 50% to 311 Pumping Equipment.

Engineering Allocation \$20,000/\$361,000=.05527916

Water Distribution System Contributed

331	Transmission Distribution/ 8" pvc	6200	lf	\$ 16.00	\$ 99,200.00	\$ 104,683.69	\$ 115,152.06	40	0.0250
333	Services	99	EA	\$ 500.00	\$ 49,500.00	\$ 52,236.32	\$ 57,459.95	35	0.0286
331	Transmission Distribution/Testing	1	L.S.	\$ 1,500.00	\$ 1,500.00	\$ 1,582.92	\$ 1,741.21	40	0.0250
335	Hydrants	8	EA	\$ 3,000.00	\$ 24,000.00	\$ 25,326.70	\$ 27,859.37	40	0.0250
331	Transmission / 8" Gate Valves	24	EA	\$ 1,150.00	\$ 27,600.00	\$ 29,125.70	\$ 32,038.28	20	0.0500
	Plus Meters				\$201,800.00	\$ 212,955.33	\$ 234,250.87		
334	Meter and Meter Installation	99	EA	\$ 125.00	\$ 12,375.00			17	0.0588

Water Treatment Plant

303	Land and Land Rights	1	EA	\$ 5,800.00	\$ 5,800.00				
307	Wells and Springs/10" Water Well	1	EA	\$ 50,000.00	\$ 50,000.00	\$ 52,763.96	\$ 58,040.35	27	0.0370
311	Pumping Equip./ Vertical Well Pump	1	EA	\$ 20,000.00	\$ 20,000.00	\$ 21,105.58	\$ 23,216.14	15	0.0667
320	Water Treatment/ Liquid Chlorine	1	EA	\$ 10,000.00	\$ 10,000.00	\$ 10,552.79	\$ 11,608.07	7	0.1429
330	Distribution Reservoirs /Hydo Tank	1	EA	\$ 50,000.00	\$ 50,000.00	\$ 52,763.96	\$ 58,040.35	30	0.0333
309	Supply Mains/ Yard piping	1	L.S.	\$ 10,000.00	\$ 10,000.00	\$ 10,552.79	\$ 11,608.07	32	0.0313
304	Structures and Improve./ Site Work	1	L.S.	\$ 20,000.00	\$ 20,000.00	\$ 21,105.58	\$ 23,216.14	27	0.0370
					\$160,000.00	\$ 168,844.67	\$ 185,729.13		

EXHIBIT

A

tabbles

Raintree Utilities, Inc - Raintree Harbour Water System

From 2003 Annual Report Deprechiatin Analysis

Plant in Service	\$ 75,750.00
Depreciation Expense	\$ 2,765.00
Depreciation Rate	3.6500

### Raintree Utilities, Inc - The Bentwood Water System

Naruc Account Item	Description	Amount	Unit	Cost	Total	5.553% Engineering
331	Transmission Distribution/ 8" pvc	6200	lf	\$ 16.00	\$ 99,200.00	\$ 104,683.69
333	Services	99	EA	\$ 500.00	\$ 49,500.00	\$ 52,236.32
331	Transmission Distribution/Testing	1	L.S.	\$ 1,500.00	\$ 1,500.00	\$ 1,582.92
335	Hydrants	8	EA	\$ 3,000.00	\$ 24,000.00	\$ 25,326.70
331	Transmission / 8" Gate Valves	24	EA	\$ 1,150.00	\$ 27,600.00	\$ 29,125.70
303	Land and Land Rights	1	EA	\$ 5,800.00	\$ 5,800.00	\$ -
307	Wells and Springs/10" Water Well	1	EA	\$ 50,000.00	\$ 50,000.00	\$ 52,763.96
311	Pumping Equip./ Vertical Well Pump	1	EA	\$ 20,000.00	\$ 20,000.00	\$ 21,105.58
320	Water Treatment/ Liquid Chlorine	1	EA	\$ 10,000.00	\$ 10,000.00	\$ 10,552.79
330	Distribution Reservoirs /Hydo Tank	1	EA	\$ 50,000.00	\$ 50,000.00	\$ 52,763.96
309	Supply Mains/ Yard piping	1	L.S.	\$ 10,000.00	\$ 10,000.00	\$ 10,552.79
304	Structures and Improve./ Site Work	1	L.S.	\$ 20,000.00	\$ 20,000.00	\$ 21,105.58
	<b>Total Cost</b>				<b>\$ 367,600.00</b>	<b>\$ 381,800.00</b>

Note: Electrical Controls of \$10,000 split 50% to 307 Wells and Springs and 50% to 311 Pumping Equ  
Engineering Allocation \$20,000/\$361,000=.05527916

#### Water Distribution System Contributed

331	Transmission Distribution/ 8" pvc	6200	lf	\$ 16.00	\$ 99,200.00	\$ 104,683.69
333	Services	99	EA	\$ 500.00	\$ 49,500.00	\$ 52,236.32
331	Transmission Distribution/Testing	1	L.S.	\$ 1,500.00	\$ 1,500.00	\$ 1,582.92
335	Hydrants	8	EA	\$ 3,000.00	\$ 24,000.00	\$ 25,326.70
331	Transmission / 8" Gate Valves	24	EA	\$ 1,150.00	\$ 27,600.00	\$ 29,125.70
	Plus Meters				\$ 201,800.00	\$ 212,955.33
334	Meter and Meter Installation	99	EA	\$ 125.00	\$ 12,375.00	

#### Water Treatment Plant

303	Land and Land Rights	1	EA	\$ 5,800.00	\$ 5,800.00	
307	Wells and Springs/10" Water Well	1	EA	\$ 50,000.00	\$ 50,000.00	\$ 52,763.96
311	Pumping Equip./ Vertical Well Pump	1	EA	\$ 20,000.00	\$ 20,000.00	\$ 21,105.58
320	Water Treatment/ Liquid Chlorine	1	EA	\$ 10,000.00	\$ 10,000.00	\$ 10,552.79
330	Distribution Reservoirs /Hydo Tank	1	EA	\$ 50,000.00	\$ 50,000.00	\$ 52,763.96
309	Supply Mains/ Yard piping	1	L.S.	\$ 10,000.00	\$ 10,000.00	\$ 10,552.79
304	Structures and Improve./ Site Work	1	L.S.	\$ 20,000.00	\$ 20,000.00	\$ 21,105.58
					<b>\$ 160,000.00</b>	<b>\$ 168,844.67</b>

### Raintree Utilities, Inc - Raintree Harbour Water System

From 2003 Annual Report Depreciatin Analysis

Plant in Service	\$ 75,750.00
Depreciation Expense	\$ 2,765.00
Depreciation Rate	3.6500

10% Contingency	Class C Years	Depreciation Rate	DEPRECIATION 1 YEAR
\$ 115,152.06	40	0.0250	\$ 2,878.80
\$ 57,459.95	35	0.0286	\$ 1,641.71
\$ 1,741.21	40	0.0250	\$ 43.53
\$ 27,859.37	40	0.0250	\$ 696.48
\$ 32,038.28	20	0.0500	\$ 1,601.91
\$ -			
\$ 58,040.35	27	0.0370	\$ 2,149.64
\$ 23,216.14	15	0.0667	\$ 1,547.74
\$ 11,608.07	7	0.1429	\$ 1,658.30
\$ 58,040.35	30	0.0333	\$ 1,934.68
\$ 11,608.07	32	0.0313	\$ 362.75
\$ 23,216.14	27	0.0370	\$ 859.86
\$ 419,980.00			\$ 15,375.41

ipment.

Composite Dep K16/h16 0.0366

\$ 115,152.06	40	0.0250
\$ 57,459.95	35	0.0286
\$ 1,741.21	40	0.0250
\$ 27,859.37	40	0.0250
\$ 32,038.28	20	0.0500
\$ 234,250.87	17	0.0588

\$ 58,040.35	27	0.0370
\$ 23,216.14	15	0.0667
\$ 11,608.07	7	0.1429
\$ 58,040.35	30	0.0333
\$ 11,608.07	32	0.0313
\$ 23,216.14	27	0.0370
\$ 185,729.13		

Design a Service Availability Policy

Formula= Imputed CIAC + Donated Lines + Plant Capacity Charge less amortization  
 All Plant and Lines less depreciation

<u>A + B + C</u>	Plant	Plant											
D + E		Charge	Charge	Charge	Charge	Charge	Charge	Charge	Charge	Charge	Charge	Charge	Charge
		\$1,000.00	\$ 900.00	\$ 800.00	\$ 700.00	\$ 600.00	\$ 500.00	\$ 400.00	\$ 300.00	\$ 200.00	\$ 100.00	\$ -	
<u>\$ 292,914.39</u>	78.0165												
\$ 375,451.82		78.0165	75.6527	73.2889	70.9251	68.5613	66.1975	63.8337	61.4699	59.1061	56.7423	54.3785	

Assume 5 years to Build out (2010)

Imputed CIAC less existing amortization and additional amortization for 7 years

Yearly	Cost of	\$ 31,624.00	
Amortization	Lines	\$ 10,726.00	Existing Amortization based on 2003 Annual Report Analysis
0.0366	31624.0000	<u>\$ 8,104.25</u>	7 years
	A=	\$ 12,793.75	

Lines less composite amortization for 5 years

Yearly	Cost of	\$ 234,250.87	
Amortization	Lines	\$ 42,879.47	5 years
0.0366	\$234,250.87	<u>\$ 42,879.47</u>	
	B=	\$ 191,371.40	

Plant Charge Assume \$1,000 and 20 Connections Each Year, 19 for last year

Yearly			
Amortization	\$ 1,000.00	\$ 99,000.00	99 connections
0.0366	20	\$ 3,660.99	5 years
		\$ 2,928.79	4 years
		\$ 2,196.59	3 years
		\$ 1,464.39	2 years
	19	<u>\$ 695.59</u>	1 year
	C=	\$ 88,749.24	

Raintree Harbor plant and lines less previous depreciation plus 7 years.

Yearly		
Depreciation	Plant	\$ 75,750.00

			\$ 24,047.00	Staff Accumulated Depreciation
	0.0365	\$ 75,750.00	\$ 19,354.13	7 years
			<u>32,348.88</u>	
				Bentwood Plant and lines less composite depreciation rate for 5 years
Yearly			\$ 419,980.00	
Depreciation	Plant		\$ 76,877.06	5 years
	0.0366	\$ 419,980.00	<u>76,877.06</u>	
			E= \$ 343,102.94	

RAINTREE UTILITIES, INC.  
WATER TARIFF

SERVICE AVAILABILITY FEES AND CHARGES

<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>SHEET NO.</u>
<u>Back Flow Preventor Installation Fee</u> All meter sizes	Actual Cost*	N/A
<u>Customer Connection (Tap-in) Charge</u> All meter sizes	N/A	N/A
<u>Inspection Fee</u> Rule 25-30.540, F.A.C.	N/A	N/A
<u>Main Extension Charge</u>	N/A	N/A
<u>Plan Review Charge</u> Rule 25-30.540, F.A.C.	N/A	N/A
<u>Meter Installation Fee</u>	\$125.00	31.0
<u>Plant Capacity Charge</u>	\$800.00	31.0

\* Actual Cost is equal to the total cost incurred for services rendered.

EFFECTIVE DATE - \_\_\_\_\_, 2005

TYPE OF FILING - \_\_\_\_\_

KEITH SHAMROCK  
Issuing Officer  
PRESIDENT  
Title



RAINTREE UTILITIES, INC.  
WATER TARIFF

SERVICE AVAILABILITY POLICY

1.0 GENERAL POLICY

Raintree Utilities, Inc., a Florida corporation, hereinafter referred to as "Utility", is implementing this Service Availability Policy, hereinafter referred to as "Policy", in order that a portion of the cost of new and existing water utility facilities will be recovered from all applicable parties.

2.0 AVAILABILITY

The provisions of the Policy are available to contributors throughout the territory subject only to matters of economic feasibility.

3.0 APPLICATION

Any individual or builder, (hereinafter the "Applicant") shall request in writing the service desired from the Utility. Said application, as required by the Utility in order to implement the provisions of the Policy, shall include, but not be limited to: the name, mailing address and phone number of the Applicant; the location, size, zoning and intended use of the property to be served; and the approximate date service is desired. The Utility will respond to each individual Applicant within 30 days.

4.0 FEES

RAINTREE HARBOR: The Utility has installed plant and lines that are adequate to serve the 119 lots in the Raintree Harbor Subdivision. Customers requesting connection must pay a system capacity fee of \$250 as a condition precedent to receiving service. This one time fee includes the cost of installing the meter.

ALL OTHERS: Customers requesting connection must pay a plant capacity charge of \$800 as a condition precedent to receiving service. This one time fee covers a portion of the cost of the water treatment plant. In addition, customers requesting connection must pay a meter installation fee of \$125 as a condition precedent to receiving service. This one time fee covers the cost of installing the meter.

(Continued on Sheet No. 31.1)

EFFECTIVE DATE - \_\_\_\_\_, 2005

TYPE OF FILING - \_\_\_\_\_

KEITH SHAMROCK  
Issuing Officer  
PRESIDENT  
Title