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ORIGINAL

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KATHRYN.COWDERY@RUDEN.COM

November 15, 2006

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

Via Hand-Delivery

COMMISSION
CLERK

06 NOV 15 PM 2:50

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060747-WS

Re: Application for Staff Assisted Rate Case pursuant to Sec. 25-30.455 by Mink Associates II, LLC d/b/a Crystal Lake Club Utilities

Dear Ms. Bayo:

Enclosed for filing in this docket are an original and seven copies of the Application for Staff Assisted Rate Case by Mink Associates II, LLC d/b/a Crystal lake Club Utilities. Also enclosed at this time is the Mink Associates II, LLC check no. 1312 in the amount of \$2000.00, made payable to the Florida Public Service Commission, as filing fee.

Please let me know if you have any questions.

Sincerely,

Kathryn G.W. Cowdery

Check received with filing and forwarded
to Fiscal for deposit. Fiscal to forward
deposit information to Records.

Initials of person who forwarded checks

RECEIVED & FILED

FPSC BUREAU OF RECORDS

TAL:57212:1

DOCUMENT NUMBER - DATE

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FPSC-COMMISSION CLERK

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

ORIGINAL

FLORIDA PUBLIC SERVICE COMMISSION

APPLICATION FOR A
STAFF ASSISTED RATE CASE

I. General Data

A. Name of utility Mink Associates II LLC dba Crystal Lake Club Utilities

B. Address 533 East Crystal Lake Drive, Avon Park, Florida 33825

1. Telephone Nos. (863) 385-7727

2. County Highlands Nearest City Avon Park

3. General area served Crystal Lake Club Mobile Home Park

C. Authority:

1. Water Certificate No. 525 W Date Received 5/25/2005

2. Wastewater Certificate No. 454 S Date Received 5/25/2005

3. Date utility started operations: Water 1985 Wastewater 1985

D. How system was acquired Purchased Assets as part of entire MHP

If utility was purchased, give date: May 27, 2003 Amount Paid:
Rate Base Allocation

1. Name of Seller CWS Communities LP d/b/a Crystal Lake Club

2. Was seller affiliated with present owners? No

3. Did you purchase: Stock _____ or assets only Assets

E. Type of legal entity: Corporation, Partnership or Sole Proprietorship
LLC Partnership

F. Ownership & Officers: No officers as this is LLC.

Name	Title	Percent Ownership
1. _____	_____	_____
2. _____	_____	_____
3. _____	_____	_____
4. _____	_____	_____

G. List of Associated Companies and Address:

1. None
2. _____
3. _____

H. If you have retained an attorney and/or a consultant to represent the utility for this application, furnish the name(s) and address(es):

Kathryn GW Cowdery, Esq. Ruden McClosky, LLP
215 South Monroe Street, Tallahassee, FL 32301
Gary Morse – Utility Rate Consultant
PO Box 350056, Grand Island, FL 32735

II. Accounting Data

A. Outside Accountant

1. Name Gerald Ross, CPA
2. Firm Gerald Ross, CPA, PC
3. Address 84 South Main Street, Fairport, New York 14450
4. Telephone (585) 223-1880

B. Individual to contact on accounting matter:

1. Name Gerald Ross, CPA
2. Telephone (585) 223-1880

C. Location of Books and Records Crystal Lake Club Mobile Home Park

D. Have you filed an Annual Report with the Commission? Yes

Date Last Filed 04/15/2006

E. Has your latest semiannual regulatory assessment fee payment been made (January 30 or July 30 whichever is applicable)? Yes – annual

F. Basic Rate Base Data (Most recent two years)

1. Water	2004	2005
Cost of Plant In Service:	\$406,198	\$414,739
Less Accumulated Depreciation:	\$181,739	\$195,291
Less Net Contributed Plant:	\$112,151	\$106,139
Net Owner's Investment:	<u>\$112,308</u>	<u>\$113,309</u>

1. Wastewater	2004	2005
Cost of Plant In Service:	\$ 704,815	\$ 714,815
Less Accumulated Depreciation:	\$ 344,066	\$ 373,916
Less Net Contributed Plant:	\$ 119,844	\$ 113,206
Net Owner's Investment:	<u>\$ 240,905</u>	<u>\$ 227,693</u>
G. Basic Income Statement (Most recent two years):		
1. Water	2004	2005
Revenues (By Class):		
a. Residential	\$ 71,986	\$ 72,702
b. Commercial	\$ 6,072	\$ 4,838
c. _____		
Total Operating Revenues:	<u>\$ 78,058</u>	<u>\$ 77,540</u>
Less Expenses:		
a. Salaries & Wages – Employees	\$	
b. Salaries & Wages – Officers, Directors, & Majority Stockholders		
c. Employee Pensions & Benefits		
d. Purchased Water	\$ 4,384	\$ 536
e. Purchased Power	\$ 5,947	\$ 9,145
f. Fuel for Power Production		
g. Chemicals	\$ 2,846	\$ 6,454
h. Materials & Supplies	\$ 3,430	\$ 806
i. Contractual Services	\$ 30,658	\$26,141
j. Rents	\$ 6,240	\$ 6,240
k. Transportation Expenses		
l. Insurance Expense		
m. Regulatory Commission Expense		
n. Bad Debt Expense		
o. Miscellaneous	\$ 23,529	\$22,238
p. Depreciation/Amort Expense	\$ 6,977	\$13,552
q. Property Taxes	\$	
r. Other Taxes – RAF's	\$ 3,245	\$ 3,513
s. Income Taxes		
Operating Income (Loss)	<u>\$ < 9,198 ></u>	<u>\$ <11,085 ></u>

2. Wastewater	2004	2005
Revenues (By Class):		
a. Residential	\$ 57,987	\$ 59,074
b. Commercial	\$ 1,136	\$ 970
c. _____		
Total Operating Revenues:	\$ 59,123	\$ 60,045
Less Expenses:		
a. Salaries & Wages – Employees \$		
b. Salaries & Wages – Officers, Directors, & Majority Stockholders		
c. Employee Pensions & Benefits		
d. Sludge Removal	\$ 4,730	\$ 8,060
e. Purchased Power	\$ 17,842	\$ 11,178
f. Fuel for Power Production		
g. Chemicals	\$ 1,450	\$ 4,390
h. Materials & Supplies		\$ 806
i. Contractual Services	\$ 21,040	\$ 31,102
j. Rents	\$ 31,200	\$ 31,200
k. Transportation Expenses		
l. Insurance Expense		
m. Regulatory Commission Expense		
n. Bad Debt Expense		
o. Miscellaneous	\$ 23,529	\$ 22,238
p. Depreciation/Amort Expense	\$ 22,026	\$ 29,850
q. Property Taxes	\$	
r. Other Taxes – RAF's	\$ 2,670	\$ 2,702
s. Income Taxes		
Operating Income (Loss)	\$ <65,364 >	\$ <81,481 >

H. Outstanding Debt:

<u>Creditor</u>	<u>Date Borrowed</u>	<u>Balance Due</u>	<u>Interest Rate</u>	<u>Expiration Date</u>
<u>1.</u>				
<u>2.</u>				
<u>3.</u>				
<u>4.</u>				

i. Indicate Type of Tax Return Filed: Partnership

Engineering Data

D. Outside Engineering Consultant:

1. Name Julian Coto, P.E.
2. Firm Excel Engineering Consultants, Inc.
3. Address 122 Wilshire Blvd., Casselberry, FL 32707
4. Telephone (407) 262-2292

E. Individual to contact on engineering matters:

1. Name Julian Coto, P.E.
2. Telephone (407) 260-2292

F. Is the utility under citation by the Department of Environmental Protection (DEP) or county health department? If yes, explain.

No

G. List any known service deficiencies and steps taken to remedy problems.

None

H. Name of plant operator(s) and DEP operator certificate number(s) held. N/A
Contract Ops – Pugh Utility Services

I. Is the utility serving customers outside of its certificated area? No

If yes, explain _____

J. Wastewater

1. Gallons per day capacity of treatment facilities existing 90,000 GPD
under construction N/A proposed N/A
3. Type and make of present treatment facilities Davco Extended Aeration
3. Approximate average daily flow of treatment plant effluent 40-50,000 GPD
4. Approximate length of wastewater mains:
Size(diameter) 4-inch 6-inch 8-inch Force Mains
Linear feet 11,212 4,800 (4-inch)
5. Number of Manholes 12
6. Number of liftstations 2
7. How do you measure treatment plant effluent? Flow meter

8. Is the treatment plant effluent chlorinated? Yes If yes, what is the normal dosage rate? _____
9. Tap in fees – Wastewater \$ Actual Cost
10. Service availability fees – Wastewater \$ 700 System Capacity
11. Note DEP Treatment Plant Certificate Number and date of expiration:
Number FLA014342 Expiration Date April 20, 2010
12. Total gallons treated during most recent twelve months 17,255,000
13. Wastewater treatment purchased during most recent twelve months N/A

H. Water

1. Gallons per day capacity of treatment facilities existing 432,000
under construction N/A proposed N/A
2. Type of treatment chlorination
3. Approximate average daily flow of treated water 143,364 gpd
4. Source of water supply One Deep Well
5. Types of chemicals used and their normal dosage rates Chlorine/15 GPD
6. Number of wells in service 1 Total capacity in gallons per minute (gpm) 300 GPM

 Diameter/Depth 8-inch /1,375ft.
 Motor horse 20HP
 Pump capacity (gpm) 300
7. Reservoirs and/or hydropneumatic tanks: One 15,000 Hydro/90,000 Ground Storage Tank
8. High service pumping: Two @ 15 hp
9. How do you measure treatment plant production? Well Flow Meter
10. Approximate feet of water mains:

 Size (diameter) 1-inch 1-1/2 2-inch 3-inch 4-inch 6-inch 8-inch
 Linear feet 30,454

 Note any fire flow requirements and imposing government agency
500 GPM
11. Number of fire hydrants in service 18

13. Do you have a meter change out program? Yes
14. Meter installation or tap in fees – Water \$ 100.00
15. Service availability fees – Water \$ 375.00 System Capacity
16. Has the existing treatment facility been approved by DEP ? Yes
17. Total gallons pumped during most recent twelve months 52,328,000
18. Total gallons sold during most recent twelve months 43,778,000
19. Gallons unaccounted for during most recent twelve months 8,550,000
(excluding hydrant flushing)
20. Gallons purchased during most recent twelve months _____

III. Rate Data

A. Individual to contact on tariff matter:

1. Name Gary Morse, Utility Rate Consultant
2. Telephone Number (407) 970-7705

B. Schedule of present rates (Attach additional sheets if more space is needed):

1. Water
 - a. Residential Water Base Charge \$2.90 Usage \$1.35 per thousand
 - b. General Service Base Charge \$2.90 Usage \$1.35 per thousand
 - c. Special Contract _____
 - d. Other _____
2. Wastewater
 - a. Residential Water Base Charge \$3.91 Usage \$1.53 per thousand
 - b. General Service Base Charge \$3.91 Usage \$1.84 per thousand
 - c. Special Contract _____
 - d. Other _____

Note: Residential has 6,000 gallon cap on wastewater.

C. Number of Customers (Most recent two years):

1. Water Metered	<u>2004</u>	<u>2005</u>
a. Residential	<u>479</u>	<u>486</u>
b. General Service	<u>8</u>	<u>8</u>
c. Special Contract	_____	_____
d. Other – Specify	_____	_____
2. Water UnMetered	<u>2004</u>	<u>2005</u>
a. Residential	_____	_____
b. General Service	_____	_____
c. Special Contract	_____	_____

d. Other – Specify _____

	<u>2004</u>	<u>2005</u>
4. Wastewater		
a. Residential	<u>479</u>	<u>486</u>
b. General Service	<u>3</u>	<u>3</u>
c. Special Contract	_____	_____
d. Other – Specify	_____	_____

IV. Affirmation

I, GERALD D. ROSS the undersigned owner, officer, or partner of the above named public utility, doing business in the State of Florida and subject to the control and jurisdiction of the Florida Public Service Commission, certify that the statements set forth herein are true and correct to the best of my information, knowledge and belief.

Signed Gerald D. Ross

Title Private Manager CPA

Notice: Section 837.06, Florida Statutes, provides that any person who knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his duty shall be guilty of a misdemeanor of the second degree.