





## Lee County Summary

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**Schedule of Water Rate Base**

**Florida Public Service Commission**

**Lee County Total**  
**Docket No. 060368-WS**  
 Test Year Ending December 31 of  
 Historical 2005, Projected 2006, 2007

Number of Water Systems: 0

Schedule: A-1  
 Page: 1 of 1  
 Preparer: Robert M. Griffin

Explanation: Provide the calculation of the average Water rate base for the test year, showing all adjustments.  
 All non-used and useful items should be reported as Plant Held For Future Use.

(1) Line No. Description	(2) Historical Base Year 2005		(4) Adjusted Average Balance	(5) Intermediate Year 2006		(6) Adjusted Average Balance	(7) Projected Test Year 2007		(8) Adjusted Average Balance	(9) Supporting Schedules
	Average Balance Per Books	(3) Adjustments	Adjustments	Adjustments	Adjustments	Adjustments				
1 Utility Plant in Service	0	0	0	0	0	0	0	0	0	A-5
2 Utility Land & Land Rights	0	0	0	0	0	0	0	0	0	A-5
3 Less: Non-Used & Useful Plant	0	0	0	0	0	0	0	0	0	A-7
4 Construction Work in Progress	0	0	0	0	0	0	0	0	0	
5 Less: Accumulated Depreciation	0	0	0	0	0	0	0	0	0	A-9
6 Less: CIAC	0	0	0	0	0	0	0	0	0	A-12
7 Accumulated Amortization of CIAC	0	0	0	0	0	0	0	0	0	A-14
8 Acquisition Adjustments	0	0	0	0	0	0	0	0	0	
9 Less: Accum. Amort. of Acq. Adjustments	0	0	0	0	0	0	0	0	0	
10 Less: Advances For Construction	0	0	0	0	0	0	0	0	0	A-16
11 Working Capital Allowance	0	0	0	0	0	0	0	0	0	A-17
12 Total Rate Base	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	



Schedule of Sewer Rate Base

Florida Public Service Commission

Lee County Total  
 Docket No. 060368-WS  
 Test Year Ending December 31 of  
 Historical 2005, Projected 2006, 2007

Number of Sewer Systems: 1

Schedule: A-2  
 Page: 1 of 1  
 Preparer: Robert M. Griffin

Explanation: Provide the calculation of the average Sewer rate base for the test year, showing all adjustments.  
 All non-used and useful items should be reported as Plant Held For Future Use.

(1) Line No. Description	(2) Historical Base Year 2005		(4) Adjusted Average Balance	(5) Intermediate Year 2006 Adjustments	(6) Adjusted Average Balance	(7) Projected Test Year 2007 Adjustments	(8) Adjusted Average Balance	(9) Supporting Schedules
	Average Balance Per Books	Adjustments						
1 Utility Plant in Service	3,245,520	370	3,245,890	(287,357)	2,958,533	462,772	3,421,304	A-6
2 Utility Land & Land Rights	60,000	0	60,000	0	60,000	0	60,000	A-6
3 Less: Non-Used & Useful Plant	0	0	0	0	0	0	0	A-7
4 Construction Work in Progress	0	0	0	0	0	0	0	
5 Less: Accumulated Depreciation	(1,878,433)	(10,074)	(1,888,506)	243,918	(1,644,588)	(74,693)	(1,719,282)	A-10
6 Less: CIAC	(421,470)	0	(421,470)	(1,385)	(422,855)	0	(422,855)	A-12
7 Accumulated Amortization of CIAC	357,009	0	357,009	23,839	380,848	23,283	404,130	A-14
8 Acquisition Adjustments	0	0	0	0	0	0	0	
9 Less: Accum. Amort. of Acq. Adjustments	0	0	0	0	0	0	0	
10 Less: Advances For Construction	0	0	0	0	0	0	0	A-16
11 Working Capital Allowance	0	11,377	11,377	(1,214)	10,163	478	10,641	A-17
12 Total Rate Base	<u>1,362,626</u>	<u>1,674</u>	<u>1,364,300</u>	<u>(22,200)</u>	<u>1,342,100</u>	<u>411,839</u>	<u>1,753,939</u>	





Schedule of Water Net Operating Income

Florida Public Service Commission

Lee County Total  
Docket No. 060368-WS

Number of Water Systems: 0

Schedule: B-1  
Page: 1 of 1  
Preparer: Jack Schreyer

Schedule Year Ended December 31 of:

Historical 2005, Projected 2006, 2007

Explanation: Provide the calculation of net operating income for the test year. If amortization (Line 4) is related to any amount other than an acquisition adjustment, submit an additional schedule showing a description and calculation of charge.

Line No.	(1) Description	(2) Per Books 2005	(3) Utility Test Year Adjustment	(4) Adjusted Test Year 2005	(5) Adjustments 2005-06	(6) Adjusted Intermd. Yr 2006	(7) Adjustments 2006-07	(8) Adjusted Rate Year 2007	(9) Requested Revenue Adjustment	(10) Requested Annual Revenues	(11) Supporting Schedules
1	OPERATING REVENUES	0	0	0	0	0	0	0	0	0	B-4
2	Operation & Maintenance	0	0	0	0	0	0	0	0	0	B-5
3	Depreciation, net of CIAC Amort.	0	0	0	0	0	0	0	0	0	B-13
4	Amortization	0	0	0	0	0	0	0	0	0	
5	Taxes Other Than Income	0	0	0	0	0	0	0	0	0	B-15
6	Provision for Income Taxes	0	0	0	0	0	0	0	0	0	C-1
7	OPERATING EXPENSES	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	
8	NET OPERATING INCOME	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	
9	RATE BASE	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	A-1
10	RATE OF RETURN	<u>-</u>	<u>-</u>	<u>-</u>						<u>-</u>	

Requested Revenue Increase: #DIV/0!



Schedule of Sewer Net Operating Income

Florida Public Service Commission

Lee County Total  
 Docket No. 060368-WS  
 Schedule Year Ended December 31 of:

Number of Sewer Systems: 1

Schedule: B-2  
 Page: 1 of 1  
 Preparer: Jack Schreyer

Historical 2005, Projected 2006, 2007

Explanation: Provide the calculation of net operating income for the test year. If amortization (Line 4) is related to any amount other than an acquisition adjustment, submit an additional schedule showing a description and calculation of charge.

Line No.	(1) Description	(2) Per Books 2005	(3) Utility Test Year Adjustment	(4) Adjusted Test Year 2005	(5) Adjustments 2005-06	(6) Adjusted Intermd. Yr 2006	(7) Adjustments 2006-07	(8) Adjusted Rate Year 2007	(9) Requested Revenue Adjustment	(10) Requested Annual Revenues	(11) Supporting Schedules
1	OPERATING REVENUES	248,243	5,280	253,522	4,584	258,106	0	258,106	494,753	752,860	B-4
2	Operation & Maintenance	257,083	31,337	288,420	(37,975)	250,446	41,662	292,108	7,307	299,415	B-6
3	Depreciation, net of CIAC Amort.	111,215	52,368	163,583	(19,002)	144,581	26,199	170,780	0	170,780	B-14
4	Amortization	0	0	0	0	0	0	0	0	0	
5	Taxes Other Than Income	27,250	0	27,250	10,000	37,251	8,761	46,011	22,264	68,275	B-15
6	Provision for Income Taxes	(64,813)	43,328	(21,485)	3,168	(18,317)	(35,374)	(53,691)	120,210	66,518	C-1
7	OPERATING EXPENSES	330,736	127,033	457,769	(43,808)	413,961	41,247	455,208	149,780	604,989	
8	NET OPERATING INCOME	(82,494)	(121,753)	(204,247)	48,392	(155,855)	(41,247)	(197,102)	344,973	147,871	
9	RATE BASE	1,362,626	1,674	1,364,300	(22,200)	1,342,100	411,839	1,753,939		1,753,939	A-2
10	RATE OF RETURN	-6.05%		-14.97%						8.43%	

Requested Revenue Increase: 191.7%



## Schedule of Requested Cost of Capital

## Florida Public Service Commission

Lee County Total  
 Docket No. 060368-WS  
 Test Year Ending: 12/31/07  
 Historical [ ] Projected [ X ]

Number of Water Systems: 0  
 Number of Sewer Systems: 1

Schedule: D-1  
 Page: 1 of 1  
 Preparer: Jack Schreyer

Explanation: Provide a schedule which calculates the requested Cost of Capital on a 13-month average basis.  
 If a year-end basis is used submit an additional schedule reflecting year-end calculations.

(1)	(2)	(3)	(4)	(5)	(6)	(7)
Line No.	Reconciled To Requested Rate Base	Ratio	Cost Rate	Weighted Cost Rate	Cost	Supporting Schedules
<b>WATER</b>						
1	Long-Term Debt	0	0.00%	6.00%	0.00%	0 D-2
2	Short-Term Debt	0	0.00%		0.00%	0 D-2
3	Preferred Stock	0	0.00%		0.00%	0 D-2
4	Common Stock	0	0.00%	10.12%	0.00%	0 D-2
5	Customer Deposits	0	0.00%	6.00%	0.00%	0 D-2
6	Accumulated Deferred Income Taxes	0	0.00%	0.00%	0.00%	0 D-2
7	Total	<u>0</u>	<u>0.00%</u>		<u>0.00%</u>	<u>0</u>
<b>SEWER</b>						
8	Long-Term Debt	697,765	39.78%	6.00%	2.39%	41,866 D-2
9	Short-Term Debt	0	0.00%	0.00%	0.00%	0 D-2
10	Preferred Stock	0	0.00%	0.00%	0.00%	0 D-2
11	Common Stock	1,046,647	59.67%	10.12%	6.04%	105,921 D-2
12	Customer Deposits	1,658	0.09%	6.00%	0.01%	100 D-2
13	Accumulated Deferred Income Taxes	7,869	0.45%	0.00%	0.00%	0 D-2
14	Total	<u>1,753,939</u>	<u>100.00%</u>		<u>8.43%</u>	<u>147,886</u>



## Rate Schedule - Proposed Rates

## Florida Public Service Commission

Lee County Total  
 Docket No. 060368-WS  
 Test Year End: 12/31/2005  
 Water [X] Sewer [X]

Number of Water Systems: 0  
 Number of Sewer Systems: 1

Schedule: E-1  
 Page: 1 of 1  
 Preparer: Jack Schreyer

Explanation: Provide a schedule of present and proposed interim rates

Line No.	(1) Class/Meter Size	(2)	(3) Proposed County Rates	(4) Class/Meter Size	(5)	(6) Proposed County Rates
<b>WATER</b>				<b>SEWER</b>		
1	Residential			Residential		
2	5/8" X 3/4"	-		5/8" X 3/4"		108.96
3	3/4"	-		3/4"		163.44
4	1"	-		1"		272.40
5	1-1/2"	-		1-1/2"		544.80
6	2"	-		2"		871.68
7	3"	-		3"		1,743.36
8	4"	-		4"		2,723.99
9	6"	-		6"		5,447.99
10	8"	-		8"		8,716.78
11	10"	-		10"		12,530.37
12	Gallorage charge					
13	Block 1	-		Gallorage cap (gallons)		6,000
14	Block 2	-		Gallorage charge		11.72
15	Block 3	-				
16	General Service			General Service		
17	5/8" X 3/4"	-		5/8" X 3/4"		108.96
18	3/4"	-		3/4"		163.44
19	1"	-		1"		272.40
20	1-1/2"	-		1-1/2"		544.80
21	2"	-		2"		871.68
22	3"	-		3"		1,743.36
23	4"	-		4"		2,723.99
24	6"	-		6"		5,447.99
25	8"	-		8"		8,716.78
26	10"	-		10"		12,530.37
27	Gallorage charge	-		Gallorage charge		14.07
28	Fire Protection			Flat Rate		
29	2"	-		Res. Wastewater Only		228.82
30	3"	-		Sprinkler Heads		-
31	4"	-		Reuse		3,012.01
32	6"	-				
33	8"	-				
34	10"	-				





Projected Test Year Revenue Calculation

Florida Public Service Commission

Lee County Total Number of Water Systems: 0  
 Docket No. 060368-WS  
 Schedule Year End: 12/31/2007  
 Water [ X ] or Sewer [ ]

Schedule: E-13w  
 Page: 1 of 1  
 Preparer: Jack Schreyer

Explanation: If a projected test year is used, provide a schedule of historical and projected bills and consumption by classification. Include a calculation of each projection factor on a separate schedule, if necessary. List other classes or meter sizes as applicable.

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
Line No.	Class/Meter Size		Proj. Test Year 2007 Bills			Proj. Test Year 2007 Consump.	WgtdAvg Present Rates	Proj. 2007 Revenue at Pres. Rates	Conserv. Gallons	Proposed County Rates	Projected 2007 Rev. Req.
1	<b>Residential</b>										
2	5/8" X 3/4"		0			0	-	0		-	0
3	3/4"		0			0	-	0		-	0
4	1"		0			0	-	0		-	0
5	1-1/2"		0			0	-	0		-	0
6	2"		0			0	-	0		-	0
7	3"		0			0	-	0		-	0
8	4"		0			0	-	0		-	0
9	<i>Gallorage</i>										
10	Block 1					0	-	0	0	-	0
11	Block 2					0	-	0	0	-	0
12	Block 3					0	-	0	0	-	0
13	Total Residential		<u>0</u>			<u>0</u>		<u>0</u>	<u>0</u>		<u>0</u>
14	<i>Average Bill</i>							0.00			0.00
15	<b>Commerical</b>										
16	5/8" X 3/4"		0			0	-	0		-	0
17	3/4"		0			0	-	0		-	0
18	1"		0			0	-	0		-	0
19	1-1/2"		0			0	-	0		-	0
20	2"		0			0	-	0		-	0
21	3"		0			0	-	0		-	0
22	4"		0			0	-	0		-	0
23											
24	<i>Gallorage</i>					0	-	0	0	-	0
25	Total Commercial		<u>0</u>			<u>0</u>		<u>0</u>	<u>0</u>		<u>0</u>
26	<i>Average Bill</i>							0.00			0.00
27	<b>Multi-Family</b>										
28	5/8" X 3/4"		0			0	-	0		-	0
29	3/4"		0			0	-	0		-	0
30	1"		0			0	-	0		-	0
31	1-1/2"		0			0	-	0		-	0
32	2"		0			0	-	0		-	0
33	3"		0			0	-	0		-	0
34	4"		0			0	-	0		-	0
35											
36	<i>Gallorage</i>					0	-	0	0	-	0
37	Total Multi-Family		<u>0</u>			<u>0</u>		<u>0</u>	<u>0</u>		<u>0</u>
38	<i>Average Bill</i>							0.00			0.00
39	<b>Fire Protection</b>										
40	2"		0				-	0		-	0
41	3"		0				-	0		-	0
42	4"		0				-	0		-	0
43	6"		0				-	0		-	0
44	8"		0				-	0		-	0
45	10"		0				-	0		-	0
46	Per Hydrant		0				-	0		-	0
47	Total Fire Protection		<u>0</u>			<u>0</u>		<u>0</u>			<u>0</u>
48	<i>Average Bill</i>							0.00			0.00
49	<b>Subtotals</b>		<u>0</u>			<u>0</u>		<u>0</u>			<u>0</u>
50	Misc. Service Charge							0			0
51	<b>Total Revenue</b>							<u>0</u>			<u>0</u>



Projected Test Year Revenue Calculation

Florida Public Service Commission

Lee County Total  
 Docket No. 060368-WS  
 Schedule Year End: 12/31/2007  
 Water [ ] or Sewer [ X ]

Number of Sewer Systems: 1  
 Schedule: E-13s  
 Page: 1 of 1  
 Preparer: Jack Schreyer

Explanation: If a projected test year is used, provide a schedule of historical and projected bills and consumption by classification. Include a calculation of each projection factor on a separate schedule, if necessary. List other classes or meter sizes as applicable.

(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)	(10)	(11)	(12)
Line No.	Class/Meter Size		Proj. Test Year 2007 Bills			Proj. Test Year 2007 Usage	WgtdAvg Present Rates	Proj. 2007 Revenue at Pres. Rates	Proposed Year 2007 Usage	Proposed County Rates	Projected 2007 Rev. Req.
1	<b>Residential</b>										
2	5/8" X 3/4"		392			1,685	28.61	11,215		108.96	42,712
3	3/4"		0			0	-	0		163.44	0
4	1"		0			0	-	0		272.40	0
5	1-1/2"		0			0	-	0		544.80	0
6	2"		0			0	-	0		871.68	0
7	3"		0			0	-	0		1,743.36	0
8	4"		0			0	-	0		2,723.99	0
9	Gallonge cap (gallons)									6,000	
10	Capped Usage					1,685	3.94	6,637	1,163	11.72	13,630
11	Usage Above Cap					2,183			2,704		0
12											0
13	Total Residential		392			3,867		17,852	3,867		56,343
14	Average Bill							45.54			143.73
15	<b>Commerical</b>										
16	5/8" X 3/4"		84			3,002	28.61	2,403		108.96	9,153
17	3/4"		0			0	-	0		163.44	0
18	1"		36			913	71.54	2,575		272.40	9,806
19	1-1/2"		48			7,007	143.07	6,867		544.80	26,150
20	2"		120			4,108	228.89	27,467		871.68	104,602
21	3"		36			1,096	500.77	18,028		1,743.36	62,761
22	4"		60			0	858.45	51,507		2,723.99	163,439
23											
24	Gallonge					20,216	4.71	95,217	20,216	14.07	284,439
25	Total Commercial		384			20,216		204,065	20,216		660,351
26	Average Bill							531.42			1,719.66
27	<b>Multi-Family</b>										
28	5/8" X 3/4"		0			0	-	0		108.96	0
29	3/4"		0			0	-	0		163.44	0
30	1"		0			0	-	0		272.40	0
31	1-1/2"		0			0	-	0		544.80	0
32	2"		0			0	-	0		871.68	0
33	3"		0			0	-	0		1,743.36	0
34	4"		0			0	-	0		2,723.99	0
35											
36	Gallonge					0	-	0	0	14.07	0
37	Total Multi-Family		0			0		0	0		0
38	Average Bill							0.00			0.00
39	<b>Flat Rate</b>										
40	Res. Wastewater Only		0			0	-	0		228.82	0
41	Sprinkler Heads		0			0	-	0		-	0
42	Reuse		12			0	3,012.01	36,144		3,012.01	36,144
43	Total Flat Rate - Other							36,144			36,144
44	<b>Subtotals</b>		776			24,083		258,061	24,083		752,837
45	Misc. Service Charge							45			45
46	<b>Total Revenue</b>							<u>258,106</u>			<u>752,882</u>

