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KATHRYN.COWDERY@RUDEN.COM

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COMMISSION  
CLERK

January 8, 2007

Carl E. Cool  
County Administrator  
Chief Executive Officer, Highlands County  
P.O. Box 1926  
Sebring, Florida 33871

Re: Florida Public Service Commission Staff Assisted Rate Case for Mink Associates II, LLC  
d/b/a Crystal Lake Club Utilities in Highlands County, Docket No. 060747-WS

Dear Mr. Cool:

This firm represents Mink Associates II, LLC d/b/a Crystal Lake Club Utilities ("Mink Associates.") Mink Associates has filed an application for a Florida Public Service Commission staff assisted rate case, and pursuant to statute is required to mail a copy of the application to the chief executive officer of Highlands County. Enclosed with this letter is the November 15, 2006 application to fulfill this requirement, as well as a December 13, 2006 letter from commission Staff.

Please let me know if you have any questions.

Sincerely,

Kathryn G.W. Cowdery

- CMP \_\_\_\_\_
- COM \_\_\_\_\_
- CTR \_\_\_\_\_
- ECR \_\_\_\_\_
- GCL \_\_\_\_\_
- OPC \_\_\_\_\_
- RCA \_\_\_\_\_
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TAL:57705:1

cc (w/enc.): Division of Commission Clerk and Administrative Services (060747-WS)

DOCUMENT NUMBER-DATE

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



215 SOUTH MONROE STREET  
SUITE 815  
TALLAHASSEE, FLORIDA 32301

(850) 412-2000  
FAX: (850) 412-1307  
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

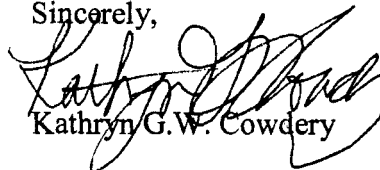
Re: Application for Staff Assisted Rate Case pursuant to Sec. 25-30.455 by Mink Associates II, LLC d/b/a Crystal Lake Club Utilities

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

bcc(w/mc.): Gerald Ross  
Gary Morse

TAL:57212:1

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

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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>\$ &lt; 9,198 &gt;</u>	<u>\$ &lt; 11,085 &gt;</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)	<u>4-inch</u>	<u>6-inch</u>	<u>8-inch</u>	<u>Force Mains</u>
Linear feet			<u>11,212</u>	<u>4,800 (4-inch)</u>

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 \_\_\_\_\_

4. Wastewater	<u>2004</u>	<u>2005</u>
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.

COMMISSIONERS:  
LISA POLAK EDGAR, CHAIRMAN  
J. TERRY DEASON  
ISILIO ARRIAGA  
MATTHEW M. CARTER II  
KATRINA J. TEW

## STATE OF FLORIDA



TIMOTHY DEVLIN, DIRECTOR  
DIVISION OF ECONOMIC REGULATION  
(850) 413-6900

## Public Service Commission

December 13, 2006

Kathryn G.W. Cowdery  
Mink Associates II LLC d/b/a  
Crystal Lake Club Utilities  
215 South Monroe Street  
Tallahassee, FL 32301

**Re: Staff Assisted Rate Case for Mink Associates II, LLC d/b/a Crystal Lake Club Utilities in Highlands County, Docket No. 060747-WS**

Dear : Ms. Cowdery

We have determined eligibility for staff assistance filed by Mink Associates II, LLC d/b/a Crystal Lake Club Utilities. We find that the utility is eligible for the staff assisted rate case filing.

We have received your filing fee in the amount of \$1,000 for water and \$1,000 for wastewater. The fees are based on the capacity of the utility systems as provided by Section 367.145(2) of the Florida Statutes.

Section 367.091(2), Florida Statutes, provides:

Upon filing an application for new rates, the utility shall mail a copy of the application to the chief executive officer of the governing body of each county within the service areas included in the rate request. The governing body may petition the commission for leave to intervene in the rate change proceeding and the commission shall grant intervenor status to any governing body that files a petition.

Please forward a copy of Mink Associates II, LLC d/b/a Crystal Lake Club Utilities' application for a SARC to the Chief Executive Officer of Highlands County as required by law, and copy the Commission as proof that an application was forwarded to them.

CAPITAL CIRCLE OFFICE CENTER • 2540 SHUMARD OAK BOULEVARD • TALLAHASSEE, FL 32399-0850

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PSC Website: <http://www.floridapsc.com>

Internet E-mail: [contact@psc.state.fl.us](mailto:contact@psc.state.fl.us)

Ms. Cowdery  
December 13, 2006  
Page 2 of 2

Members of Commission staff will contact you to schedule a convenient time for examination of the utility's books and records and physical plant. If you have any questions regarding the rate proceeding, please call Tracey Biggins at (850) 413- 6844.

Sincerely,



Timothy Devlin  
Director

TD/tb

cc: Division of Economic Regulation (Biggins, Rendell, Bulecza-Banks)  
Office of General Counsel (Holley)  
Division of Commission Clerk and Administrative Services (060747-WS)