

CENTURY REALTY FUNDS, INC.

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08 FEB 28 PM 4: 58
COMMISSION
CLERK

Ms. Cheryl Johnson
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850

Re: Century Fairfield Village
Docket No. 070548-WS

Dear Cheryl,

Enclosed are the schedules that I have tried to complete for the Fairfield Village tariff. Since I don't have a lot of historical information I did not know if the expenses for the plants are going to be about the same. Some seemed high, but they were repetitive. I did make a change from the cost study assets as we put in a new well at the end of November. I do hope that I didn't completely misunderstand the information that you sent to me. I did try to follow the examples.

Please call me with any questions that you may have.

Sincerely,


Kim Kelley

2/28/08
Rec'd from ECR
to be placed in
DKT file -
M. Blockard

DOCUMENT NUMBER-DATE
01486 FEB 28 08
PPSC COMMISSION

Century Fairfield Village
Schedule of Water Rate Base

Utility Plant in Service	331,950
Accumulated Depreciation	(114,425)
CIAC	(141,607)
Amortization of CIAC	85,941
Working capital allowance	<u>24,783</u>
Water rate base	186,642

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Century Fairfield Village
Schedule of Wastewater Rate Base

Utility Plant in Service	572,449
Accumulated Depreciation	(289,113)
CIAC	(485,112)
Amortization of CIAC	294,414
Working capital allowance	<u>5,960</u>
Wastewater rate base	98,598

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Century Fairfield Village
Schedule of Expenses - Water

Acct
No.

601	Salaries & Wages - Employees	
603	Salaries & Wages - other	
604	Employees Pensions & Benefits	
610	Purchased Water	
615	Purchased Power	6,232
616	Fuel for Power Production	
618	Chemicals	716
620	Materials & Supplies	477
630	Contractual Services	12,049
640	Rents	
650	Transportation Expense	
655	Insurance Expense	350
665	Regulatory Commission Exp	
670	Bad Debt Expense	
675	Misc. Expense	
403	Depreciation Expense	9,794
407	Amortization Expense - Other	(5,055)
408	Taxes Other than Income	1,485
409	Income Taxes	

Total Expenses 26,048

Average cost per customer per month 7.31

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Century Fairfield Village
Schedule of Expenses - Wastewater

Acct
No

701	Salaries & Wages - Employees	
703	Salaries & Wages - Other	
704	Employee Pensions & Benefits	
710	Purchased Wastewater Treatment	
711	Sludge Removal Expense	11,723
715	Purchased Power	13,263
716	Fuel for Power Production	
718	Chemicals	1,431
720	Materials & Supplies	1,039
730	Contractual Services	19,872
740	Rents	
750	Transportation Expense	
755	Insurance Expense	350
765	Regulatory Commission Expense	
770	Bad Debt Expense	
775	Misc. Expense	
403	Depreciation Expense	15,568
407	Amortization Expense	(17,318)
408	Taxes other than Income	2,661
409	Income Taxes	
	Total Expenses	<u>48,589</u>

Average cost per customer per month 13.63

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Century Fairfield Village
Operations Statements

Statement of Water Operations

Description

Operating Revenues	<u>\$48,114</u>
Operating and Maintenance	27,249
Depreciation Expense	4,739
Taxes other than income	<u>1,800</u>
Total operating expense	<u>33,788</u>
Net operating Income (loss)	14,326
Rate Base	186,642
Rate of Return	7.67%

Statement of Wastewater Operations

Description

Operating Revenues	<u>\$57,024</u>
Operating and Maintenance	47,678
Depreciation Expense	(1,750)
Taxes other than Income	<u>2,661</u>
Total Operating Expense	<u>48,589</u>
Net Operating Income(Loss)	8,435
Rate Base	98,598
Rate of Return	8.55%

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Century Fairfield Village
Monthly Service Rates

	Water	Wastewater
Base Facility Charge		
5/8" x 3/4	\$5.00	\$6.50
First 10,000 gallons	\$1.70	
Next 5,000 gallons	\$2.25	
Charge per 1,000 gallons *		\$1.90

* Cap of 10,000 gallons for wastewater

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FAIRFIELD VILLAGE
Water Facilities
Estimated Current Valuation

<u>NARUC</u> <u>Account</u>	<u>Description</u>	<u>Year</u> <u>Installed</u>	<u>Useful</u> <u>Life</u>	<u>Depreciation</u> <u>Rate</u>	<u>Age</u> <u>(Years)</u>	<u>Index Value</u>		<u>Replacement</u> <u>Cost</u>	<u>Estimated Original</u> <u>Cost</u>	<u>Accumulated</u> <u>Depreciation</u>	<u>Original Cost Less</u> <u>Accum. Depreciation</u>
						<u>Year 2006</u>	<u>Year Installed</u>				
303	Land and Land Rights							\$ 1,200.00		\$	\$ 1,200.00
304	Structures and Improvements	1990	27	3.70%	17	393	235	\$ 6,687.50	\$ 3,998.89	\$ 2,517.82	\$ 1,481.07
307	Wells and Springs										
	Well No. 1	1990	27	3.70%	17	393	235	\$ 4,500.00	\$ 2,690.84	\$ 1,694.23	\$ 996.61
	Well No. 2	2003	27	3.70%	4	393	324	\$ 11,000.00	\$ 9,068.70	\$ 1,343.51	\$ 7,725.19
310	Power Generation Equipment	2003	17	5.88%	4	619	546	\$ 15,500.00	\$ 13,672.05	\$ 3,216.95	\$ 10,455.10
311	Pumping Equipment										
	Pump -Well No. 1	1990	17	5.88%	17	619	239	\$ 4,500.00	\$ 1,737.48	\$ 1,737.48	\$ -
	Pump -Well No. 2	2003	17	5.88%	4	619	546	\$ 4,500.00	\$ 3,969.31	\$ 933.95	\$ 3,035.35
320	Water Treatment Plant Equipment	1990	17	5.88%	17	458	305	\$ 63,445.00	\$ 42,250.49	\$ 42,250.49	\$ -
330	Steel Pneumatic Tanks										
	4,000 Gallon	1990	30	3.33%	17	375	229	\$ 14,000.00	\$ 8,549.33	\$ 4,844.62	\$ 3,704.71
	10,000 Gallon	2003	30	3.33%	4	375	275	\$ 26,500.00	\$ 19,433.33	\$ 2,591.11	\$ 16,842.22
331	Transmission and Distribution Lines										
	Phase I	1990	40	2.50%	17	292	198	\$ 65,960.00	\$ 44,726.30	\$ 19,008.68	\$ 25,717.62
	Phase II	2003	40	2.50%	4	292	220	\$ 80,098.00	\$ 60,347.81	\$ 6,034.78	\$ 54,313.03
	Valves and Valve Boxes										
	Phase I	1990	20	5.00%	17	292	198	\$ 4,425.00	\$ 3,000.51	\$ 2,550.44	\$ 450.08
	Phase II	2003	20	5.00%	4	292	220	\$ 4,050.00	\$ 3,051.37	\$ 610.27	\$ 2,441.10
332	Services										
	Phase I	1990	35	2.86%	17	397	227	\$ 65,310.00	\$ 37,343.50	\$ 18,138.27	\$ 19,205.23
	Phase II	2003	35	2.86%	4	397	289	\$ 55,020.00	\$ 40,052.34	\$ 4,577.41	\$ 35,474.93
334	Meters and Meter Installation										
	Phase I	2006	17	5.88%	1	419	419	\$ 16,200.00	\$ 16,200.00	\$ 952.94	\$ 15,247.06
	Phase II	2003	17	5.88%	4	419	343	\$ 13,600.00	\$ 11,133.17	\$ 2,619.57	\$ 8,513.60
								\$ 456,495.50	\$ 321,225.43	\$ 115,622.54	\$ 206,802.90

FAIRFIELD VILLAGE
Wastewater Facilities
Estimated Current Valuation

<u>NARUC</u> <u>Account</u>	<u>Description</u>	<u>Year</u> <u>Installed</u>	<u>Useful</u> <u>Life</u>	<u>Depreciation</u> <u>Rate</u>	<u>Age</u> <u>(Years)</u>	<u>Index Value</u>		<u>Replacement</u> <u>Cost</u>	<u>Estimated Original</u> <u>Cost</u>	<u>Accumulated</u> <u>Depreciation</u>	<u>Original Cost Less</u> <u>Accum. Depreciation</u>
						<u>Year 2006</u>	<u>Year Installed</u>				
353	Land and Land Rights							\$ 23,700.00			\$ 23,700.00
354	Structures and Improvements	1990	27	3.70%	17	393	235	\$ 16,500.00	\$ 9,866.41	\$ 6,212.19	\$ 3,654.23
360	Collection Sewers -Force	1990	27	3.70%	17	292	198	\$ 7,448.00	\$ 5,050.36	\$ 3,179.85	\$ 1,870.50
361	Collection Sewers -Gravity										
	Gravity Sewer -Phase I	1990	40	2.50%	17	292	198	\$ 105,070.00	\$ 71,246.10	\$ 30,279.59	\$ 40,966.51
	Manholes -Phase I	1990	27	3.70%	17	292	198	\$ 56,910.00	\$ 38,589.66	\$ 24,297.19	\$ 14,292.47
	Gravity Sewer -Phase II	2003	17	5.88%	4	292	220	\$ 77,615.00	\$ 58,477.05	\$ 13,759.31	\$ 44,717.75
	Manholes -Phase II	2003	27	3.70%	4	292	220	\$ 40,650.00	\$ 30,626.71	\$ 4,537.29	\$ 26,089.42
363	Services to Customers										
	Service Laterals -Phase I	1990	35	2.86%	17	292	198	\$ 38,550.00	\$ 26,140.07	\$ 12,696.60	\$ 13,443.46
	Service Laterals -Phase II	2003	35	2.86%	4	292	220	\$ 32,350.00	\$ 24,373.29	\$ 2,785.52	\$ 21,587.77
371	Pumping Equipment -Lift Station Pkg.	1990	15	6.67%	17	292	220	\$ 113,850.00	\$ 85,777.40	\$ 85,777.40	\$ -
380	Treatment and Disposal Equipment										
	Treatment Plant	1990	40	2.50%	17	458	305	\$ 360,000.00	\$ 239,737.99	\$ 101,888.65	\$ 137,849.34
	Percolation Ponds	1990	40	2.50%	17	458	305	\$ 13,070.00	\$ 8,703.82	\$ 3,699.12	\$ 5,004.70
TOTALS								\$ 885,713.00	\$ 598,588.85	\$ 289,112.71	\$ 333,176.14

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CENTURY FAIRFIELD VILLAGE
DEPRECIATION
12/31/07

ACCT #	WATER ACCTS	UTILITY PLANT IN SERVICE			RATE	ACCUMULATED DEPRECIATION			
		1/1/07	ADDITIONS	DELETIONS		12/31/07	1/1/07	DEBITS	CREDITS
301	ORGANIZATION	0.00			0.00%			0.00	0.00
302	FRANCHISES	0.00			0.00%			0.00	0.00
304	STRUCTURES/IMPROVE	3,998.89			3.70%	2,369.86	147.96		2,517.82
307	WELLS & SPRINGS	22,483.70			3.70%	1,007.96	831.90		1,839.86
309	SUPPLY MAINS	0.00			3.13%		0.00		0.00
310	POWER GENERATION EQUIP	13,672.05			5.88%	2,413.03	803.92		3,216.95
311	PUMPING EQUIPMENT	5,706.79			5.88%	2,335.87	335.56		2,671.43
320	WATER TREATMENT EQUIP	42,250.49			5.88%	42,250.49			42,250.49
330	DISTRIBUTION RES/STANDPIPES	27,982.66			3.33%	6,503.91	931.82		7,435.73
331	TRANS/DISTR MAINS	111,125.99			2.63%	25,281.56	2,922.61		28,204.17
333	SERVICES	77,395.84			2.86%	20,502.16	2,213.52		22,715.68
334	METERS & INSTALLATIONS	27,333.17			5.88%	1,965.32	1,607.19		3,572.51
335	HYDRANTS	0.00			2.50%		0.00		0.00
343	TOOLS, SHOP & GARAGE EQUIP	0			6.67%	0.00	0.00		0.00
		<u>331,949.58</u>				<u>104,630.16</u>	<u>9,794.48</u>		<u>114,424.64</u>

WASTEWATER

351	ORGANIZATION	0.00			3.70%		0.00		0.00
352	FRANCHISES	0.00			3.70%		0.00		0.00
354	STRUCTURES & IMPROVEMENTS	9,866.41			3.70%	5,847.13	365.06		6,212.19
360	COLLECTION SEWERS-FORCE	5,050.36			3.70%	2,992.99	186.86		3,179.85
361	COLLECTION SEWERS-GRAVITY	198,939.52			3.70%	65,512.62	7,360.76		72,873.38
363	SERVICES TO CUSTOMERS	50,513.36			2.86%	14,037.44	1,444.68		15,482.12
364	FLOW MEASURING DEVICES	0.00			20.00%		0.00		0.00
365	FLOW MEASURING INSTALL	0.00			2.86%		0.00		0.00
370	RECEIVING WELLS	0.00			5.56%		0.00		0.00
371	PUMPING EQUIPMENT	85,777.40			6.67%	85,777.40	0.00		85,777.40
380	TREATMENT/DISP EQUIPMENT	248,441.81			2.50%	99,376.72	6,211.05		105,587.77
381	PLANT SEWERS	0.00			6.67%		0.00		0.00
	TOTALS	598,588.86				273,544.30	15,568.41		289,112.71

CIAC AMORTIZATION

	CONTRIBUTIONS IN AID OF CONSTRUCTION			ACCUMULATED AMORTIZATION				
	1/1/07	DEBITS	CREDITS	12/31/07	1/1/07	DEBITS*	CREDITS	12/31/07
WATER	141,606.50		0.00	141,606.50	3.57%	80,885.60	5,055.35	85,940.95
WASTEWATER	485,111.81		0.00	485,111.81	3.57%	277,095.84	17,318.49	294,414.33
TOTAL	626,718.31		0.00	626,718.31		357,981.44	22,373.84	380,355.28