

March 10, 2008

Ann Cole, Commission Clerk  
Office of Commission Clerk  
Florida Public Service Commission  
2540 Shumard Oak Boulevard  
Tallahassee, FL 32399

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COMMISSION  
CLERK

RE: Docket No. 070413

Dear Ms. Cole,

This letter is being written by, Steve George, a concerned resident of Swiss Village in Winter Haven, Florida, in reference to the Staff Assisted Rate Case (SARC) under the jurisdiction of SV Utilities. It is necessary at this time to identify that Hidden Cove West and Hidden Cove East are also under SV Utilities.

At first, I want to commend all of the PSC staff who have been involved with this particular SARC for SV Utilities. The staff's intensive investigation required many hours of research and I wish to express my respect for their efforts. The Audit Report is very detailed in it's findings and effects on the filing as well as the preliminary Staff Report's issues, recommendations, and analysis.

Due to the shortage of rain fall, I understand the PSC's concern about water usage across the state of Florida and the encouragement of water conservation. I'm cognizant of the fact that it will require an abundant amount of precipitation and prudent water management to return to adequate water levels of the past.

Let me first state that perhaps some or maybe all of the issues that are being brought to the attention of the PSC in this letter could have already been addressed since the preliminary Staff Report was produced. I'm optimistic that the staff will receive these findings in good faith to analyze them and act accordingly because if left unobserved they would have an adverse effect on our future water rates.

The PSC-99-1234 order issued on 6/22/99 refers to Docket No. 981337 and documents contained herein from Docket No. 070413, Staff Report and Utility Annual Report. Document No. 0752099 (Ex 1-A) has ambiguous language describing our present rates and allotment from SV Utilities, which has led staff to misinterpret what really existed. They believe that the base rate of \$15.71 per month has an allotment of water usage up to 8,000 gallons per quarter, since meters are read once a quarter. In the Staff Report in

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Issue 7, pg. 18, first paragraph, (Ex 1-B) it again shows an allotment of 8,000 gallons per quarter. Also, in Issue 8, pg. 20, second paragraph, (Ex 1-C). Ironically, in this same Staff Report the proper rates are shown on pgs. 38 and 39 (Ex 1-D and 1-E respectively, under Utility's Existing Rates).

However, here are the facts that were in place when SV Utilities came under the jurisdiction of PSC on May 14, 1996. The Utility's original filing application for this SARC on July 16, 2007, clearly shows the tariffs that were present for water and waste water rates on pgs. 37 and 76 (Ex 2-A and 2-B respectively). Document No. 13299 under Rate Authority, Pursuant to Rule 25-30.035 (8), Florida Administrative Code (Ex 3-A) it says the applicant must state present rate structure and authority which they complied with, which shows rates and allotment on pg. 3 (Ex 3-B).

In Document No. 14463, the Utility filed for a waiver of 1996 and 1997 Regulatory Assessment Fees (RAF) and again state tariffs on pg. 2 (Ex 4) with pass-through rate of \$.71. The commission made an administrative decision to grant the Utility this \$.71 pass-through under the "Principles of Fairness" because the PSC misplaced their original application for the period of 2 years, 1996-1998 when they came under the jurisdiction of the PSC.

In Document No. 00313, pgs. 5-18, (Ex 5-A to 5-N) shows prospectus and lease agreements for all mentioned three parks (Swiss Village, Hidden Cove West, and Hidden Cove East) and states identical rates that have been mentioned previously.

Document No. 05754, pg. 7, (Ex 6-A) shows staff recommends accepting present rates and applying the \$.71 pass-through with pg. 8 (Ex 6-B) showing previous rates in place and new rates.

Document No. 06739, pg. 1-2, (Ex 7-A and 7-B) shows commission approved rates in effect at time of filing with modifications.

Here is an example of how our present rates are applied. If there is an over usage of 24,000 gallons in a quarter (8,000 per month) then there is a two tier penalty. If 27,500 gallons were used in a quarter there would be an overcharge of 2,000 gallons at \$1.31 per thousand (\$2.62) and 1,500 gallons at \$2.09 per thousand (\$3.14) totaling (\$5.76) as an additional billing to the monthly fee of \$15.71.

Next, I want to address the number of residential and general service customers. It is stated in the final Audit Report (Document No.09999), pg. 11 (Ex 8-A) that the company has consistently reported in their annual reports from 2002-2006 that they have

728 customers. This breaks down to 705 residential and 18 general service plus 5 unknown, which totals 728. On pg. 12, (Ex 8-B) are listed the 18 general service and I have added what I believe are the 5 unknown, which are listed in the meter books of 2006. The 705 customers can be verified by the Utility as every September there is a letter of notice sent to all lot renters with new rates for the upcoming calendar year. The 705 customers are represented by Swiss Village-380, Hidden Cove West-243, and Hidden Cove East-82.

Also, since the Utility has reported zero revenue from general service customers, should not there be a conversion of these to Equivalent Residential Customers (ERC) and they would be assessed at \$.71 each not only to the test year of 2006, but, back to November 30, 1998? Also, please note that here is no record keeping of the amount of gallons used by the general service customers.

I want to look at the total gallons produced and sold to customers. In the Utility's application of July 16, 2007 for a rate increase it is stated that they produced 83,524,000 gallons for delivery to total customers, and the amount sold to residential customers as 47,805,000 gallons (Ex 9-A). In their Annual Report of 2006 they showed these same amounts (Ex 9-B). However, there was thousands of gallons to residential customers unrecorded because of faulty meters and human error. Also, it needs to be repeated that there are no records of consumption of general service customers! As a result of the above factors, average usage of residential customers is grossly under calculated.

The Staff Report further complicates the discrepancy of the above by using the information provided to them by the billing department of the Utility. It is stated by them that there was 21,315,000 gallons of water used and this was divided by 782 residential customers resulting in an average monthly use of 2300 gallons per month per household. (Ex 9-C) By deflating the total usage and inflating the number of customers this creates a totally unrealistic average use per household. The 2300 gallon average would not even cover irrigation requirements for a normal year without any water restrictions.

In the same reports from the above paragraph, the waste water treated and effluent gallons disposed is showing 14, 440,000 gallons (Ex 9-D). In Staff Report Issue 9, pg. 23, (Ex 9-E ) first paragraph it states staff recommends waste water rates calculated based on 80% of water used by residential customers is returned to the system. I believe this calculation tremendously overstates actuality. Approximately 2/3's of residents are snow birds gone for approximately 6 or more months of the year. Waste water usage consisting of only irrigation resulting of zero return to the system. The 80% calculation of return to system is creating an extremely high rate of expense to the system that

**inflates waste water treatment expense.**

**Staff recommends a rate structure for Basic Facility Charge (BFC) with a gallonage charge and to eliminate any set allotment and it is understood that this philosophy would encourage water conservation. However, what I'm concerned about is that if the preliminary rates were to prevail with the extremely low average gallonage usage this would result in a price increase to 4 to 5 times what we are presently paying. That amount of increase would create a huge burden on customers who are basically on fixed incomes and the increase would net the utility an excessive windfall.**

**Enclosed, (Ex 10) is the revenue requirements recommended by the staff that amounts to \$106,647 for water and \$128,430 for wastewater, totaling \$235,077. The revenue that would be generated by the suggested 2,300 gallon average per month (Ex 11) at the proposed preliminary rates of water BFC \$4.87, gallon usage at \$3.36 per gallon, and wastewater BFC \$5.88, gallon usage at \$7.91 per gallon, would be \$106,596 for water and \$203,632 for wastewater, totaling \$310,228. I believe that a 6,000 gallon usage average is a more realistic average consumption. Taking a 6,000 gallon water usage figure creates a revenue amount of \$211,754 for water and \$451,256 for wastewater, totaling \$663,010. Using the present allotment of 8,000 gallons of water and wastewater per month at \$15.71, the proposed rates would generate revenue of \$268,605 for water and \$451,256 for wastewater, totaling \$719,861. **Please Note:** The above examples are based on consumption of the 705 residential customers only, when general service customers would be added it's quite obvious revenue would be vastly increased.**

**I realize the utility should receive an equitable return for their investment, however, it is evident to me the implementations of the preliminary rates and implied average water usage would violate the spirit of "Principles of Fairness."**

**I read in Document No.10704, pgs 4-6, (Ex 12-A to 12-C) that SV Utilities, through their attorney, are filing for reimbursement of expenses already incurred and estimating future expenses through Agenda and Propose Agency Action (PAA). We, as tax payers, are already paying for the PSC to do all of the research and investigation for this SARC, with PSC personnel, that the Utility receives free of charge. Now they are asking to receive payment for their attorney fees that we would bare the burden of payment, in our water rates, amortized over the next four years. Since there has not yet been a final order by the PSC, I don't see why we should pay for their expenses. They chose to respond on their own accord and not as a defense against a protest. As a consequence, I believe the PSC should disallow their entire expense request.**

**In conclusion, I'm confident that PSC will take into account all of these perspectives and render a judgment that would be equitable for all involved parties.**

**Respectively,**

A handwritten signature in cursive script that reads "Steve George". The signature is written in black ink and is positioned above the printed name and address.

**Steve George  
179 Geneva Drive  
Winter Haven, Florida 33881  
863-299-6284**

**cc: Cheryl Bulecza-Banks, Bureau Chief,  
Bureau of Rate Filings  
cc: To PSC staff involved with this SARC**

Based on the foregoing, we find it appropriate to grant Certificates Nos. 605-W and 521-S to S.V. The territory S.V. is authorized to serve is described on Attachment A of this Order.

Rates and Charges

S.V.'s rate in existence at the time this Commission received jurisdiction in Polk County became effective on October 31, 1986, pursuant to Chapter 723, Florida Statutes. A pass-through rate adjustment was administratively approved for S.V. effective November 30, 1998. The purpose of the adjustment was to allow the utility to begin collecting the additional cost due to payment of RAFs. S.V.'s current rates, including the pass-through rate adjustment, are shown below.

Water and Wastewater Service

Billing Period:	Monthly in advance
Excess Consumption Charges:	Quarterly in arrears
Applicability:	5/8" x 3/4" meters
Minimum Charge:	\$ 15.71
Up to 8,000 Gallons	
Per 1,000 Gallons over 8,000	
up to 10,000 Gallons	\$ 1.31
Per 1,000 Gallons over 10,000 Gallons	\$ 2.09

Customer Deposits

N/A

Meter Test Deposits

<u>Meter Size</u>	<u>Fee</u>
5/8" x 3/4"	\$ 20.00
1" and 1-1/2"	\$ 25.00
2" and over	Actual Cost

Ex 1-A (5)

DOCUMENT NUMBER-DATE

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FPSC-COMMISSION CLERK

Staff Report

S.V. is located in the Southwest Florida Water Management District (SWFWMD) in the Southern Water Use Caution Area (SWUCA). Several of the utility's customers use an excessive amount of water. A reduction in water rates would promote more of this behavior. As will be discussed in greater detail in Issue 9, the utility's current rate structure is considered nonconservation-oriented because: 1) it bills consumption on a quarterly basis; and 2) there is an 8,000 gallon (8 kgal) allotment before usage charges are assessed.

The Commission is signatory on both the Water Conservation Initiative (WCI) agreement and the Memorandum of Understanding (MOU) with the five Water Management Districts (WMDs). Through these agreements, our agencies recognize it is in the public interest to engage in a joint goal to ensure the efficient and conservative utilization of water resources in Florida, and that a joint, cooperative effort is necessary to implement an effective, state-wide water conservation policy. Furthermore, these documents require the elimination of nonconserving water rate structures. Reducing the water system's revenue requirement would not allow staff to construct a rate structure that sends stronger, more conservation-oriented pricing signals to the utility's water customers. A reduction of water rates, when a logical alternative exists, would not be consistent with either the WCI agreement or our MOU with the WMDs.

The Commission has found netting of overearnings inappropriate in cases where the water and wastewater customers were materially different.<sup>7</sup> However, netting of overearnings is appropriate when the water and wastewater customer bases and service areas are similar.<sup>8</sup> This is the case with S.V. the water and wastewater service areas are the same, and 98% of the utility's water customers are also wastewater customers, with irrigation customers representing the difference between the two customer bases. Therefore, staff has recalculated revenue requirements for ratesetting purposes, after netting of overearnings, as shown on the following page:

<sup>7</sup> Order No. PSC-96-0501-FOF-WS, issued April 11, 1996 in Docket No. 960234-WS, in re: Investigation of rates of Gulf Utility Company in Lee County for possible overearnings; Order No. PSC-95-0424-FOF-WS, issued March 29, 1995 in Docket No. 950170-WS, in re: Investigation of rates of Marion Utilities, Inc. in Marion County for possible overearnings.

<sup>8</sup> Order No. PSC-96-0501-FOF-WS, issued April 11, 1996 in Docket No. 960234-WS, in re: Investigation of rates of Gulf Utility Company in Lee County for possible overearnings; Order No. PSC-95-0424-FOF-WS, issued March 29, 1995 in Docket No. 950170-WS, in re: Investigation of rates of Marion Utilities, Inc. in Marion County for possible overearnings.

Staff Report

Issue 8: What are the appropriate rate structures for the utility's various customer classes?

Preliminary Recommendation: The appropriate rate structure for the water and wastewater systems' residential and non-residential class is a base facility charge (BFC)/uniform gallonage charge rate structure. The BFC cost recovery percentage for the water system should be set at 40%. The residential wastewater monthly gallonage cap should be set at 6 thousand gallons (kgal). The non-residential gallonage charge should be 1.2 times greater than the corresponding residential charge, and the BFC cost recovery percentage for the wastewater system should be set at 50%. (Bruce)

Staff Analysis: The utility's current rate structure for water and wastewater residential systems consists of a single combined charge for both water and wastewater service. This rate structure consists of a two-tier inclining block rate structure and an allotment of 8,000 (8 kgal) in the base charge. The usage blocks for consumption of: a) 8-10 kgal in the first block and b) usage in excess of 10 kgal in the second block are billed on a quarterly basis. The quarterly usage charges are \$1.31 in the first block and \$2.09 in the second block. The monthly base charge which includes the allotment is \$15.71 for both water and wastewater. According to the utility's current tariffs for both water and wastewater, the tariff sheets indicated that non-residential rates are non-applicable.

This rate structure is considered non-conservation oriented for two reasons: 1) the allotment discourages conservation below 8 kgal; 2) billing on a quarterly basis for consumption does not give customers a timely price signal that would enable them to adjust their consumption accordingly. Therefore, in order to promote the goal of eliminating conservation-discouraging water and wastewater rate structures, the allotment of usage up to 8 kgal should be eliminated. Furthermore, staff recommends changing the utility's quarterly consumption charge to a monthly charge.

Water Rates: Staff performed a detailed analysis of the utility's billing data in order to evaluate various BFC cost recovery percentages, usage blocks, and usage block rate factors for the residential rate class. The goal of the evaluation was to select rate design parameters that: 1) allows the utility to recover its revenue requirement; 2) equitably distributes cost recovery among the utility's customers; and 3) implements, where appropriate, water conserving rate structures consistent with the Commission's MOU with the state's five WMDs.

The utility is located in the Southwest Florida Water Management District (SWFWMD or District). According to the District's Water Use Permit conditions, the utility is required to implement a conservation-oriented rate structure. Based on staff's analysis, the customer's average residential consumption during the test year was 2.3 kgal. This level of usage does not indicate a high level of discretionary usage. Therefore, staff believes that it is appropriate to implement a BFC/uniform gallonage charge rate structure for this utility. The BFC recovery allocation was 51%. However, staff recommends that the BFC recovery percentage should be set at 40% to allow rates to be more conservation oriented.

The traditional BFC/uniform gallonage charge rate structure has been Commission's water rate structure of choice for nonresidential classes. This is consistent with Rule 25-30.437 (6), F.A.C. The uniform gallonage charge should be calculated by dividing the total revenues to

EX 1-C



# STAFF REPORT

Docket No. 070413-WS  
 Date: December 10, 2007

S.V. UTILITIES, LTD		SCHEDULE NO. 4-A	
TEST YEAR ENDING 12/31/06		DOCKET NO. 070413-WS	
MONTHLY WATER RATES			
	UTILITY'S EXISTING RATES *	PRELIMINARY RECOMMENDED RATES	MONTHLY RATE REDUCTION
<u>Residential Service</u>			
Base Facility Charge All Meter Sizes			
5/8" X 3/4"	\$15.71 *	\$4.87	\$0.01
3/4"		\$7.31	\$0.02
1"		\$12.18	\$0.04
1-1/2"		\$24.35	\$0.07
2"		\$38.96	\$0.12
3"		\$77.92	\$0.23
4"		\$121.75	\$0.37
6"		\$243.50	\$0.73
* existing BFC for water and wastewater (also includes 8,000 gallons)			
<u>Gallage Charge -- (per 1,000 gallons)</u>			
8,000 - 10,000 gallon	\$1.31		
Above 10,000 gallons	\$2.09		
All gallons		\$3.36	\$0.01
<u>General Service</u>			
Base Facility Charge by Meter Size:			
5/8" X 3/4"		\$4.87	\$0.01
3/4"		\$7.31	\$0.02
1"		\$12.18	\$0.04
1-1/2"		\$24.35	\$0.07
2"		\$38.96	\$0.12
3"		\$77.92	\$0.23
4"		\$121.75	\$0.37
6"		\$243.50	\$0.73
Gallage Charge (all gallons)		\$3.36	\$0.01

Ex 1-D

# STAFF REPORT

Docket No. 070415-WS  
Date: December 10, 2007

S.V. UTILITIES, LTD		SCHEDULE NO. 4-B	
TEST YEAR ENDING 12/31/06		DOCKET NO. 070413-WS	
MONTHLY WASTEWATER RATES			
	( UTILITY'S EXISTING RATES * )	PRELIMINARY RECOMMENDED RATES	MONTHLY RATE REDUCTION
<u>Residential Service</u>			
Base Facility Charge All Meter Sizes	( \$15.71 * )	\$5.88	\$0.02
Gallonge Charge - (per 1,000 gallons)			
8,000 - 10,000 gallon	\$1.31		
Above 10,000 gallons	\$2.09		
All gallons		\$7.91	\$0.02
* existing BFC for water and wastewater (also includes 8,000 gallons)			
<u>General Service</u>			
Base Facility Charge by Meter Size:			
5/8" X 3/4"		\$5.88	\$0.02
3/4"		\$8.82	\$0.03
1"		\$14.70	\$0.04
1-1/2"		\$29.40	\$0.09
2"		\$47.04	\$0.14
3"		\$94.08	\$0.28
4"		\$147.00	\$0.44
6"		\$294.00	\$0.88
Gallonge Charge (all gallons)		\$9.49	\$0.03

EX R - E

WATER TARIFF

RESIDENTIAL SERVICE

RATE SCHEDULE RS

- AVAILABILITY** - Available throughout the area served by the Company.
- APPLICABILITY** - For water and wastewater service for all purposes in private residences and individually metered apartment units.
- LIMITATIONS** - Subject to all of the Rules and Regulations of this tariff and General Rules and Regulations of the Commission.
- BILLING PERIOD** - Base Charge: Monthly in advance  
Excess Consumption Charge: Quarterly in arrears

**RATE** - Water and Wastewater for 5/8x3/4" Meters:

Up to 8,000 gallons	\$15.00
per 1,000 gal. over 8,000 up to 10,000	\$ 1.25
per 1,000 gal. over 10,000	\$ 2.00

**MINIMUM CHARGE** - \$15.00

**TERMS OF PAYMENT** - Bills are due and payable when rendered and become delinquent if not paid within twenty (20) days. After five (5) working days' written notice is mailed or presented to the customer separate and apart from any other bill, service may then be discontinued.

**EFFECTIVE DATE** -

**TYPE OF FILING** - Grandfather Certificate

Ray Moats  
President of General Partner

WASTEWATER TARIFF

RESIDENTIAL SERVICE

RATE SCHEDULE RS

- AVAILABILITY - Available throughout the area served by the Company.
- APPLICABILITY - For water and wastewater service for all purposes in private residences and individually metered apartment units
- LIMITATIONS - Subject to all of the Rules and Regulations of this tariff and General Rules and Regulations of the Commission.
- BILLING PERIOD- Base Charge: Monthly in advance  
Excess Consumption Charge: Quarterly in arrears
- RATE - Water and Wastewater for 5/8x3/4" Meters:
 

Up to 8,000 gallons	\$15.00
per 1,000 gal. over 8,000 up to 10,000	\$ 1.25
per 1,000 gal. over 10,000	\$ 2.00
- MINIMUM BILL - \$15.00
- TERMS OF PAYMENT - Bills are due and payable when rendered and become delinquent if not paid within twenty (20) days. After five (5) working days' written notice is mailed to the customer separate and apart from any other bill, service may then be discontinued.
- EFFECTIVE DATE -
- TYPE OF FILING - Grandfather Certificate

Ray Moats  
President of General Partner

EX 2-B

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Commissioners:  
JULIA L. JOHNSON, CHAIRMAN  
J. TERRY DEASON  
SUSAN F. CLARK  
JOE GARCIA  
E. LEON JACOBS, JR.



DIVISION OF WATER & WASTEWATER  
CHARLES H. HILL  
DIRECTOR  
(850) 413-6900

**Public Service Commission**

November 13, 1998

Docket # 981337  
Document # 13299

Mr. Norman F. Mears  
Rhema Business Services, Inc.  
1344 Vickers Drive  
Tallahassee, FL 32303-3041

Re: Docket No. 981337-WS, Application for grandfather certificates to operate water and wastewater utility in Polk County by S. V. Utilities, Ltd.

Dear Mr. Mears:

Your application on behalf of S. V. Utilities, Ltd., (S. V. Utilities) for grandfather certificates was received by the Commission on October 14, 1998 and assigned the above referenced docket number and name. Staff has preliminarily reviewed the application for deficiencies as well as for items that need clarification or correction. These items are as follows:

Deficiencies:

- ACK \_\_\_\_\_
- AFA \_\_\_\_\_ 1.
- APP \_\_\_\_\_
- CAF \_\_\_\_\_
- CMU \_\_\_\_\_
- CTR \_\_\_\_\_
- EAG \_\_\_\_\_
- LEG \_\_\_\_\_
- LIN \_\_\_\_\_
- OPC \_\_\_\_\_
- RCH \_\_\_\_\_
- SEC \_\_\_\_\_
- WAS \_\_\_\_\_
- OTM \_\_\_\_\_

Rate Authority. Pursuant to Rule 25-30.035(8), Florida Administrative Code (F.A.C.), a statement is required on the date and under what authority the current rates and charges were established. The application contained a statement that the rates are disclosed within the prospectus and lease pursuant to Chapter 723, Florida Statutes, governing mobile home rental communities. However, no information was provided as to the effective date.

Please provide a statement indicating when the current rates were put into effect.

As verification of the existing rates, please provide a copy of the portions of the prospectus and lease that pertain to the utility's water and wastewater rates and when they were authorized.

Also, please provide statement specifically indicating whether or not the County ever authorized the utility's current rates. This statement is needed for legal purposes.

DOCUMENT NUMBER DATE

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REC'D - RECORDS/REPORTING

EX 3-A ①

Docket # 981337  
Document # 13299

Mr. Norman F. Mears

Page 3

November 13, 1998

Please explain whether the address is for a management company and, if so, please indicate the name of the management company.

Also, please indicate how far this address is from the physical location of the utility, and its customers, and whether or not the phone numbers would be local calls.

5. Tariff Rates. The water and wastewater tariff rates for the Residential Service Schedules show a fixed monthly charge of \$15.00 in advance which includes up to 8,000 gallons of water. The customers are then billed quarterly, in arrears, for any usage above 10,000 gallons using a tiered-rate system. The Commission discourages combining normal usage in the base facility charge. \*

Please provide an analysis of customer bills for the twelve (12) months immediately preceding the filing to include:

- a) number of customers each month exceeding 8,000 gallon minimum charge  
b) average usage each month for customers exceeding 8,000 gallon minimum charge  
c) average usage each month for customers not exceeding 8,000 gallon minimum charge. \*

If changing the rate structure to separate usage from base facility charges would represent a hardship for the utility, please provide a detailed explanation. For instance, would it require an amendment to the utility's prospectus and, if so, what is the anticipated cost and length of time to implement this change?

6. Combined Rates. It appears that the utility has the same rate schedule for both water and wastewater service. Please verify whether there is one rate schedule to cover the costs of both services.
7. Cost of Service. If the rates and charges in Item 5, above, apply to both services, they will have to be allocated to the separate tariffs based on the relative cost to provide the services. Please provide an estimate of the relative costs to provide each service along with supporting documentation.
8. Miscellaneous Tariff Correction.
- a) Rules and Regulations--Signed Applications Necessary. The Index of Rules and Regulations for Water Tariff Sheet No. 6.1 and Wastewater Tariff Sheet No. 7.0, lists "Signed Application Required." The actual heading for the rule is "Signed Application Necessary." Please correct either the indexes or the rule headings to be consistent.

Ex 3-13

3

Docket # 981337  
Document # 14463

**Rhema Business Services, Inc.**  
1544 Vickers Drive  
Tallahassee, FL 32305-5041

(850) 562-9885  
(850) 562-9887 FAX

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DEC 21 1998  
Florida Public Service Commission  
Division of Water and Wastewater

December 21, 1998

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DEC 21 1998  
Florida Public Service Commission  
Division of Water and Wastewater

Mr. Charles H. Hill, Director  
Division of Water and Wastewater  
Florida Public Service Commission  
2546 Shumard Oak Boulevard  
Tallahassee, Florida 32399-0850

Re: S. V. Utilities, Ltd. - Request for Change of Starting Date for Remittance of Regulatory Assessment Fees

Dear Mr. Hill:

I am filing this response to your letter of October 21, 1998 on behalf of S. V. Utilities, Ltd. (S. V. Utilities or SVU). S. V. Utilities requests the commission not require the remittance of regulatory assessment fees for the years 1996 and 1997, because of the unique circumstances leading to the delayed recognition of S. V. Utilities as a utility subject to Florida Public Service Commission jurisdiction.

S. V. Utilities is also filing a petition for waiver of Rule 25-30.110(3) for the years 1996 and 1997 with the Division of Records and Reporting, along with its Request for Representation by Qualified Representative.

**Background**

On May 14, 1996, the Board of Commissioners of Polk County adopted a resolution declaring water and wastewater utilities in Polk County subject to Public Service Commission regulation. S. V. Utilities is a utility providing water and wastewater service to 708 customers in Polk County, Florida.

S. V. Utilities charges a base charge of \$15.00 per month, which includes the first 8,000 gallons, plus \$1.25 per thousand gallons for consumption in excess of 8,000 gallons up to 10,000 gallons, and \$2.00 per thousand gallons for usage over 10,000 for water and wastewater service combined. With the pass-through of regulatory assessment fees, S. V. Utilities will charge a base charge of \$15.71 per month, which includes the first 8,000 gallons, plus \$1.31 per thousand gallons for consumption in excess of 8,000 gallons up to 10,000 gallons, and \$2.09 per thousand gallons for usage over 10,000 for water and wastewater service combined.

Ex-4 (2)

Locket # 981337  
Document # 00313  
PROSPECTUS

HIDDEN COVE EAST MOBILE HOME PARK

1. THIS PROSPECTUS (OFFERING CIRCULAR) CONTAINS IMPORTANT MATTERS TO BE CONSIDERED IN LEASING A MOBILE HOME LOT.
2. THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE LESSEE SHOULD REFER TO ALL REFERENCES, ALL EXHIBITS HERETO, THE CONTRACT DOCUMENTS, AND SALES MATERIALS.
3. ORAL REPRESENTATIONS SHOULD NOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE PARK OWNER OR OPERATOR. REFER TO THIS PROSPECTUS (OFFERING CIRCULAR) AND ITS EXHIBITS FOR CORRECT REPRESENTATIONS.
4. UPON DELIVERY OF THIS PROSPECTUS TO A PROSPECTIVE LESSEE, THE RENTAL AGREEMENT IS VOIDABLE BY THE LESSEE FOR A PERIOD OF FIFTEEN (15) DAYS.

EX 5-A (5)



#981337 previous pg. is missing on end

#00313 owner shall be notified of the increase in the base rent at least ninety (90) days prior to the increase. One or more of the above factors will result in an increase in the base rent amount.

D. DIFFERENT RENTAL RATES

Different rental rates for lots within the park can be charged in the sole discretion of the Park Owner.

E. RESALE ASSUMPTION

The Park Owner may increase the base rent to be paid by a resale buyer of a mobile home in the park upon the expiration of the assumed rental agreement (December 31) without regard to other lot rental amounts in an amount deemed appropriate by the Park owner so long as such increase is disclosed to the purchaser prior to his occupancy, and the purchaser agrees to the increase in writing. The Park Owner intends on using the factors as set out in VIII(G) in arriving at the base rate for a purchaser for the January 1st after the purchase. Thereafter, until a new sale is made, base rent will be increased as set out in VIII(C) above. The mobile home owner shall be notified of the increase in base rent at least ninety (90) days prior to the increase.

F. OTHER FEES CHARGED TO HOME OWNER

Other fees, charges, or assessments that the resident is responsible for are:

(1) Lot and lawn maintenance is the responsibility of the individual mobile home owner. In the event that lawn maintenance is not performed by the individual mobile home owner, the Park Owner may maintain such lot and the mobile home owner shall be responsible for the cost to the mobile home park of maintaining the lot and lawn. That cost is currently \$20.00 per cut.

(2) Water and sewage are the responsibility of the individual mobile home owner. Water and sewage will be paid by the mobile home owner based on a minimum fee of \$ 15.71 per month for usage up to 8000 gallons per month. The water and sewage usage are individually metered. For every 1000 gallons or portion thereof in excess of 8000 gallons up to 10,000 gallons, the rate shall be an additional \$ 1.31 per 1000 gallons. For every 1000 gallons or portion thereof in excess of 10,000 gallons, the rate shall be an additional \$ 2.09 per 1000 gallons.

(3) Tree trimming and/or removal is the responsibility of the individual mobile home owner if that tree is located on the leased lot. Trees will not be trimmed or removed without the manager's written permission. If the mobile home owner refuses to trim and/or remove the tree, then the Park Owner may do so and bill the mobile home owner the amount of services in the following month's rent. The charge for tree trimming and/or removal is \$billed amount.

(4) Late fees of \$ 1.50 per day will accrue beginning with the sixth day of the month on rent or any other charge to the mobile home owner that is not paid by the fifth day

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HIDDEN COVE EAST MOBILE HOME PARK  
LEASE AGREEMENT

THIS LEASE made and entered into this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, by and between Lucerne, Ltd., known as Hidden Cove East Mobile Home park, hereinafter called the "Community" and \_\_\_\_\_, hereinafter called the Owner-tenant.

WITNESSETH, that in consideration of the covenants herein contained, on the part of the said Owner-tenant to be kept and performed, the said Community does hereby release to the said Owner-tenant the following described property: Street: \_\_\_\_\_  
Lot No.: \_\_\_\_\_.

TO HAVE AND TO HOLD the same from the \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, until the 31st day of December 19\_\_\_\_, the said Owner-tenant paying the initial monthly base rental of \$\_\_\_\_\_ from the beginning of this Lease until the 31st day of December, 19\_\_\_\_. Annual monthly base rental increases for the calendar years 19\_\_\_\_ and subsequent years will be based on no less than \$5.00 or the increase in the Consumer Price Index (defined as the United States Department of Labor Consumer Price Index, U.S. City Average, All Urban Consumers, 1967 equals 100) ("CPI"), whichever is greater. Lease renewals and increases will become effective the first day of January of each year thereafter and will be a part of the Lease Agreement for that year.

Base rent will also be increased in calendar years subsequent to the initial year by any increase in real estate or other taxes and assessments by a state or local government. Such increases in taxes and assessments will be based on a prorata computation among all lots in the mobile home park and will be charged to all residents to whom this Prospectus is applicable. The mobile home owner shall be notified of the increase in base rent at least ninety (90) days prior to the increase.

Rental payments are due on or before the 1st day of each month for that month, at the place designated by the Community.

The Owner-tenant covenants and agrees to the following:

1. To make no unlawful, improper, or offensive use of the property.
2. To comply with the Rules & Regulations of the Park. A copy of said Rules & Regulations has been furnished to the Owner-tenant.
3. That the Lease is governed by Chapter 723, Florida Statutes (Florida Mobile Home Act) as currently in effect at the time of execution of this document, the provisions of which are incorporated herein by reference.
4. Actions by the Owner-tenant which constitute grounds for eviction under Section 723.061, Florida Statutes, shall be a violation of this Lease. Failure of the Community to evict a tenant for violation of any one of the

Ex 5-C

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grounds set forth in Section 723.061, Florida Statutes, or for any grounds provided for in this Lease, shall not waive the right for the Community to consider any subsequent violation of the same grounds, or the violation of any other grounds, a breach of this Lease by Owner-tenant so long as permitted by Chapter 723, Florida Statutes.

5. As provided in the Rules & Regulations, rules and regulations may be modified, eliminated, or additional rules and regulations adopted by the Community upon giving the Owner-tenant notice thereof as required by law and said Rules & Regulations in accordance with Chapter 723, Florida Statutes.

6. This Lease and the privileges contained herein are not assignable, and said Lease is only valid as long as those executing this Lease reside upon the premises set forth in this Lease, and are in full conformance of all provisions of this Lease and the park Rules & Regulations, except that a new home owner may assume, in writing, the balance of the annual Lease through December 31, of the year of purchase in accordance with Chapter 723, Florida Statutes.

7. Owner-tenant expressly understands and agrees that, upon execution of this Lease, all prior leases, rental agreement, negotiations, and other agreements between the parties regarding the lot leased are hereby terminated, void, and of no legal force and effect.

8. Other financial obligations of the Owner-tenant, not including user fees, are as follows:

	<u>Fees or Charges</u>
Yard Maintenance (not charged unless owner fails to maintain yard)	\$ <u>20.00</u> per cut
Tree Trimming/Removal, Debris Removal (not charged unless Owner-tenant fails to provide services himself)	\$ <u>billed amount</u>
Water and Sewer	\$ <u>15.71</u>
up to 8000 gallons	\$ <u>1.31</u>
excess per 1000 gal. over 8000 up to 10,000	\$ <u>2.09</u>
excess per 1000 gal. over 10,000	\$ <u>2.09</u>
Late Check Charge	\$ <u>1.50</u> per day
Bad Check Charge	\$ <u>15.00</u>
Extra Resident Fee	\$ <u>10.00</u>
Debris Removal	charged in accordance with Section VIII(K) of the Prospectus
Governmental Assessments, Fees, Surcharges, and Charges	charged in accordance with Section VIII(J) of the Prospectus

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Waste Disposal, Cable Television  
and electricity

Paid direct by home owner to  
company providing service

The fees will be charged and increased as set out in Sections VIII(F) through (K) of the Prospectus. No services are included in the lot rental amount other than those services stated above.

9. The Community reserves the right to pass on and pass through charges in accordance with the Prospectus and Chapter 723, Florida Statutes.

10. Owner-tenant(s) acknowledge that they have read the foregoing, the Rules & Regulations, and the Prospectus, and that Owner-tenant was offered the foregoing Lease prior to occupancy.

We have read and understand this Agreement and agree to the terms set out herein.

WITNESS our hands and seals of the date set out above.

\_\_\_\_\_  
Owner-tenant

\_\_\_\_\_  
Community Park representative

\_\_\_\_\_  
Owner-tenant

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PROSPECTUS

HIDDEN COVE WEST MOBILE HOME PARK

1. THIS PROSPECTUS (OFFERING CIRCULAR) CONTAINS IMPORTANT MATTERS TO BE CONSIDERED IN LEASING A MOBILE HOME LOT.
2. THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE LESSEE SHOULD REFER TO ALL REFERENCES, ALL EXHIBITS HERETO, THE CONTRACT DOCUMENTS, AND SALES MATERIALS.
3. ORAL REPRESENTATIONS SHOULD NOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE PARK OWNER OR OPERATOR. REFER TO THIS PROSPECTUS (OFFERING CIRCULAR) AND ITS EXHIBITS FOR CORRECT REPRESENTATIONS.
4. UPON DELIVERY OF THIS PROSPECTUS TO A PROSPECTIVE LESSEE, THE RENTAL AGREEMENT IS VOIDABLE BY THE LESSEE FOR A PERIOD OF FIFTEEN (15) DAYS.

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III. UTILITIES AND OTHER SERVICES

Utilities, sewage and waste disposal, cable television, water supply, storm drainage, and the person or entity furnishing each will be provided as follows:

Water and Sewage: Water and sewage disposal are provided through lines by the mobile home park owner, by S.V. Utilities, Ltd. So long as water and sewage are provided through the mobile home park by S.V. Utilities, Ltd. the minimum fee of \$ 15.71 per month will be charged for usage of up to 8000 gallons per month. The water and sewage usage are individually metered. For every 1000 gallons or portion thereof in excess of 8000 gallons up to 10,000 gallons, the rate shall be an additional \$ 1.31 per 1000 gallons. For every 1000 gallons or portion thereof in excess of 10,000 gallons, the rate shall be an additional \$ 2.09 per 1000 gallons. In the event that a municipality, other government or agency thereof, or private utility company supplies water and sewage disposal to the home owners, the home owners shall be responsible for and pay for monthly usage fees and other fees, including any connection, impact or tap fees, all as established by such municipality or private utility company. Responsibility for sewage and water lines in the park up to the lot line only is the responsibility of the park. The in-ground connection and the lines for water and sewage inside the mobile home owner's lot line are the mobile home owner's responsibility. The fee for water and sewage presently as provided by the park owner is included within the lot rental amount but is not included in the base rent.

Waste Disposal: Waste disposal is provided by a separate waste disposal company, AAA Sanitation, and is the responsibility of the individual mobile home owner. The manner in which this service is provided should be determined by the resident contacting the provider. The fee for such waste disposal is a matter of contract between the mobile home owner and the garbage disposal company (any increases in waste disposal fee will be as a result of that company raising its rates and will be the responsibility of the mobile home owner). This fee is not included in the lot rental amount.

Cable Television: Cable TV is available through a private company, Time Warner Cable, and is the responsibility of the individual mobile home owner. The fee for such service is a matter of contract between the mobile home owner and the cable TV company (any increases in the cable TV fees will be as a result of that company raising its rates and will be the responsibility of the mobile home owner). This fee is not included in the lot rental amount.

Storm Drainage: Storm drainage is provided and maintained by the mobile home park through a system of in-ground drainage systems, together with natural run-off. Presently, storm drainage is included in the base rent. However, should any assessment by a governmental agency be imposed, that assessment or fee will be the responsibility of the mobile home owner on a pro-rata basis.

Electricity: Electric power is provided by the Tampa Electric Company. Electric usage is billed directly to the mobile home owner and is the owner's sole responsibility. The Tampa Electric Company is responsible for the electric lines to the meter, including the meter. Electrical lines to the mobile home from the meter or any other connection outside the mobile home, including utility shed connections and outside receptacles, are the mobile home owner's responsibility. This fee is not included in the lot rental amount.

VIII. BASE RENT, LOT RENTAL AMOUNT, PASS-THROUGH CHARGES, AND OTHER FEES

A. DEFINITIONS

1. The term "base rent" is defined as part of the lot rental amount, but excludes user fees, pass-ons, pass-throughs, and other fees and charges set out herein.

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HIDDEN COVE WEST MOBILE HOME PARK  
LEASE AGREEMENT

THIS LEASE made and entered into this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, by and between H.C.W.Ltd. or Hidden Cove West, Ltd., known as Hidden Cove West Mobile Home park, hereinafter called the "Community" and \_\_\_\_\_, hereinafter called the Owner-tenant.

WITNESSETH, that in consideration of the covenants herein contained, on the part of the said Owner-tenant to be kept and performed, the said Community does hereby release to the said Owner-tenant the following described property: Street: \_\_\_\_\_, Lot No.: \_\_\_\_\_.

TO HAVE AND TO HOLD the same from the \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, until the 31st day of December, the said Owner-tenant paying the initial monthly base rental of \$ \_\_\_\_\_ from the beginning of this Lease until the 31st day of December, 19\_\_\_\_. Annual monthly base rental increases for the calendar years 19\_\_\_\_ and subsequent years will be based on no less than \$5.00 or the increase in the Consumer Price Index (defined as the United States Department of Labor Consumer Price Index, U.S. City Average, All Urban Consumers, 1967 equals 100) ("CPI"), whichever is greater. Lease renewals and increases will become effective the first day of January of each year thereafter and will be a part of the Lease Agreement for that year.

Base rent will also be increased in calendar years subsequent to the initial year by any increase in real estate or other taxes and assessments by a state or local government. Such increases in taxes and assessments will be based on a prorata computation among all lots in the mobile home park and will be charged to all residents to whom this Prospectus is applicable. The mobile home owner shall be notified of the increase in base rent at least ninety (90) days prior to the increase.

Rental payments are due on or before the 1st day of each month for that month, at the place designated by the Community.

The Owner-tenant covenants and agrees to the following:

1. To make no unlawful, improper, or offensive use of the property.
2. To comply with the Rules & Regulations of the Park. A copy of said Rules & Regulations has been furnished to the Owner-tenant.
3. That the Lease is governed by Chapter 723, Florida Statutes (Florida Mobile Home Act) as currently in effect at the time of execution of this document, the provisions of which are incorporated herein by reference.
4. Actions by the Owner-tenant which constitute grounds for eviction under Section 723.061, Florida Statutes, shall be a violation of this Lease. Failure of the Community to evict a tenant for violation of any one of the grounds set forth in Section 723.061, Florida Statutes, or for any grounds provided for in this Lease, shall not waive the right for the Community to consider any subsequent violation of the same grounds, or the violation of any other grounds, a breach of this Lease by Owner-tenant so long as permitted by Chapter 723, Florida Statutes.
5. As provided in the Rules & Regulations, rules and regulations may be modified, eliminated, or additional rules and regulations adopted by the Community upon giving the Owner-tenant notice thereof as required by law and said Rules & Regulations in accordance with Chapter 723, Florida Statutes.
6. This Lease and the privileges contained herein are not assignable, and said Lease is only valid as long as those executing this Lease reside upon the premises set forth in this Lease, and are in full conformance of all provisions of this Lease and the park Rules & Regulations, except that a new home owner may assume, in writing, the balance of the annual Lease through December 31, of the year of purchase in accordance with Chapter 723, Florida Statutes.

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7. Owner-tenant expressly understands and agrees that, upon execution of this Lease, all prior leases, rental agreement, negotiations, and other agreements between the parties regarding the lot leased are hereby terminated, void, and of no legal force and effect.

8. Storm Drainage is included in the lot rental amount and charged in accordance with Sections VII and VIII(J) of the Prospectus.

9. Other financial obligations of the Owner-tenant, not including user fees, are as follows:

		<u>Fees or Charges</u>
Yard Maintenance (not charged unless owner fails to maintain yard)		\$ <u>20.00</u> per cut
Water and Sewer	up to <u>8000</u> gallons	\$ <u>15.71</u>
	excess per <u>1000</u> gal. over <u>8000</u> up to <u>10,000</u>	\$ <u>1.31</u>
	excess per <u>1000</u> gal. over <u>10,000</u>	\$ <u>2.09</u>
Tree Trimming/Removal, Debris Removal (not charged unless Owner-tenant fails to provide services himself)		<u>\$illed amount</u>
Late Check Charge		\$ <u>1.50</u> per day
Bad Check Charge		\$ <u>15.00</u>
Extra Resident Fee		\$ <u>5.00</u>
Debris Removal	charged in accordance with Section VIII(K) of the Prospectus	
Governmental Assessments, Fees, Surcharges, and Charges	charged in accordance with Section VIII(J) of the Prospectus	

The fees will be charged and increased as set out in Sections VIII(F) through (K) of the Prospectus. No services are included in the lot rental amount other than those services stated above.

10. The Community reserves the right to pass on and pass through charges in accordance with the Prospectus and Chapter 723, Florida Statutes.

11. Owner-tenant(s) acknowledge that they have read the foregoing, the Rules & Regulations, and the Prospectus, and that Owner-tenant was offered the foregoing Lease prior to occupancy.

We have read and understand this Agreement and agree to the terms set out herein.

WITNESS our hands and seals of the date set out above.

\_\_\_\_\_  
Owner-tenant

\_\_\_\_\_  
Community Park representative

\_\_\_\_\_  
Owner-tenant

Ex 5-I



# 981337

# 00313

PROSPECTUS

SWISS VILLAGE MOBILE HOME PARK

1. THIS PROSPECTUS (OFFERING CIRCULAR) CONTAINS IMPORTANT MATTERS TO BE CONSIDERED IN LEASING A MOBILE HOME LOT.
2. THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE LESSEE SHOULD REFER TO ALL REFERENCES, ALL EXHIBITS HERETO, THE CONTRACT DOCUMENTS, AND SALES MATERIALS.
3. ORAL REPRESENTATIONS SHOULD NOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE PARK OWNER OR OPERATOR. REFER TO THIS PROSPECTUS (OFFERING CIRCULAR) AND ITS EXHIBITS FOR CORRECT REPRESENTATIONS.
4. UPON DELIVERY OF THIS PROSPECTUS TO A PROSPECTIVE LESSEE, THE RENTAL AGREEMENT IS VOIDABLE BY THE LESSEE FOR A PERIOD OF FIFTEEN (15) DAYS.

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# 00313 E. RESALE, ASSUMPTION

The Park Owner may increase the base rent to be paid by a resale buyer of a mobile home in the park upon the expiration of the assumed rental agreement (December 31) without regard to other lot rental amounts in an amount deemed appropriate by the Park Owner so long as such increase is disclosed to the purchaser prior to his occupancy, and the purchaser agrees to the increase in writing. The Park Owner intends on using the factors as set out in VIII(G) in arriving at the base rate for a purchaser for the January 1st after the purchase. Thereafter, until a new sale is made, base rent will be increased as set out in VIII(C) above. The mobile home owner shall be notified of the increase in base rent at least ninety (90) days prior to the increase.

F. OTHER FEES CHARGED TO HOME OWNER

Other fees, charges, or assessments that the resident is responsible for are:

(1) Lot and lawn maintenance is the responsibility of the individual mobile home owner. Waterfront lots shall be maintained to the waterfront by the mobile home owner. In the event that lawn maintenance is not performed by the individual mobile home owner, the Park Owner may maintain such lot and the mobile home owner shall be responsible for the cost to the mobile home park of maintaining the lot and lawn. That cost is currently \$ 20.00 per cut

(2) Water and sewer are the responsibility of the individual mobile home owner. Water and sewage will be paid by the mobile home owner based on a minimum fee of \$ 15.71 per month for usage up to 8000 gallons per month. For every 1000 gallons or portion thereof in excess of 8000 gallons up to 10,000 gallons, the rate shall be an additional \$ 1.31 per 1000 gallons. For every 1000 gallons or portion thereof in excess of 10,000 gallons, the rate shall be an additional \$ 2.09 per 1000 gallons.

(3) Tree trimming and/or removal is the responsibility of the individual mobile home owner if that tree is located on the leased lot. Trees will not be trimmed or removed without the manager's written permission. If the mobile home owner refuses to trim and/or remove the tree, then the park Owner may do so and bill the mobile home owner the amount of services in the following month's rent. The charge for tree trimming and/or removal is \$ billed amount.

(4) Late fees of \$ 1.50 per day will accrue beginning with the sixth day of the month on rent or any other charge to the mobile home owner that is not paid by the fifth day of each month. That \$ 1.50 per day will be retroactive to the first day of the month and will continue every day thereafter until such time as the rent or other charge is paid. A \$ 15.00 service fee, plus late charges, will be made for bad checks.

(5) The mobile home owner shall pay an extra resident fee of \$ 5.00 per person per month for guest visiting beyond fifteen consecutive days or more than thirty days per year.

(6) The mobile home owner will be charged a debris removal fee in accordance with Section VIII(K) if the mobile home owner refuses, or for any other reason is unable, to comply with that Section. The charge for that service is \$ billed amount

(7) The mobile home owner shall also be responsible for governmental assessments, fees, surcharges, and charges in accordance with Section VIII(I). Such taxes and/or assessments shall be allocated equally among all lots and shall be billed annually to the mobile home owner.

(8) The mobile home owner shall be responsible for garbage disposal which is provided by the City of Winter Haven at a rate of \$ 10.00 per month.

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SWISS VILLAGE MOBILE HOME PARK  
LEASE AGREEMENT

THIS LEASE made and entered into this \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, by and between CHC III, Ltd., known as Swiss Village Mobile Home park, hereinafter called the "Community" and \_\_\_\_\_, hereinafter called the Owner-tenant.

WITNESSETH, that in consideration of the covenants herein contained, on the part of the said Owner-tenant to be kept and performed, the said Community does hereby release to the said Owner-tenant the following described property: Street: \_\_\_\_\_ Lot No.: \_\_\_\_\_.

TO HAVE AND TO HOLD the same from the \_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_, until the 31st day of December, the said Owner-tenant paying the initial monthly base rental of \$\_\_\_\_\_ from the beginning of this Lease until the 31st day of December, 19\_\_\_\_. Annual monthly base rental increases for the calendar years 19\_\_\_\_ and subsequent years will be based on no less than \$5.00 or the increase in the Consumer Price Index (defined as the United States Department of Labor Consumer Price Index, U.S. City Average, All Urban Consumers, 1967 equals 100) ("CPI"), whichever is greater. Lease renewals and increases will become effective the first day of January of each year thereafter and will be a part of the Lease Agreement for that year.

Base rent will also be increased in calendar years subsequent to the initial year by any increase in real estate or other taxes and assessments by a state or local government. Such increases in taxes and assessments will be based on a prorata computation among all lots in the mobile home park and will be charged to all residents to whom this Prospectus is applicable. The mobile home owner shall be notified of the increase in base rent at least ninety (90) days prior to the increase.

Rental payments are due on or before the 1st day of each month for that month, at the place designated by the Community.

The Owner-tenant covenants and agrees to the following:

1. To make no unlawful, improper, or offensive use of the property.
2. To comply with the Rules & Regulations of the Park. A copy of said Rules & Regulations has been furnished to the Owner-tenant.
3. That the Lease is governed by Chapter 723, Florida Statutes (Florida Mobile Home Act) as currently in effect at the time of execution of this document, the provisions of which are incorporated herein by reference.
4. Actions by the Owner-tenant which constitute grounds for eviction under Section 723.061, Florida Statutes, shall be a violation of this Lease. Failure of the Community to evict a tenant for violation of any one of the grounds set forth in Section 723.061, Florida Statutes, or for any grounds provided for in this Lease, shall not waive the right for the Community to consider any subsequent violation of the same grounds, or the violation of any other grounds, a breach of this Lease by Owner-tenant so long as permitted by Chapter 723, Florida Statutes.
5. As provided in the Rules & Regulations, rules and regulations may be modified, eliminated, or additional rules and regulations adopted by the Community upon giving the Owner-tenant notice thereof as required by law and said Rules & Regulations in accordance with Chapter 723, Florida Statutes.

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6. This Lease and the privileges contained herein are not assignable, and said Lease is only valid as long as those executing this Lease reside upon the premises set forth in this Lease, and are in full conformance of all provisions of this Lease and the park Rules & Regulations, except that a new home owner may assume, in writing, the balance of the annual Lease through December 31, of the year of purchase in accordance with Chapter 723, Florida Statutes.

7. Owner-tenant expressly understands and agrees that, upon execution of this Lease, all prior leases, rental agreement, negotiations, and other agreements between the parties regarding the lot leased are hereby terminated, void, and of no legal force and effect.

8. Storm drainage is included in the lot rental amount and charged in accordance with Sections VII and VIII(j) of the Prospectus.

9. Other financial obligations of the Owner-tenant, not including user fees, are as follows:

		<u>Fees or Charges</u>
Yard Maintenance (not charged unless owner fails to maintain yard)		\$20.00 per cut
Water and Sewer	up to 8000 gallons	\$15.71
	excess per 1000 gal. over 8000 up to 10,000	\$ 1.31
	excess per 1000 gal. over 10,000	\$ 2.09
Waste Disposal		\$10.00
Tree Trimming/Removal, Debris Removal (not charged unless Owner-tenant fails to provide services himself)		\$ billed amount
Late Check Charge		\$ 1.50
Bad Check Charge		\$ 15.00
Extra Resident Fee		\$ 5.00
Debris Removal	charged in accordance with Section VIII(K) of the Prospectus	\$billed amount
Governmental Assessments, Fees, Surcharges, and Charges	charged in accordance with Section VIII(j) of the Prospectus	

The fees will be charged and increased as set out in Sections VIII(F) through (K) of the Prospectus. No services are included in the lot rental amount other than those services stated above.

10. The Community reserves the right to pass on and pass through charges in accordance with the Prospectus and Chapter 723, Florida Statutes.

11. Owner-tenant(s) acknowledge that they have read the foregoing, the Rules & Regulations, and the Prospectus, and that Owner-tenant was offered the foregoing Lease prior to occupancy.

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We have read and understand this Agreement and agree to the terms set out herein.

WITNESS our hands and seals of the date set out above.

\_\_\_\_\_  
Owner-tenant

\_\_\_\_\_  
Community Representative

\_\_\_\_\_  
Owner-tenant

**ISSUE 2:** What rates and charges should be approved for S.V. Utilities, Ltd.?

**RECOMMENDATION:** The rates and charges for the utility in effect at the time of this filing should be approved as the original tariff rates. The first revised tariff sheets, effective November 30, 1998 pursuant to the 1998 pass-through rate adjustment, should supersede the original rates and charges. The effective date of meter test deposits and all remaining tariff provisions should be the stamped approval date on the tariffs. (JOHNSON)

**STAFF ANALYSIS:** The utility has been in existence and charging rates since 1981 pursuant to Chapter 723, Florida Statutes. Since the utility's rates have never been subject to Polk County regulation, this issue is being handled as a proposed agency action. The rate structure in existence at the time of this filing was put into effect on October 31, 1986 for Hidden Cove East, on September 4, 1990 for Hidden Cove West, and on January 18, 1991 for Swiss Village. During the pendency of this application, a pass-through rate adjustment was administratively approved effective November 30, 1998. The purpose of the adjustment was to allow the utility to begin collecting the additional costs of regulatory assessment fees while its application for grandfather certificates was being processed.

In staff's November 15, 1998 letter transmitting the pass-through tariff sheets, the utility was informed that the tariff sheets were first revised sheets but that the utility's original tariffs had not yet been approved. The utility was also informed that the original tariffs would be approved when the grandfather certificates were granted and would contain the lower rates. For informational purposes, the utility's rates pursuant to the pass-through rate adjustment are listed after the utility's existing rates at the time of this application. If the Commission approves the original rates recommended by staff in this issue, then the pass-through rates will revise the original rates.

For the reasons that will be discussed below, staff is recommending that the Commission approve the utility's existing rates and charges at the time of this filing along with the Commission's standard meter test deposits. The utility does not charge a customer deposit and none is required by Commission rule. The utility has adopted the Commission's standard meter test deposits but has chosen not to adopt the standard miscellaneous service charges. Since the service area is built-out, there is no service availability policy or charge.

Water and Wastewater Service (Original Rates)

Billing Period:	Monthly in advance
Excess Consumption Charges:	Quarterly in arrears
Applicability:	5/8 x 3/4" meters
Minimum Charge:	\$15.00
Up to 8,000 gallons	\$15.00
per 1,000 gal. over 8,000 up to 10,000	\$ 1.25
per 1,000 gal. over 10,000	\$ 2.00

Water and Wastewater Service (Pass-Through Rates)

Billing Period:	Monthly in advance
Excess Consumption Charges:	Quarterly in arrears
Applicability:	5/8 x 3/4" meters
Minimum Charge:	\$15.71
Up to 8,000 gallons	\$15.71
per 1,000 gal. over 8,000 up to 10,000	\$ 1.31
per 1,000 gal. over 10,000	\$ 2.09

Customer Deposits

N/A - deposits are not required

Meter Test Deposits

<u>Meter Size</u>	<u>Fee</u>
5/8 x 3/4"	\$20.00
1" and 1-1/2"	\$25.00
2" and over	Actual Cost

Miscellaneous Service Charges

None

Service Availability Charge

None.

The rates and charges shown above are unusual in two respects. First, instead of combined water and wastewater rates and charges,

FLORIDA PUBLIC SERVICE COMMISSION

# 981337  
# 06739

VOTE SHEET

JUNE 1, 1999

RE: DOCKET NO. 981337-WS - Application for grandfather certificates to operate water and wastewater utility in Polk County by S. V. Utilities, Ltd. (Deferred from the 5/18/99 Commission Conference.)

Issue 1: Should the application of S. V. Utilities, Ltd. for a grandfather certificate in Polk County be granted?

Recommendation: Yes. S. V. Utilities, Ltd. should be granted Water Certificate No. 605-W and Wastewater Certificate No. 521-S to serve the territory described in Attachment A of staff's May 6, 1999 memorandum. The jurisdictional date for purposes of certification should be May 14, 1996.

**APPROVED**

COMMISSIONERS ASSIGNED: Full Commission

COMMISSIONERS' SIGNATURES

MAJORITY

DISSENTING

*[Handwritten signatures in majority column]*  
Susan Clark  
Joe [unclear]  
J. [unclear]

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

REMARKS/DISSENTING COMMENTS:

DOCUMENT NUMBER-DATE

~~06739~~ JUN-1 99

FPSC-RECORDS/REPORTING

EX 7-A ①



VOTE SHEET  
JUNE 1, 1999

#981337  
#06739

DOCKET NO. 981337-WS - Application for grandfather certificates to operate water and wastewater utility in Polk County by S. V. Utilities, Ltd. (Deferred from the 5/18/99 Commission Conference.)

(Continued from previous page)

Issue 2: What rates and charges should be approved for S. V. Utilities, Ltd.?

Recommendation: The rates and charges for the utility in effect at the time of this filing should be approved as the original tariff rates. The first revised tariff sheets, effective November 30, 1998 pursuant to the 1998 pass-through rate adjustment, should supersede the original rates and charges. The effective date of meter test deposits and all remaining tariff provisions should be the stamped approval date on the tariffs. In the event of a protest, the rates should remain in effect pending the outcome of the rate hearing.

**APPROVED**

*Approved with modification  
made by staff at conference*

Issue 3: Should S. V. Utilities, Ltd., be responsible for collection of regulatory assessment fees commencing with the first billing cycle after the effective date of its 1998 pass-through rate adjustment?

Recommendation: Yes, S. V. Utilities, Ltd., should be responsible for regulatory assessment fees commencing December 1, 1998. The utility should be required to remit the resulting 1998 RAFs within 30 days from the date of the order in this docket.

**APPROVED**

*Approved with modification to staff  
analysis at conference*

Issue 4: Should this docket be closed?

Recommendation: Yes. Upon expiration of the protest period, if no timely protests are filed to the proposed agency action issue, the docket should be closed.

**APPROVED**

Ex 7-B (2)

# 070413  
# 09999

**AUDIT FINDING NO. 5**

**SUBJECT: INFORMATION ON REVENUES**

**AUDIT ANALYSIS:** The company's records reflect the following water and wastewater revenue balances for the 12-month period ended December 31, 2006.

Source	Water	Wastewater	Total
General Ledger	(Not separated in G/L)		\$140,007
Annual Report	\$73,554	\$66,453	\$140,007

The company posted a \$48,766 adjustment for annual report purposes to increase and segregate its revenues between water and wastewater operations. The adjustment was calculated based on number of utility customers and its approved tariff rate.

Number Customers	Tariff Rate	Imputed Annual Base Revenues	Water Revenues	Wastewater Revenues
705	\$15.71	\$132,907	\$66,453	\$66,453
	Excess usage charges		7,101	0
			\$73,554	\$66,453

The company's 2002 through 2006 annual reports have consistently reported that it serves 728 customers. We have determined that the company provides metered utility services for the eighteen common service connections identified on the following page. We believe that all of the service connections listed are included in the utility's annual reports. However, we were not able to determine the existence or size of the remaining five customers included in the utility's annual report.

Annual Report	Utility Filing	Difference	Common Service	Unknown Difference
728	705	23	18	5

**EFFECT ON THE GENERAL LEDGER:** None – informational only.

**EFFECT ON THE FILING:** To be determined by analyst.

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# 09999

Ln	Park	Service Adr	Size	Service	Auditor Verified
1	HCE	Sioux Dr	1"	Irrigation	yes
2	HCE	Club House	1-1/2"	general service	yes
3	HCW	Entrance Gate (East)	1-1/4"	Irrigation	yes
4	HCW	Entrance Gate (West)	1-1/2"	Irrigation	yes
5	HCW	Dolphine Dr	5/8"	Irrigation	yes
6	HCW	Coral Dr	5/8"	Irrigation	yes
7	HCW	Alligator Dr	5/8"	Irrigation	yes
8	HCW	Pelican Dr	5/8"	Irrigation	yes
9	HCW	Segul Dr	5/8"	Irrigation	yes
10	HCW	Egret Dr	5/8"	Irrigation	yes
11	HCW	Club House	1-1/4"	general service	yes
12	HCW	Club House Irrigation	1-1/4"	Irrigation	yes
13	HCW	Mailbox (near w/water plant)	2"	Irrigation	yes
14	SV	Club House	2"	general service	yes
15	SV	WWTP	5/8"	general service (water only)	yes
16	SV	WWTP irrigation	1"	Irrigation	yes
17	SV	Water plant	5/8"	Irrigation	yes
18	SV	Sales Office	5/8"	general service	yes

As far as we can determine, none of the consumption for above meters were included in revenues

HCE Hidden Cove East  
HCW Hidden Cove West  
SV Swiss Village

ROUTE NUMBER

19 & 395 SV SEWER PLANT

20 SV STP IRRIGATION

210 SV ACROSS FROM SHUFFLE BOARD

390 SV ENTRANCE - EAST IRRIGATION

391 SV ENTRANCE - WEST IRRIGATION

Docket # 070413  
Document # 05921

- 13. Do you have a meter change out program? NO
- 14. Meter installation or tap in fees - Water \$ 0
- 15. Service availability fees - Water \$ 0
- 16. Has the existing treatment facility been approved by DEP? YES
- 17. Total gallons pumped during most recent twelve months 83,524
- 18. Total gallons sold during most recent twelve months 47,805
- 19. Gallons unaccounted for during most recent twelve months 35,719 43% EWW
- 20. Gallons purchased during most recent twelve months 0

IV. Rate Data

A Individual to contact on tariff matters:

- 1. Name \_\_\_\_\_
- 2. Telephone Number (\_\_\_\_) \_\_\_\_\_

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

1. ~~Water~~ water
- a. Residential Water \$ 15.71 (incl. \$900) 8,000 - 10,000 - 1.31/thousand
  - b. General Service over 10,000 - 2.09/thousand
  - c. Special Contract \_\_\_\_\_
  - d. Other \_\_\_\_\_

2. ~~Wastewater~~

- a. ~~Residential Wastewater~~ \_\_\_\_\_
- b. ~~General Service~~ \_\_\_\_\_
- c. ~~Special Contract~~ \_\_\_\_\_
- d. ~~Other~~ \_\_\_\_\_

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

	2006	2005
1. Water Metered		
a. Residential	<u>722</u>	_____
b. General Service	<u>0</u>	_____
c. Special Contract	_____	_____
d. Other - Specify	_____	_____
2. Water Unmetered	20__	20__
a. Residential	_____	_____
b. General Service	_____	_____
c. Special Contract	_____	_____
d. Other - Specify	_____	_____

EX 9-A



Issue 8: What are the appropriate rate structures for the utility's various customer classes?

Preliminary Recommendation: The appropriate rate structure for the water and wastewater systems' residential and non-residential class is a base facility charge (BFC)/uniform gallonage charge rate structure. The BFC cost recovery percentage for the water system should be set at 40%. The residential wastewater monthly gallonage cap should be set at 6 thousand gallons (kgal). The non-residential gallonage charge should be 1.2 times greater than the corresponding residential charge, and the BFC cost recovery percentage for the wastewater system should be set at 50%. (Bruce)

Staff Analysis: The utility's current rate structure for water and wastewater residential systems consists of a single combined charge for both water and wastewater service. This rate structure consists of a two-tier inclining block rate structure and an allotment of 8,000 (8 kgal) in the base charge. The usage blocks for consumption of: a) 8-10 kgal in the first block and b) usage in excess of 10 kgal in the second block are billed on a quarterly basis. The quarterly usage charges are \$1.31 in the first block and \$2.09 in the second block. The monthly base charge which includes the allotment is \$15.71 for both water and wastewater. According to the utility's current tariffs for both water and wastewater, the tariff sheets indicated that non-residential rates are non-applicable.

This rate structure is considered non-conservation oriented for two reasons: 1) the allotment discourages conservation below 8 kgal; 2) billing on a quarterly basis for consumption does not give customers a timely price signal that would enable them to adjust their consumption accordingly. Therefore, in order to promote the goal of eliminating conservation-discouraging water and wastewater rate structures, the allotment of usage up to 8 kgal should be eliminated. Furthermore, staff recommends changing the utility's quarterly consumption charge to a monthly charge.

Water Rates: Staff performed a detailed analysis of the utility's billing data in order to evaluate various BFC cost recovery percentages, usage blocks, and usage block rate factors for the residential rate class. The goal of the evaluation was to select rate design parameters that: 1) allows the utility to recover its revenue requirement; 2) equitably distributes cost recovery among the utility's customers; and 3) implements, where appropriate, water conserving rate structures consistent with the Commission's MOU with the state's five WMDs.

The utility is located in the Southwest Florida Water Management District (SWFWMD or District). According the District's Water Use Permit conditions, the utility is required to implement a conservation-oriented rate structure. Based on staff's analysis, the customer's average residential consumption during the test year was 2.3 kgal. This level of usage does not indicate a high level of discretionary usage. Therefore, staff believes that it is appropriate to implement a BFC/uniform gallonage charge rate structure for this utility. The BFC recovery allocation was 51%. However, staff recommends that the BFC recovery percentage should be set at 40% to allow rates to be more conservation oriented.

The traditional BFC/uniform gallonage charge rate structure has been Commission's water rate structure of choice for nonresidential classes. This is consistent with Rule 25-30.437 (6), F.A.C. The uniform gallonage charge should be calculated by dividing the total revenues to

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# 05921

8. Is the treatment plant effluent chlorinated? Yes If yes, what is the normal dosage rate? 5 gallons per day
9. Tap in fees - Wastewater \$ 0
10. Service availability fees - Wastewater \$ 0
11. Note DEP Treatment Plant Certificate Number and date of expiration: Number FLA013102  
Expiration Date \_\_\_\_\_
12. Total gallons treated during most recent twelve months 14,440,000
13. Wastewater treatment purchased during most recent twelve months 0

H. Water

1. Gallons per day capacity of treatment facilities existing 234,000 under construction 0 proposed 0
2. Type of treatment Chlorination
3. Approximate average daily flow of treated water 210,000
4. Source of water supply GROUND
5. Types of chemicals used and their normal dosage rates Liquid Chlorine  
30 gallons/day
6. Number of wells in service 1 Total capacity in gallons per minute (gpm) \_\_\_\_\_
- | Diameter/Depth      | _____     | _____ | _____ |
|---------------------|-----------|-------|-------|
| Motor horsepower    | <u>30</u> | _____ | _____ |
| Pump capacity (gpm) | _____     | _____ | _____ |
7. Reservoirs and/or hydropneumatic tanks:
- | Description | _____        | _____ | _____ |
|-------------|--------------|-------|-------|
| Capacity    | <u>8,000</u> | _____ | _____ |
8. High service pumping:
- | Motor horsepower    | _____ | _____ | _____ | _____ |
|---------------------|-------|-------|-------|-------|
| Pump capacity (gpm) | _____ | _____ | _____ | _____ |
9. How do you measure treatment plant production? Flow Meters From Wells
10. Approximate feet of water mains:
- | Size (diameter) | 1"         | 2"          | 4"         | 6"           |
|-----------------|------------|-------------|------------|--------------|
| Linear feet     | <u>165</u> | <u>1530</u> | <u>950</u> | <u>17075</u> |
11. Note any fire flow requirements and imposing government agency \_\_\_\_\_
12. Number of fire hydrants in service 49

9-D

Docket No. 070413-WS  
Date: December 10, 2007

Staff Report  
Issue: 9

The recommended rates are designed to produce revenue of \$122,561 for water and \$111,272 for wastewater, excluding miscellaneous service charges. Staff calculated rates using test-year number of bills and consumption. Staff's recommended rates for wastewater have been calculated based on 80% of the water used by residential customers being returned to the system. Staff's recommended rates also include a 6,000 gallon monthly gallonage cap for residential wastewater customers.

The utility should file revised tariff sheets and a proposed customer notice to reflect the Commission-approved rates. The approved rates should be effective for service rendered on or after the stamped approval date on the tariff sheet, pursuant to Rule 25-30.475(1), F.A.C. In addition, the approved rates should not be implemented until staff has approved the proposed customer notice and the notice has been received by the customers. The utility should provide proof of the date notice was given no less than 10 days after the date of the notice.

If the effective date of the new rates falls within a regular billing cycle, the initial bills at the new rate may be prorated. The old charge shall be prorated based on the number of days in the billing cycle before the effective date of the new rates. The new charge shall be prorated based on the number of days in the billing cycle on and after the effective date of the new rates. In no event shall the rates be effective for service rendered prior to the stamped approval date.

A comparison of the utility's original rates and staff's recommended water and wastewater rates are shown on Schedule Nos. 4-A and 4-B, respectively.

Ex 9-E



# STAFF REPORT

## Issue 7: What are the appropriate revenue requirements?

Preliminary Recommendation: The appropriate revenue requirements are \$106,647 for the water system and \$128,029 for the wastewater system. As discussed in Issue 5, staff recommends the appropriate test year revenues are \$122,561 for the water system and \$85,047 for the wastewater system. This results in overearnings for the water system of \$16,757 and underearnings of the wastewater system of \$42,981. Staff recommends that the water system overearnings be netted against the wastewater system underearnings, resulting in net utility underearnings of \$27,262. (Roberts, Lingo)

Staff Analysis: As discussed in Issue 5, staff recommends the appropriate test year revenues are \$122,561 for the water system and \$85,047 for the wastewater system. Based on the revenue requirement calculations set forth below, the utility earned more than the recommended rate of return for its water system. The utility is overearning on its water system, and a revenue decrease is normally the appropriate action undertaken under these circumstances. According to staff's calculations, the appropriate revenue change is a decrease of \$16,757 (or 13.67%) for the water system and an annual increase of \$42,981 (or 50.54%) for the wastewater system. This would allow the utility the opportunity to recover its expenses and earn a 9.06% return on its investment. Staff's recommended revenue requirement is as follows:

	<u>Water</u>	<u>Wastewater</u>
Adjusted Rate Base	\$48,452	\$47,177
Rate of Return	9.06%	9.06%
Return on Rate Base	\$4,390	\$4,274
Adjusted O & M Expense	\$90,747	103,706
Depreciation expense (Net)	\$3,458	\$0
Taxes Other Than Income	\$7,208	\$20,049
Income Taxes	\$0	\$0
Revenue Requirement	\$106,647	\$128,430
Less Adjusted Test Year Revenues	\$122,561	\$85,047
Annual Increase	-\$16,757	\$42,981
Percent Increase/(Decrease)	-13.67%	50.54%

The calculation above results in a 13.67% annual decrease of \$16,757 for water and a 50.54% annual increase of \$42,981 for wastewater. However, staff does not recommend a 13.67% rate decrease for the water system. Instead, staff recommends that the wastewater system absorb the reduction in the water system's revenue requirement by netting the overearnings from the water system against the underearnings of the wastewater system.

# STAFF REPORT

Docket No. 070413-WS  
Date: December 10, 2007

Issue 8: What are the appropriate rate structures for the utility's various customer classes?

Preliminary Recommendation: The appropriate rate structure for the water and wastewater systems' residential and non-residential class is a base facility charge (BFC)/uniform gallonage charge rate structure. The BFC cost recovery percentage for the water system should be set at 40%. The residential wastewater monthly gallonage cap should be set at 6 thousand gallons (kgal). The non-residential gallonage charge should be 1.2 times greater than the corresponding residential charge, and the BFC cost recovery percentage for the wastewater system should be set at 50%. (Bruce)

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070413  
01074

S.V. UTILITIES, LTD.  
Docket No.: 070413-WS

**SCHEDULE OF ACTUAL AND ESTIMATED RATE CASE LEGAL EXPENSE**

**ROSE, SUNDBROM & BENTLEY, LLP**

**ACTUAL BILLINGS**

<u>Month of Service</u>	<u>Invoice Date</u>	<u>Fees</u>	<u>Disbursements</u>	<u>Total</u>
May to June '07	07/17/07	\$632.50	\$0	\$632.50
July to August '07	09/12/07	\$82.50	\$10.17	\$92.67
September to November '07	12/12/07	\$385.00	\$12.44	\$397.44
December '07	01/14/08	\$275.00	\$34.00	\$309.00
Total		\$1,375.00	\$56.61	\$1,431.61

**TOTAL ACTUAL BILLINGS THROUGH 01/14/08** **\$1,431.61**

**TOTAL UNBILLED FEES AND DISBURSEMENTS THROUGH 02/01/08**

<u>Fees</u>	<u>Disbursements</u>	<u>Total</u>
\$1,485.00	\$82.74	\$1,601.74

Ex 12-A

(4)

DOCUMENT NUMBER DATE  
01074 FEB 11 8  
FPSC-COMMISSION CLERK

070413  
01074

ESTIMATE TO COMPLETE THROUGH PAA PROCESS

**Estimated Fees**

<b>Description</b>	<b>Hours</b>	<b>Fees</b>
Telephone conferences and communications with client regarding rate case issues	2.0	\$550.00
Review Staff's Recommendations	.8	\$220.00
Telephone conferences and communications with Commission Staff, and client re same	.6	\$165.00
Travel to Tallahassee to attend Agenda	11.0	\$3,025.00
Telephone conferences and communications with client re same	.8	\$220.00
Review PAA Order	.5	\$137.50
Telephone conferences and communications with Commission Staff re same	.4	\$110.00
Draft revised tariff sheets	.4	\$110.00
Letter, telephone conferences and communications with Commission Staff re same	.3	\$82.50
<b>Total estimated fees</b>		<b>\$4,620.00</b>

**Estimated Disbursements**

<b>Description</b>	
Telephone and facsimile	\$20.00
Travel and Accommodation (1 trip to attend Agenda Conference)	\$500.00
Photocopying	\$50.00
Federal Express	\$40.00
<b>Total estimated disbursements</b>	<b>\$610.00</b>

Ex 12-B

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01074

**TOTAL ACTUAL & ESTIMATED LEGAL EXPENSE:**

<b>Actual Fees</b>	<b>\$1,375.00</b>
<b>Actual Disbursements</b>	<b>\$ 56.61</b>
<b>Unbilled Fees</b>	<b>\$1,485.00</b>
<b>Unbilled Disbursements</b>	<b>\$ 82.74</b>
<b>Estimated Fees</b>	<b>\$4,620.00</b>
<b>Estimated Disbursements</b>	<b>\$ 610.00</b>
<b>TOTAL</b>	<b>\$8,229.35</b>

Ex 12-C

⑥