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FLORIDA PUBLIC SERVICE
COMMISSION

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To: Florida Public Service Commission
From: Mobile Manor Water Company
Date: March 31, 2009
Subject: Interim rate increase & Staff Assisted Rate Case

09 APR -6 AM 11: 20

DIVISION OF
ECONOMIC REGULATION

09 APR -6 PM 1: 47
COMMISSION
CLERK

We have recently gone through a major transformation on the board and park manager levels for Mobile Manor Inc & Mobile Manor Water Company Inc. The new Board of Directors and Bensons Management are **new** to running a public utility and as such needs some assistance in getting our company on the right track.

In addition to the Staff assisted rate case we are requesting an immediate interim rate increase due to rising expenses. The utility experienced a loss of \$20,448.00 in 2008 and faces a loss of approximately \$30,000.00 in 2009. There has been no rate index increases filed since 1994 and no increase in meter rates the entire time. I just filed and received the first index increase in 16 years to take effect April 19, 2009. There has never been an Administrative charge on the water bills to help offset costs.

We are incurring additional expense at an alarming rate. Just to quote a few

- Had to hire a new park manager whose salary is split proportionally between Mobile Manor Inc. and Mobile Manor Water Co.(old salary \$6,000.00) new salary for water \$15,000.00
- Office Clerical (wasn't replaced years ago to save money) new for water \$ 9,900.00
- New EPA Stage II Testing (started in 2008) is running \$4,000.00 a year
- LCHD has doubled water testing prices since 2007
- We now have a automobile expense to take our own samples to LCHD (they no longer take the samples for us)
- Lee County Utility furnishes our water to the community. LCU increased our water purchase price .74 cents for each 1000 gallons purchased in 2007. We purchase 6.7 million gallons annually.
- All other expenses has gone up
- I have checked on other communities only to find out that the meter rate they are charging is twice the rate of our current price of \$5.77 a month.

To make things worse we are a snowbird community and 213 of the 313 residents go north for the summer. We in turn can only collect on the meter charge and receive no income from water usage.

I am requesting to have a staff assisted rate change hoping to get some relief to offset expenses and direction on the best way to operate the Utility. Unless some changes are made quickly we are facing bankruptcy. Currently we have an outstanding note for \$20,000.00 due to Mobile Manor Inc. It was necessary to procure the loan in order to operate the utility.

Tom Hawkins



President of the Board
Mobile Manor Water Company Inc.

DOCUMENT NUMBER-DATE

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FPSC-COMMISSION CLERK

FLORIDA PUBLIC SERVICE COMMISSION

APPLICATION FOR A
STAFF ASSISTED RATE CASE

I. General Data

A. Name of utility MOBILE MANOR WATER COMPANY INC.
 B. Address 150 LANFERN LANE NORTH FORT MYERS, FL 33917
 1. Telephone Nos. (239) 543-1414
 2. County Lee Nearest City NORTH FORT MYERS
 3. General area served MOBILE MANOR Sub division

C. Authority:

1. Water Certificate No. 56-W Date Received NOV 29, 2004
 2. Wastewater Certificate No. N/A Date Received N/A
 3. Date utility started operations: Water # 71456-W 2/16/1972 Wastewater N/A

D. How system was acquired Purchased NOV 19, 1983

If utility was purchased, give date Nov 19, 1983 Amount Paid included with purchase of M.M.I. Common grounds

1. Name of Seller WILLIAM P. + PEGGY J BISHOP
 2. Was seller affiliated with present owners? NO
 3. Did you purchase: Stock NO or assets only YES

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

CORPORATION

F. Ownership & Officers:

Name	Title	Percent Ownership
1. <u>TOM HAWKINS</u>	<u>PRESIDENT</u>	<u>N/A</u>
2. <u>GARY SCHAEFFER</u>	<u>VICE-PRESIDENT</u>	<u>N/A</u>
3. <u>LONA KINDER</u>	<u>SECRETARY</u>	<u>N/A</u>
4. <u>SANDY GILLILAND</u>	<u>TREA.</u>	<u>N/A</u>

PSC/ECR 2 (Rev. 3/02)

G. List of Associated Companies and Addresses:

1. BENSONS INC. 12650 Whitehall Dr. Ft Myers, FL 33907
2. VAN DAVIS (CPA) 13730 CYPRESS TERRACE CIRCLE Suite 402 Ft Myers, FL 33907
3. RICHARD DeBOEST (Attorney) 2030 McGregor Blvd Ft Myers FL 33901

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

N/A

II. Accounting Data

A. Outside Accountant

1. Name BENSON'S INC
2. Firm ASSOCIA - MANAGEMENT COMPANY
3. Address 12650 WHITEHALL DRIVE Fort Myers, FL 33907
4. Telephone (239) 277-0718

B. Individual to contact on accounting matters:

1. Name VAN D. DAVIS, PA
2. Telephone (239) 13730 Cypress Terrace Cir Fort Myers, FL 33907

C. Location of books and records 150 LANTERN LANE N. Ft Myers, FL 33917

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

Date Last Filed MARCH 2009

E. Has your latest ~~semiannual~~ ^{ANNUAL} regulatory assessment fee payment been made (January 30 or July 30 whichever is applicable)? Yes

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

	20__	20__
1. Water		
Cost of Plant In Service:	\$ <u>N/A</u>	\$ <u>N/A</u>
Less Accumulated Depreciation:	<u>N/A</u>	<u>N/A</u>
Less Contributed Plant:	<u> </u>	<u> </u>
Net Owner's Investment:	\$ <u> </u>	\$ <u> </u>

2. Wastewater

20__

20__

Revenues (By Class):

- a. _____
- b. _____
- c. _____

\$ N/A

\$ N/A

Total Operating Revenues:

Less Expenses:

- a. Salaries & Wages - Employees
- b. Salaries & Wages - Officers, Directors, & Majority Stockholders
- c. Employee Pensions & Benefits
- d. Purchased Wastewater Treatment
- e. Sludge Removal Expense
- f. Purchased Power
- g. Fuel for Power Production
- h. Chemicals
- i. Materials & Supplies
- j. Contractual Services
- k. Rents
- l. Transportation Expenses
- m. Insurance Expense
- n. Regulatory Commission Expense
- o. Bad Debt Expense
- p. Miscellaneous Expense
- q. Depreciation Expense
- r. Property Taxes
- s. Other Taxes
- t. Income Taxes

\$ N/A

\$ N/A

Operating Income (Loss)

\$ N/A

\$ N/A

H. Outstanding Debt:

	<u>Creditor</u>	<u>Date Borrowed</u>	<u>Balance Due</u>	<u>Interest Rate</u>	<u>Expiration Date</u>
1.	Mobile Manor Inc	2/19/2009	\$ 20,000.00	5.25%	2/19/2012
2.	_____	_____	_____	_____	_____
3.	_____	_____	_____	_____	_____
4.	_____	_____	_____	_____	_____

I. Indicate Type of Tax Return Filed:

- Form 1120 - Corporation
- _____ Form 1120S - Subchapter S Corporation
- _____ Form 1065 - Partnership
- _____ Form 1040 - Schedule C - Individual (Proprietorship)

III. Engineering Data

A. Outside Engineering Consultant:

1. Name SEVERN TRENT ENVIRONMENTAL SERVICE, Inc.
2. Firm _____
3. Address 4837 Swift Rd Suite 100 SARASOTA FL 34231
4. Telephone (914) 925-3088

B. Individual to contact on engineering matters:

1. Name BENSON'S INC. (BONITA VANDALL)
2. Telephone (239) 277-0718

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

NO

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

N/A

E. Name of plant operator (s) and DEP operator certificate number (s) held.

N/A

F. Is the utility serving customers outside of its certificated area? NO

If yes, explain _____

G. Wastewater:

1. Gallons per day capacity of treatment facilities existing _____
under construction _____ proposed _____
2. Type and make of present treatment facilities _____
3. Approximate average daily flow of treatment plant effluent _____
4. Approximate length of wastewater mains:
Size (diameter) _____
Linear feet _____
5. Number of manholes _____
6. Number of liftstations _____
7. How do you measure treatment plant effluent? _____

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

H. Water

1. Gallons per day capacity of treatment facilities existing _____ under construction N/A proposed N/A
2. Type of treatment Water furnished by Lee County Utility
3. Approximate average daily flow of treated water 191,000 GALLONS
4. Source of water supply Lee County Utility Acct # 37817
5. Types of chemicals used and their normal dosage rates N/A
6. Number of wells in service N/A Total capacity in gallons per minute (gpm) _____
- Diameter/Depth _____ / _____ / _____
- Motor horsepower N/A _____
- Pump capacity (gpm) _____
7. Reservoirs and/or hydropneumatic tanks:
- Description N/A _____
- Capacity _____
8. High service pumping:
- Motor horsepower N/A _____
- Pump capacity (gpm) N/A _____
9. How do you measure treatment plant production? N/A
10. Approximate feet of water mains:
- Size (diameter) 4 inch MAIN - 2 inch BRANCH _____
- Linear feet _____
11. Note any fire flow requirements and imposing government agency N/A
12. Number of fire hydrants in service N/A

13. Do you have a meter change out program? Yes
14. Meter installation or tap in fees - Water \$ Yes 60.00
15. Service availability fees - Water \$ Yes
16. Has the existing treatment facility been approved by DEP? YES
17. Total gallons pumped during most recent twelve months _____
18. Total gallons sold during most recent twelve months 5,003,576 gallons
19. Gallons unaccounted for during most recent twelve months 1,719,424 gallons
20. Gallons purchased during most recent twelve months 6,723,000 gallons

IV. Rate Data

A. Individual to contact on tariff matters:

1. Name BENSON'S INC. (Bonita Vandall)
2. Telephone Number (239) 277-0718

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

1. Water:

- a. Residential Water BFC - 5.77 gallons per 1000 5.19
- b. General Service _____
- c. Special Contract _____
- d. Other _____

2. Wastewater:

- a. Residential Wastewater _____
- b. General Service N/A
- c. Special Contract _____
- d. Other _____

C. Number of Customers (Most recent two years): 313

1. Water Metered

- | | 2007 | 2008 |
|---------------------|------------|------------|
| a. Residential | <u>313</u> | <u>313</u> |
| b. General Service | <u>2</u> | <u>2</u> |
| c. Special Contract | _____ | _____ |
| d. Other - Specify | _____ | _____ |

2. Water Unmetered

- | | 20__ | 20__ |
|---------------------|------------|------------|
| a. Residential | _____ | _____ |
| b. General Service | <u>N/A</u> | <u>N/A</u> |
| c. Special Contract | _____ | _____ |
| d. Other - Specify | _____ | _____ |

3. Wastewater

20__

20__

- a. Residential
- b. General Service
- c. Special Contract
- d. Other - Specify

V. Affirmation

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

Signed Tom Hawkins
 Title PRESIDENT MOBILE MANOR WATER COMPANY INC.

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