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September 14, 2009

090447

Ann Cole, Commission Clerk  
Division of Commission Clerk and  
Administrative Services  
Florida Public Service Commission  
2540 Shumard Oak Boulevard  
Tallahassee, Florida 32399-0850

Via Hand-Delivery

Re: Application for Staff Assisted Rate Case pursuant to Sec. 25-30.455 by CWS  
Communities d/b/a Palm Valley Utilities

Dear Ms. Cole:

Enclosed for filing in this docket are an original and seven copies of the Application for Staff Assisted Rate Case by CWS Communities d/b/a Palm Valley Utilities. Also enclosed at this time is Hometown America, LLC check no. 00348892 and check no. 00348893, each in the amount of \$1,000.00, made payable to the Florida Public Service Commission, as filing fee.

Please let me know if you have any questions.

Sincerely,

Mary F. Smallwood

Enclosure

CUM	_____
ECM	<u>  1  </u>
SEL	<u>  1  </u>
QPC	<u>  1  </u>
BCP	_____
INC	_____
IGA	_____
ADM	_____
CLK	<u>  1  </u>

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

FLORIDA PUBLIC SERVICE COMMISSION

APPLICATION FOR A  
STAFF ASSISTED RATE CASE

I. General Data

A. Name of utility CWS Communities d/b/a Palm Valley Utilities

B. Address 3700 Palm Valley Circle, Oviedo, Florida 32765

1. Telephone Nos. (407) 366-0733

2. County Seminole Nearest City Oviedo

3. General area served Palm Valley Mobile Home Park

C. Authority:

1. Water Certificate No. 277W Date Received 6/27/1986

2. Wastewater Certificate No. 223 S Date Received 6/27/1986

3. Date utility started operations: Water 1986 Wastewater 1986

D. How system was acquired Purchased Assets as part of entire MHP

If utility was purchased, give date \_\_\_\_\_ Amount Paid: Rate Base Allocation

1. Name of Seller CWS Communities LP

2. Was seller affiliated with present owners? No

3. Did you purchase: Stock \_\_\_\_\_ or assets only Assets

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

F. Ownership & Officers: No officers as this is LLC.

Name	Title	Percent Ownership
1. _____	_____	_____
2. _____	_____	_____
3. _____	_____	_____
4. _____	_____	_____

G. List of Associated Companies and Address:

- 1. Hometown America
- 2. \_\_\_\_\_
- 3. \_\_\_\_\_

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

Mary Smallwood, Esq. Ruden McClosky, LLP  
215 South Monroe Street, Tallahassee, FL 32301  
Gary Morse – Utility Rate Consultant  
44 Black Willow St. Homosassa, FL 34446

II. Accounting Data

A. Outside Accountant

- 1. Name None
- 2. Firm \_\_\_\_\_
- 3. Address \_\_\_\_\_
- 4. Telephone \_\_\_\_\_

B. Individual to contact on accounting matter:

- 1. Name Tom Curatolo Chief Financial Officer for Hometown America
- 2. Telephone (312) -604-7505

C. Location of Books and Records Palm Valley Mobile Home Park

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

Date Last Filed 04/2008

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

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

1. Water	<u>2006</u>	<u>2007</u>
Cost of Plant In Service:	\$1,214,728	\$1,220,728
Less Accumulated Depreciation:	\$ 550,910	\$ 609,205
Less Net Contributed Plant:	\$ 226,109	\$ 235,381
Net Owner's Investment:	\$ <u>437,709</u>	\$ <u>376,142</u>

1. Wastewater	2006	2007
Cost of Plant In Service:	\$ 2,598,915	\$ 2,685,724
Less Accumulated Depreciation:	\$ 1,013,309	\$ 1,099,401
Less Net Contributed Plant:	\$ 338,396	\$ 329,476
Net Owner's Investment:	<u>\$ 1,247,210</u>	<u>\$ 1,256,847</u>

G. Basic Income Statement (Most recent two years):

1. Water	2006	2007
Revenues (By Class):		
a. Residential	\$ 168,663	\$ 174,686
b. Commercial		
c. _____		
Total Operating Revenues:	<u>\$ 168,663</u>	<u>\$ 174,686</u>
Less Expenses:		
a. Salaries & Wages – Employees	\$ 10,857	\$ 17,379
b. Salaries & Wages – Officers, Directors, & Majority Stockholders		
c. Employee Pensions & Benefits	\$ 3,442	\$ 2,592
d. Purchased Water		\$
e. Purchased Power	\$ 10,573	\$ 17,396
f. Fuel for Power Production	\$ 1,488	\$
g. Chemicals	\$ 6,222	\$ 4,604
h. Materials & Supplies	\$ 1,085	\$ 1,868
i. Contractual Services	\$ 29,226	\$ 32,800
j. Rents		\$
k. Transportation Expenses		
l. Insurance Expense		
m. Regulatory Commission Expense		
n. Bad Debt Expense		
o. Miscellaneous	\$ 1,882	\$ 6,532
p. Depreciation/Amort Expense	\$ 48,701	\$ 48,447
q. Property Taxes	\$ 13,398	\$ 15,245
r. Other Taxes – RAF's	\$ 14,127	\$ 14,212
s. Income Taxes		
Operating Income (Loss)	<u>\$ 27,662</u>	<u>\$ 13,611</u>

2. Wastewater	2006	2007
Revenues (By Class):		
a. Residential	\$ 198,480	\$ 216,580
b. Commercial		
c. _____		
Total Operating Revenues:	\$ 198,480	\$ 216,580
Less Expenses:		
a. Salaries & Wages – Employees	\$ 10,857	\$ 17,379
b. Salaries & Wages – Officers, Directors, & Majority Stockholders		
c. Employee Pensions & Benefits	\$ 3,442	\$ 2,592
d. Sludge Removal	\$ 37,618	\$ 42,520
e. Purchased Power	\$ 24,670	\$ 17,396
f. Fuel for Power Production	\$ 1,488	
g. Chemicals	\$ 16,625	\$ 14,943
h. Materials & Supplies	\$ 349	
i. Contractual Services	\$ 105,388	\$ 126,646
j. Rents		
k. Transportation Expenses		
l. Insurance Expense		
m. Regulatory Commission Expense		
n. Bad Debt Expense		
o. Miscellaneous	\$ 2,753	\$ 6,415
p. Depreciation/Amort Expense	\$ 66,870	\$ 69,380
q. Property Taxes	\$ 13,398	\$ 15,245
r. Other Taxes – RAF's	\$ 9,215	\$ 9,066
s. Income Taxes		
Operating Income (Loss)	\$ <94,193>	\$ <105,002>

H. Outstanding Debt: See attached debt schedule.

<u>Creditor</u>	<u>Date Borrowed</u>	<u>Balance Due</u>	<u>Interest Rate</u>	<u>Expiration Date</u>
<u>1.</u>				
<u>2.</u>				
<u>3.</u>				
<u>4.</u>				

I. Indicate Type of Tax Return Filed: Partnership

Engineering Data

D. Outside Engineering Consultant:

1. Name Julian Coto, P.E.
2. Firm Excel Engineering Consultants, Inc.
3. Address 122 Wilshire Blvd., Casselberry, FL 32707
4. Telephone (407) 262-2292

E. Individual to contact on engineering matters:

1. Name Julian Coto, P.E.
2. Telephone (407) 260-2292

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

No

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

None

H. Name of plant operator(s) and DEP operator certificate number(s) held. N/A  
Contract Ops – Florida Utility Group

I. Is the utility serving customers outside of its certificated area? No

If yes, explain \_\_\_\_\_

J. Wastewater

1. Gallons per day capacity of treatment facilities existing 150,000 GPD  
under construction N/A proposed N/A

3. Type and make of present treatment facilities Concrete/Steel

3. Approximate average daily flow of treatment plant effluent 80-100,000 GPD

4. Approximate length of wastewater mains:

Size(diameter)	<u>4-inch</u>	<u>6-inch</u>	<u>8-inch</u>	<u>Force Mains</u>
Linear feet	<u>5,680</u>	<u>24,850</u>	<u>27,800</u>	<u>5,680</u>

5. Number of Manholes \_\_\_\_\_

6. Number of liftstations 4

7. How do you measure treatment plant effluent? Flow meter

8. Is the treatment plant effluent chlorinated? Yes If yes, what is the normal dosage rate? \_\_\_\_\_
9. Tap in fees – Wastewater \$ Actual Cost \_\_\_\_\_
10. Service availability fees – Wastewater \$ 364+177+433 System Capacity \_\_\_\_\_
11. Note DEP Treatment Plant Certificate Number and date of expiration:  
Number FLA011085-008-DW2P Expiration Date May 1, 2009
12. Total gallons treated during most recent twelve months 29,526,000 (2007)
13. Wastewater treatment purchased during most recent twelve months N/A

H. Water

1. Gallons per day capacity of treatment facilities existing 900,000  
under construction N/A proposed N/A
2. Type of treatment chlorination
3. Approximate average daily flow of treated water 80,241 gpd
4. Source of water supply Two Deep Wells
5. Types of chemicals used and their normal dosage rates Chlorine/15 GPD
6. Number of wells in service 2 Total capacity in gallons per minute (gpm) 1350 GPM  
  

Diameter/Depth	8/10-Inch	400ft.
Motor horse	25HP ea.	
Pump capacity (gpm)	750+600 ea.	
7. Reservoirs and/or hydropneumatic tanks: One 5000 Hydro/75,000 Ground Storage Tank
8. High service pumping: 3 @ 1250 GPM
9. How do you measure treatment plant production? Flow Meter
10. Approximate feet of water mains:  
  

Size (diameter)	1-inch	1-1/2	2-inch	3-inch	4-inch	6-inch	8-inch
Linear feet			2717			5448	

Note any fire flow requirements and imposing government agency  
500 GPM
11. Number of fire hydrants in service 56

- 13. Do you have a meter change out program? Yes
- 14. Meter installation or tap in fees – Water \$ 177
- 15. Service availability fees – Water \$ 1,178+1,035 System Capacity
- 16. Has the existing treatment facility been approved by DEP ? Yes
- 17. Total gallons pumped during most recent twelve months 29,288,000
- 18. Total gallons sold during most recent twelve months 33,152,000
- 19. Gallons unaccounted for during most recent twelve months 0
- 20. Gallons purchased during most recent twelve months N/A

III. Rate Data

A. Individual to contact on tariff matter:

- 1. Name Gary Morse, Utility Rate Consultant
- 2. Telephone Number (352) 382-1434

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

- 1. Water
  - a. Residential Water Base Charge \$9.98 Usage \$2.40 per thousand
  - b. General Service Base Charge \$9.98 Usage \$2.40 per thousand
  - c. Special Contract \_\_\_\_\_
  - d. Other \_\_\_\_\_
- 2. Wastewater
  - a. Residential Water Base Charge \$11.96 Usage \$4.24 per thousand
  - b. General Service Base Charge \$11.96 Usage \$5.08 per thousand
  - c. Special Contract \_\_\_\_\_
  - d. Other Reclaimed Water \$1.21 per Thousand

Note: Residential has 6,000 gallon cap on wastewater.

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

1. Water Metered	<u>2006</u>	<u>2007</u>
a. Residential	<u>772</u>	<u>776</u>
b. General Service	<u>7</u>	<u>7</u>
c. Special Contract	_____	_____
d. Other – Specify	_____	_____
2. Water UnMetered	<u>2006</u>	<u>2007</u>
a. Residential	_____	_____
b. General Service	_____	_____
c. Special Contract	_____	_____
d. Other – Specify	_____	_____



4. Wastewater	<u>2006</u>	<u>2007</u>
a. Residential	772 _____	774 _____
b. General Service	3 _____	3 _____
c. Special Contract	_____	_____
d. Other - Specify	_____	_____

IV. Affirmation

I, Eric Zimmerman 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 

Title Division President

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.