

**ROSE, SUNDBSTROM & BENTLEY, LLP**  
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May 9, 2011

ROBERT M.C. ROSE, (1924-2006)

VIA HAND DELIVERY

110140-WS

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

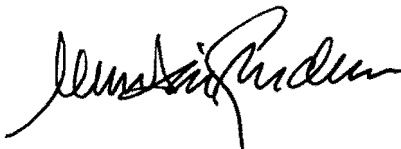
RE: Docket No.: \_\_\_\_\_; River Ranch Water Management, LLC; Staff Assisted  
Rate Case  
Our File No.: 37027.06

Dear Ms. Cole:

Pursuant to Commission Rule 25-30.455, enclosed is an Application for a Staff Assisted Rate Case which we are filing on behalf of River Ranch Water Management, L.L.C.

Should you or the Staff have any questions regarding this Application, please do not hesitate to give me a call.

Very truly yours,



MARTIN S. FRIEDMAN  
For the Firm

MSF/tlc  
Enclosures

- COM \_\_\_\_\_
- APA \_\_\_\_\_
- ECR
- GCL \_\_\_\_\_
- RAD \_\_\_\_\_
- SSC \_\_\_\_\_

cc: Bryon Smith, Senior Development Manager (w/enclosures) (via e-mail)

DOCUMENT NUMBER - DATE  
**03229 MAY 10 =**  
FPSC-COMMISSION CLERK

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ADM \_\_\_\_\_ 766 N. SUN DRIVE, SUITE 4030, LAKE MARY, FLORIDA 32746 (407) 830-6331 FAX (407) 830-8522  
 OPC \_\_\_\_\_ 2548 BLAIRSTONE PINES DRIVE, TALLAHASSEE, FLORIDA 32301 (850) 877-6555 FAX (850) 656-4029  
 CLK \_\_\_\_\_ 950 PENINSULA CORPORATE CIRCLE, SUITE 2020, BOCA RATON, FLORIDA 33487 (561) 982-7114 FAX (561) 982-7116

FLORIDA PUBLIC SERVICE COMMISSION

APPLICATION FOR A  
STAFF ASSISTED RATE CASE

110140-WS

I. GENERAL DATA

A. Name of Utility: **River Ranch Water Management, L.L.C.**

B. Address: **5601 Windover Drive  
Orlando, FL 32819**

1. Telephone Nos.: **(407) 351- 3350 ext. 187 (Bryon Smith)**

2. County: **Polk**

Nearest City: **Lake Wales**

3. General Area Served: **River Ranch Resort**

C. Authority:

1. Water Certificate No. **603-W**

Date Received: **April 18, 2003**

2. Wastewater Certificate No. **519-S**

Date Received: **April 18, 2003**

3. Date Utility Started Operations: Water: **1973**

Wastewater: **1973**

D. How System Was Acquired:

If utility was purchased, give date **November 14, 2001**

Amount Paid \$

1. Name of Seller: **Ocwen Federal Bank**

2. Was seller affiliated with present owners?  Yes  No

3. Did you purchase:  Stock  or assets only

E. Type of Legal Entity:

Limited Liability Co.  Partnership  Sole Proprietorship

F. Ownership & Officers:

	Name	Title	Percent Ownership
1.	<b>Central Florida Investments, Inc.</b>	<b>Manager</b>	<b>100%</b>
2.	_____	_____	_____
3.	_____	_____	_____
4.	_____	_____	_____

DOCUMENT NUMBER - DATE  
03229 MAY 10 =  
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G. List of Associated Companies and Addresses:

**Grenelefe Resort Utility, Inc. and Westgate Resorts, Ltd.**  
**5601 Windhover Drive**  
**Orlando, FL 32819**

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):

Name:

Address:

**Martin S. Friedman, Esquire**  
**Rose, Sundstrom & Bentley, LLP**

**766 N. Sun Drive, Suite 4030, Lake Mary, FL 32746**

**II. ACCOUNTING DATA**

A. Outside Accountant

- 1. Name: **Robert Nixon**
- 2. Firm: **Carlstedt, Jackson, Nixon & Wilson**
- 3. Address: **2560 Gulf-to-Bay Boulevard, Suite 200, Clearwater, FL 33765**
- 4. Telephone: **(727) 791- 4020**

B. Individual To Contact On Accounting Matters:

- 1. Name: **Tom Dugan**
- 2. Telephone: **(407) 351-3350**

C. Location of Books and Records: **5601 Windhover Drive, Orlando, FL 32819**

D. Have you filed an Annual Report with the Commission?  Yes  No

Date Last Filed: **April 8, 2011**

E. Has your latest Regulatory Assessment Fee Payment been made? Yes

(January 30 or July 30 whichever is applicable)  Jan 30  July 30

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

1. <u>Water:</u>	2010	2009
Cost of Plant In Service	\$ <u>830,368</u>	\$ <u>824,539</u>
Less Accumulated Depreciation	<u>(546,425)</u>	<u>(519,350)</u>
Less Contributed Plant	<u>(125,898)</u>	<u>(137,344)</u>
Net Owner's Investment	\$ <b>158,045</b>	\$ <b>167,845</b>

2. <u>Wastewater:</u>	2010	2009
Cost of Plant In Service	\$ 1,762,443	\$ 1,710,561
Less Accumulated Depreciation	(785,779)	(708,227)
Less Contributed Plant	(232,372)	(247,961)
Net Owner's Investment	\$ 744,292	\$ 754,373

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

1. <u>Water:</u>	2010	2009
Revenues (By Class)		
a. Residential	\$ 8,964	\$ 9,384
b. Commercial	14,170	14,262
c. Multi-Family	103,175	103,849
d. Other	7,792	7,843
Total Operating Revenues:	\$ 134,101	\$ 135,338
Less Expenses:		
a. Salaries & Wages – Employees	29,385	26,804
b. Salaries & Wages - Officers, Directors, & Majority Stockholders		
c. Employee Pensions & Benefits	25	3,347
d. Purchased Water		
e. Purchased Power	11,136	10,824
f. Fuel for Power Production		
g. Chemicals	18,543	26,951
h. Materials & Supplies	1,891	
i. Contractual Services	26,320	31,240
j. Rents	2,588	2,421
k. Transportation Expenses	2,050	1,410
l. Insurance Expense	552	483
m. Regulatory Commission Expense	6,035	6,090
n. Bad Debt Expense	164	
o. Miscellaneous Expense	4,499	2,250
p. Depreciation Expense	27,075	24,573
q. Property Taxes	355	4,898
r. Other Taxes	2,389	2,815
s. Income Taxes		
Operating Income (Loss)	\$ 1,094	\$ (8,768)

2. <u>Wastewater</u>	2010	2009
Revenues (By Class):	\$	\$
a. <b>Residential</b>	<u>9,711</u>	<u>10,149</u>
b. <b>Commercial</b>	<u>14,830</u>	<u>14,964</u>
c. <b>Multi-Family</b>	<u>139,684</u>	<u>140,952</u>
Total Operating Revenues:	<u>\$ 164,225</u>	<u>\$ 166,065</u>
Less Expenses:		
a. Salaries & Wages – Employees	<u>29,385</u>	<u>26,804</u>
b. Salaries & Wages - Officers, Directors, & Majority Stockholders		
c. Employee Pensions & Benefits	<u>25</u>	<u>3,347</u>
d. Purchased Wastewater Treatment		
e. Sludge Removal Expense	<u>4,087</u>	<u>5,622</u>
f. Purchased Power	<u>18,709</u>	<u>16,946</u>
g. Fuel for Power Production		
h. Chemicals	<u>13,937</u>	<u>25,558</u>
i. Materials & Supplies	<u>2,401</u>	<u>1,038</u>
j. Contractual Services	<u>30,498</u>	<u>41,772</u>
k. Rents	<u>2,588</u>	<u>2,051</u>
l. Transportation Expenses	<u>2,050</u>	<u>1,410</u>
m. Insurance Expense	<u>552</u>	<u>483</u>
n. Regulatory Commission Expense	<u>7,390</u>	<u>7,473</u>
o. Bad Debt Expense	<u>164</u>	
p. Miscellaneous Expense	<u>863</u>	<u>2,601</u>
q. Depreciation Expense	<u>77,552</u>	<u>77,159</u>
r. Property Taxes	<u>228</u>	<u>4,775</u>
s. Other Taxes	<u>2,389</u>	<u>1,815</u>
t. Income Taxes		
Operating Income (Loss)	<u>\$ (128,593)</u>	<u>\$ (52,789)</u>

H. Outstanding Debt:

	Creditor	Date Borrowed	Balance Due	Interest Rate	Expiration Date
1.	<u>CFI</u>	<u>1/02</u>	<u>244,724</u>		<u>1/12</u>
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: **George McDonald**
- 2. Firm: **McDonald Group International, Inc.**
- 3. Address: **9030 S. Brittany Path Inverness, FL 34452**
- 4. Telephone: **(352) 637- 1652**

**B. Individual to contact on engineering matters:**

- 1. Name: **Michael Payne**
- 2. Telephone: **(863) 232- 6525**

**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:**

**Mike Harrison WW007196**  
**Larry Scott DW008567**

**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:
  - a. Existing: **95,000**
  - b. Under Construction: **N/A**
  - c. Proposed: **N/A**
- 2. Type and make of present treatment facilities: **Active Sludge**
- 3. Approximate average daily flow of treatment plant effluent: **46,444**
- 4. Approximate length of wastewater mains:

Size (diameter):	<b>4</b>	<b>8</b>	<b>6</b>	<b>3</b>	<b>10</b>
Linear feet:	<b>4,330</b>	<b>31,432</b>	<b>4,510</b>	<b>1,860</b>	<b>256</b>

- 5. Number of manholes: **1**
- 6. Number of lift stations: **6**
- 7. How do you measure treatment plant effluent? **Meter**
- 8. Is the treatment plant effluent chlorinated?  Yes  No  
If yes, what is the normal dosage rate?
- 9. Tap in fees – Wastewater: \$ **891.00 (Main Extension Charge)**

10. Service availability fees – Wastewater: \$ 1,073.00
11. Note DEP Treatment Plant Certificate Number and date of expiration: **FLA011032**  
Number Expiration Date:
12. Total gallons treated during most recent twelve months: **16,952,000**
13. Wastewater treatment purchased during most recent twelve months: **None**

H. Water:

1. Gallons per day capacity of treatment facilities:
  - a. Existing: **298,000**
  - b. Under Construction : **N/A**
  - c. Proposed: **N/A**
2. Type of treatment: **Aeration/Chlorination**
3. Approximate average daily flow of treated water: **190,000**
4. Source of water supply: Groundwater
5. Types of chemicals used and their normal dosage rates:
6. Number of wells in service: **2**  
Total capacity in gallons per minute (gpm):

Diameter/Depth:	<b>6"</b> / <b>830</b>	<b>12"</b> / <b>850</b>	/
Motor horsepower:	<b>5</b>	<b>10</b>	
Pump capacity (gpm):	<b>150</b>	<b>350</b>	

7. Reservoirs and/or hydropneumatic tanks:

Description:	<b>Steel – Ground</b>	<b>Steel - Ground</b>	<b>Steel - Elevated</b>
Capacity:	<b>50,000</b>	<b>50,000</b>	<b>100,000</b>

8. High service pumping:

Motor horsepower:	<b>15</b>	<b>20</b>	<b>25</b>	
Pump capacity (gpm):	<b>259</b>	<b>581</b>	<b>727</b>	

9. How do you measure treatment plant production? Meter

10. Approximate feet of water mains:

Size (diameter):	<b>2"</b>	<b>3"</b>	<b>4"</b>	<b>5"</b>
Linear feet:	<b>16,317</b>	<b>5,090</b>	<b>400</b>	<b>33,330</b>

11. Note any fire flow requirements and imposing government agency: **500 gpm for 4 hours**
12. Number of fire hydrants in service: **29**

13. Do you have a meter change out program?  No  Yes
14. Meter installation or tap in fees - Water \$ 522.00 (Main Extension)
15. Service availability fees - Water \$ 335.00
16. Has the existing treatment facility been approved by DEP?  No  Yes
17. Total gallons pumped during most recent twelve months: 69,232,000
18. Total gallons sold during most recent twelve months: 69,232,000
19. Gallons unaccounted for during most recent twelve months: None
20. Gallons purchased during most recent twelve months: None

**IV. RATE DATA**

Individual to contact on tariff matters:

1. Name: Bryon Smith
- B. 2. Telephone Number: (407) 351-3350 ext. 187

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

1. Water:
- a. Residential Water \_\_\_\_\_
  - b. General Service Attached
  - c. Special Contract \_\_\_\_\_
  - d. Other - Specify \_\_\_\_\_
2. Wastewater:
- a. Residential Wastewater \_\_\_\_\_
  - b. General Service Attached
  - c. Special Contract \_\_\_\_\_
  - d. Other - Specify \_\_\_\_\_
- C.

Number of Customers: (Most recent two years)

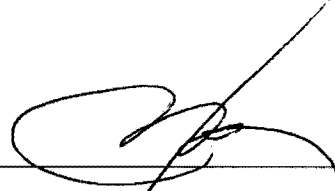
	<b>2010</b>	<b>2009</b>
1. Water Metered	<b>727</b>	<b>728</b>
a. Residential	_____	_____
b. General Service	_____	_____
c. Special Contract	_____	_____
d. Other – Specify (Irrigation)	<b>486</b>	<b>486</b>
2. Water Unmetered	<b>2010</b>	<b>2009</b>
a. Residential	_____	_____
b. General Service	_____	_____
c. Special Contract	_____	_____
d. Other - Specify	_____	_____
3. Wastewater	<b>2010</b>	<b>2009</b>
a. Residential	<b>727</b>	<b>728</b>
b. General Service	_____	_____
c. Special Contract	_____	_____
d. Other - Specify	_____	_____



**V. AFFIRMATION**

I, \_\_\_\_\_ 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 \_\_\_\_\_

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke extending to the right.

Title \_\_\_\_\_

Chief Operating Officer

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.

RIVER RANCH WATER MANAGEMENT, L.L.C.  
WATER TARIFF

GENERAL SERVICE

RATE SCHEDULE GS

- AVAILABILITY - Available throughout the area served by the Company.
- APPLICABILITY - For water service to all Customers for which no other schedule applies.
- LIMITATIONS - Subject to all of the Rules and Regulations of this Tariff and General Rules and Regulations of the Commission.

BILLING PERIOD - Monthly

FLAT RATE -

Long Hammock Phase I/RV Phase II-V (Per Unit)	\$ 12.68
Westgate Properties	\$1,141.19
Church	\$ 39.62
All Others (Per ERC)	\$ 15.85

MINIMUM CHARGE - Flat Rate

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 - August 25, 2008

TYPE OF FILING - 2008 Price Index

MARK WALTRIP  
Issuing Officer

UTILITY MANAGER  
Title

RIVER RANCH WATER MANAGEMENT, L.L.C.  
WATER TARIFF

RESIDENTIAL SERVICE

RATE SCHEDULE RS

- AVAILABILITY - Available throughout the area served by the Company.
- APPLICABILITY - For water 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 - Monthly
- FLAT RATE -
- |                    |    |       |
|--------------------|----|-------|
| River Ranch        | \$ | 15.85 |
| Shores/Countryside |    |       |
| Condo (Per Unit)   | \$ | 12.68 |
- MINIMUM CHARGE - Flat Rate
- 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 - August 25, 2008
- TYPE OF FILING - 2008 Price Index

MARK WALTRIP

Issuing Officer

UTILITY MANAGER

Title

RIVER RANCH WATER MANAGEMENT, L.L.C.  
WATER TARIFF

IRRIGATION SERVICE

RATE SCHEDULE IS

- AVAILABILITY - Available throughout the area served by the Company.
- APPLICABILITY - For water service for irrigation purposes in Long Hammock Phase I and RV Area Phase II-V.
- LIMITATIONS - Subject to all of the Rules and Regulations of this Tariff and General Rules and Regulations of the Commission.
- BILLING PERIOD - Monthly
- FLAT RATE -
- |                     |          |
|---------------------|----------|
| <u>Long Hammock</u> |          |
| Phase I             | \$110.95 |
| <u>RV Area</u>      |          |
| Phase II            | \$142.65 |
| Phase III           | \$190.20 |
| Phase IV            | \$ 95.09 |
| Phase V             | \$ 95.09 |
- MINIMUM CHARGE - Flat Rate
- 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 - August 25, 2008
- TYPE OF FILING - 2008 Price Index

MARK WALTRIP  
Issuing Officer

UTILITY MANAGER  
Title

RIVER RANCH WATER MANAGEMENT, L.L.C.  
WASTEWATER TARIFF

GENERAL SERVICE

RATE SCHEDULE GS

- AVAILABILITY - Available throughout the area served by the Company.
- APPLICABILITY - For wastewater service to all Customers for which no other schedule applies.
- LIMITATIONS - Subject to all of the Rules and Regulations of this Tariff and General Rules and Regulations of the Commission.
- BILLING PERIOD - Monthly
- FLAT RATE -
- |   |            |
|---|------------|
| Long Hammock Phase I/RV Phase II-V (Per Unit) | \$ 17.16   |
| Westgate Properties                           | \$1,218.42 |
| All Others (Per ERC)                          | \$ 17.16   |
- MINIMUM CHARGE - Flat Rate
- 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 - August 25, 2008
- TYPE OF FILING - 2008 Price Index

MARK WALTRIP  
Issuing Officer

UTILITY MANAGER  
Title

THIRD REVISED SHEET NO. 13.0  
CANCELS SECOND REVISED SHEET NO. 13.0

RIVER RANCH WATER MANAGEMENT, L.L.C.  
WASTEWATER TARIFF

RESIDENTIAL SERVICE

RATE SCHEDULE RS

- AVAILABILITY - Available throughout the area served by the Company.
- APPLICABILITY - For wastewater service to all Customers for which no other schedule applies.
- LIMITATIONS - Subject to all of the Rules and Regulations of this Tariff and General Rules and Regulations of the Commission.

BILLING PERIOD - Monthly

FLAT RATE -

River Ranch Shores/Countryside	\$	17.16
Condo (Per Unit)	\$	17.16

MINIMUM CHARGE - Flat Rate

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 - August 25, 2008

TYPE OF FILING - 2008 Price Index

MARK WALTRIP  
Issuing Officer

UTILITY MANAGER  
Title