

**Marguerite McLean**

**From:** Bryson, Arlene [Arlene.Bryson@ruden.com] on behalf of Cooke, Michael [Michael.Cooke@ruden.com]  
**Sent:** Thursday, October 20, 2011 2:28 PM  
**To:** Filings@psc.state.fl.us  
**Cc:** Melissa Jones-Alexis; Ralph Jaeger; Caroline Klancke; ANWillia@PSC.STATE.FL.US; Keino Young; Tom Walden; Patti Daniel; reilly.steve@leg.state.fl.us; jordan\_ruben@mhchomes.com  
**Subject:** Docket No. 110023-WS - Equity LifeStyle Properties, Inc., MFL Utility - Revised Proposed Water and Wastewater Initial Rates and Charges  
**Attachments:** 3488\_001.pdf

**Docket No.:**  
Docket No. 110023-WS – Application for certificates to provide water and wastewater service in Lake County by Equity LifeStyle Properties, Inc., MFL Utility

**Person Filing:**  
Michael G. Cooke  
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**Filed on behalf of:**  
Equity LifeStyle Properties, Inc.

**Total number of pages:**  
(3)

**Description:**  
Revised proposed water and wastewater initial rates and charges

**Arlene Bryson**  
Legal Secretary



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October 20, 2011

Ms. Ann Cole, Director  
Commission Clerk and Administrative Services  
Florida Public Service Commission  
2540 Shumard Oak Boulevard  
Tallahassee, Florida 32399-0850

RE: Docket No. 110023-WS – Application for certificates to provide water and wastewater service in Lake County by Equity LifeStyle Properties, Inc., MFL Utility

Dear Ms. Cole:

Please file the enclosed revised proposed water and wastewater initial rates and charges in the above-referenced docket. If you have any questions, please do not hesitate to contact me.

Sincerely,

Michael G. Cooke

MGC:amb  
Enclosure

- cc: Melissa Jones-Alexis (Via E-Mail: [mjonesal@PSC.STATE.FL.US](mailto:mjonesal@PSC.STATE.FL.US))
- Ralph Jaeger (Via E-Mail: [RJaeger@PSC.STATE.FL.US](mailto:RJaeger@PSC.STATE.FL.US))
- Caroline Klancke (Via E-Mail: [CKLANCKE@PSC.STATE.FL.US](mailto:CKLANCKE@PSC.STATE.FL.US))
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- Keino Young (Via E-Mail: [KYOUNG@PSC.STATE.FL.US](mailto:KYOUNG@PSC.STATE.FL.US))
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- Patti Daniel (Via E-Mail: [pdaniel@psc.state.fl.us](mailto:pdaniel@psc.state.fl.us))
- Steve Reilly, Office of the Public Counsel (Via E-Mail: [reilly.steve@leg.state.fl.us](mailto:reilly.steve@leg.state.fl.us))
- Jordan Ruben (Via E-Mail: [jordan\\_ruben@mhchomes.com](mailto:jordan_ruben@mhchomes.com))

RM:8136686:1

Mid-Florida Lakes  
Original Certificate Application  
Proposed Rates

Line No.		Monthly Rates	
		Water	Wastewater
1	<u>Residential</u>		
2	Base Facility Charges:		
3	5/8" x 3/4"	\$ 7.10	
4	All Meter Sizes		\$ 8.17
5	Gallonge charge per 1,000 gallons	1.65	
6	Gallonge charge (maximum of 6,000 gallons)		2.58
7			
8	<u>General Service</u>		
9	Base Facility Charges:		
10	5/8" x 3/4"	7.10	8.17
11	1"	17.75	20.43
12	1.5"	35.50	40.85
13	2"	56.80	65.36
14	3"	106.50	122.55
15	4"	177.50	204.25
16	6"	355.00	408.50
17	Gallonge charge per 1,000 gallons	1.65	2.58

Mid-Florida Lakes  
Original Certificate Application  
Existing Water System  
Rate Computation

Line No.		Total	Percent Allocation		Rate Component	
			BFC	Gallage	BFC	Gallage
1	<u>Operation &amp; Maintenance (O&amp;M):</u>					
2	Purchased Power	\$ 29,049	40.00%	60.00%	\$ 11,620	\$ 17,429
3	Chemicals	12,600	40.00%	60.00%	5,040	7,560
4	Contractual Services:					
5	Engineering	2,000	40.00%	60.00%	800	1,200
6	Outside Accounting - Annual Report, RAF Return, and Index	1,500	40.00%	60.00%	600	900
7	Adjustments)					
8	Contract Legal	1,500	40.00%	60.00%	600	900
9	Management Fees (Administration, Accounting, Tax, and	30,000	40.00%	60.00%	12,000	18,000
10	Customer Service)					
11	Management Fees (Operator and billing fee)	32,377	40.00%	60.00%	12,951	19,426
12	Testing	11,344	40.00%	60.00%	4,538	6,806
13	Plant Maintenance	28,500	40.00%	60.00%	11,400	17,100
14	Insurance - Property, Casualty & Liability	25,000	40.00%	60.00%	10,000	15,000
15	Miscellaneous	2,000	40.00%	60.00%	800	1,200
16	Total estimated O&M expense	<u>175,870</u>				
17	Depreciation Expense - Net	<u>31,748</u>	40.00%	60.00%	12,699	19,049
18	<u>Taxes Other than Income:</u>					
19	Real estate & property taxes	8,508	40.00%	60.00%	3,403	5,105
20	Regulatory Assessment Fees	12,109	40.00%	60.00%	4,845	7,265
21		<u>20,817</u>				
22	Operating Income	<u>40,853</u>	40.00%	60.00%	<u>16,341</u>	<u>24,512</u>
23	Total revenue requested	<u>\$ 269,088</u>			<u>\$ 107,637</u>	<u>\$ 161,452</u>
24	No. of ERC's at buildout level of operation				1,283	
25	No of months				<u>12</u>	
26	Annual No. of monthly ERC's				<u>15,156</u>	
27	Estimated annual gallons sold - thousands					<u>97,943</u>
28	Rates - Base Facility Charge / Gallage Charge per 1,000 Gallons				<u>\$ 7.10</u>	<u>\$ 1.85</u>