

State of Florida



# Public Service Commission

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COMMISSION CLERK

## -M-E-M-O-R-A-N-D-U-M-

**DATE:** November 22, 2011

**TO:** Office of Commission Clerk (Cole)

**FROM:** Division of Economic Regulation (Jones-Alexis, Mouring, Walden)  
Office of the General Counsel (Jacobs)

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**RE:** Docket No. 110020-WS – Application for certificates to provide water and wastewater service in Marion County by OB Utility Systems, L.L.C.  
County(ies): Marion

**AGENDA:** 12/06/11 – Regular Agenda – Proposed Agency Action for Issues 1 and 2 – Interested Persons May Participate

**COMMISSIONERS ASSIGNED:** All Commissioners

**PREHEARING OFFICER:** Brisé

**CRITICAL DATES:** None

**SPECIAL INSTRUCTIONS:** None

**FILE NAME AND LOCATION:** S:\PSC\ECR\WP\110020.RCM.DOC

### Case Background

OB Utility Systems, L.L.C. (OB Utility or Utility) has been providing potable water and wastewater service to the Oak Bend Mobile Home Park (Oak Bend MHP), located east of Interstate 75 near the city of Ocala, since approximately 1981. Oak Bend MHP is in the St. Johns River Water Management District (SJRWMD) in a Water Resource Caution Area. OB Utility currently serves approximately 262 residential connections in addition to a clubhouse, pool, laundry facilities, and fitness center. Based on projected revenues, the Utility is a Class C water and wastewater utility.

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OB Utility is a wholly-owned subsidiary of Equity LifeStyle Properties, Inc. (ELPI). On January 7, 2011, ELPI filed an application for original water and wastewater certificates in Marion County on behalf of the Utility. Historically, ELPI included the cost of water and wastewater service in customers' lot rental fees. As such, ELPI was exempt from the Commission's regulation, pursuant to Section 367.022(5), Florida Statutes (F.S.). However, the Commission's approval of the Utility's request for original certificates makes the Utility subject to regulation by the Commission, pursuant to Section 367.031, F.S. ELPI intends to offset the establishment of rates and charges with appropriate decreases in lot rental fees.

On September 20, 2011, the Commission granted the Utility Certificate Nos. 657-W and 561-S to provide service to its requested service territory.<sup>1</sup> Staff conducted a customer meeting on November 8, 2011, in order to allow OB Utility's customers to provide input regarding the Utility's quality of service and to answer customers' questions about the Utility's proposed rates and charges.

ELPI has also requested certificates and initial rates and charges for three additional wholly-owned utilities, including COL Utility Systems, L.L.C. (Docket No. 110021-WS), HV Utility Systems, L.L.C. (Docket No. 110022-WU), and MFL Utility Systems, L.L.C. (Docket No. 110023-WS).

The purpose of this recommendation is to address the appropriate initial rates and charges for OB Utility. The Commission has jurisdiction pursuant to Sections 367.031, 367.045, 367.081, 367.091, and 367.101, F.S.

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<sup>1</sup> See Order No. PSC-11-0441-FOF-WS, issued October 5, 2011, in Docket No. 110020-WS, In re: Application for certificates to provide water and wastewater service in Marion County by OB Utility Systems, L.L.C.

### **Discussion of Issues**

**Issue 1:** What are the appropriate initial water and wastewater rates and return on investment for OB Utility?

**Recommendation:** The water and wastewater rates, as shown on Schedule Nos. 1 and 2, respectively, are reasonable and should be approved. OB Utility should be required to file a proposed customer notice to reflect the Commission-approved rates for the water and wastewater systems. The approved rates should be effective for services rendered or connections made on or after the stamped approval date on the tariff sheets, pursuant to Rule 25-30.475(1), Florida Administrative Code (F.A.C.). In addition, the approved rates should not be implemented until staff has approved the proposed customer notice. The Utility should provide proof of the date notice was given no less than ten days after the date of the notice. OB Utility should be required to charge the approved rates until authorized to change them by the Commission in a subsequent proceeding. A return on equity of 10.85 percent plus or minus 100 basis points should also be approved. (Jones-Alexis, Walden, Jaeger)

**Staff Analysis:** Rule 25-30.033(1)(t), (u), (v), and (w), F.A.C., specifies the requirements for establishing rates and charges for original certificates, including submission of a cost study, growth projections, and data related to utility plant, capital structure, and operating and maintenance (O&M) expenses. In the instant case, the Utility's water and wastewater facilities are currently in operation and are built out. Therefore, the requested rates and charges in the application are based on the actual operating costs of the existing systems. This is consistent with Commission policy for setting initial rates and charges. The cost study provided in the application includes data related to the existing plant, capital structure, and O&M expenses and excludes customer growth projections.

#### **Utility Facilities**

OB Utility's service territory covers a 62-acre area near Ocala. This area encompasses the Oak Bend MHP, which consists of mobile homes, a clubhouse, a pool, laundry facilities, and a fitness center. OB Utility has completed installation and calibration of meters in conjunction with its application for initial rates and charges. The Utility's Consumptive Use Permit, issued by the SJRWMD, authorizes the use of 41.6 million gallons per year (MGY) of groundwater from the Floridan aquifer, which includes 37.9 MGY for household type uses, 1.9 MGY for irrigation of public medians, and 1.8 MGY for unaccounted for uses.

The existing water treatment facilities include 2 water supply wells and a steel hydropneumatic tank with a capacity of 5,000 gallons. The plant has a designed capacity of 0.465 million gallons per day (MGD), which is sufficient to accommodate the current average flows of 0.059 MGD annual average daily flow (AADF). One 6-inch well is equipped with a 115 gallon per minute (GPM) pump, and one 10-inch well is equipped with a 252 GPM pump, for a combined pumping capacity of 367 GPM. Treatment consists of a hypochlorination disinfection process.

The existing wastewater treatment facilities have a capacity of 0.06 MGD AADF. The treatment process is extended aeration with land application of the treated effluent. The plant

consists of a surge tank, aeration, secondary clarification, chlorination, and aerobic digestion of residuals. The Utility's DEP permit provides for a restricted public access rapid infiltration basin (RIB) system for treated effluent, which consists of 3 RIBs with a total wetted area of 57,000 square feet.

### **Rate Base**

In setting initial rates and charges for a new utility, Commission practice has been to set rates so that the utility will have an opportunity to earn a fair return on its investment when approximately 80 percent of its projected customers are being served. Typically, in the early years of development, the customer base of a utility is not sufficient to allow the utility to recover its O&M expenses and earn a fair return on its investment; but as growth reaches 80 percent of a utility's projected designed capacity, the initial rates become compensatory. In the instant case, OB Utility's water and wastewater facilities are in existence and serving its customers at designed capacity. Schedule Nos. 1 and 2 contain the Utility's estimated rate base and revenue requirement and the resulting proposed rates and charges for water and wastewater, respectively.

OB Utility did not have documentation to support the original costs of the water and wastewater facilities. Therefore, an original cost study was prepared by an accounting firm to estimate the costs of the assets when first dedicated to public service. The Utility's estimated costs for Utility Plant in Service (UPIS) are \$443,249 and \$615,431 for the water and wastewater facilities, respectively.

Rule 25-30.580(1)(a), F.A.C., provides that the maximum amount of contributions-in-aid-of-construction (CIAC), net of amortization, should not exceed 75 percent of the total original cost, net of accumulated depreciation, of a utility's facilities and plant when the facilities and plant are at their designed capacity. Rule 25-30.580(1)(b), F.A.C., provides that the minimum amount of CIAC should not be less than the percentage of such facilities and plant that is represented by the water transmission and distribution and wastewater collection systems. Because the service territory is a mobile home park in which ELPI rents, rather than sells, lots to customers, no CIAC have been collected by the Utility. Therefore, the CIAC balances are \$0 for both the water and wastewater systems.

In addition, because the proposed service territory is a mobile home park in which ELPI rents, rather than sells, lots to customers, the Utility has not collected, and will not collect, CIAC. Should the Utility wish to extend its service territory outside of the Oak Bend MHP in the future, it must request a service availability policy and charges that are consistent with the guidelines in Rule 25-30.580, F.A.C., which require that at a minimum the cost of the lines should be contributed.

The Utility's estimated accumulated depreciation balance is based on the average service life guidelines for Class C utilities, as set forth in Rule 25-30.140, F.A.C. Based on the guidelines, the water and wastewater accumulated depreciation balances are (\$233,237) and (\$516,065), respectively. Estimated working capital allowances of \$6,272 and \$8,656 for water and wastewater, respectively, are based on 12.50 percent of the estimated water and wastewater O&M expenses, pursuant to Rule 25-30.433(2), F.A.C.

Staff recommends that OB Utility's estimated rate base of \$216,284 for water and \$108,022 for wastewater, as shown on Schedule Nos. 1 and 2, are reasonable. This rate base is established only as a tool to aid the Commission in setting initial rates and is not intended to formally establish rate base. This is consistent with Commission practice in applications for original certificates.<sup>2</sup>

### **Cost of Capital**

As required by Rule 25-30.033(1)(w), F.A.C., the application contained a schedule of OB Utility's capital structure, including a statement of the methods of financing the operation of the Utility. The Utility's capital structure, shown on Schedule No. 3, consists of 40 percent equity and 60 percent debt. Equity contributions or advances from related entities will be made as required by the Utility to finance and support its operations.

The Utility's proposed cost of equity of 10.85 percent is consistent with the Commission's current leverage formula in effect at the time of the Commission's vote.<sup>3</sup> The Utility's cost of debt of 4.25 percent is based on the prime rate in effect at the time the application was filed (3.25 percent) plus 100 basis points.<sup>4</sup>

Staff recommends an overall cost of capital of 6.89 percent for OB Utility based on a capital structure consisting of 40 percent equity and 60 percent debt, a cost of equity of 10.85 percent, and a cost of debt of 4.25 percent. Staff believes this is a reasonable overall cost of capital for calculating the revenue requirement for this original certificate case. Staff further recommends that the Commission set the Utility's authorized return on equity at 10.85 percent with a range of plus or minus 100 basis points.

### **Net Operating Income**

OB Utility's estimated net operating income for water and wastewater services are shown on Schedule Nos. 1 and 2, respectively, and are based on the rate base for each system and the overall cost of capital of 6.89 percent, as previously discussed. The resulting net operating income figures for water and wastewater service are \$14,902 and \$7,443, respectively.

<sup>2</sup> See Order No. PSC-11-0113-PAA-WS, issued February 11, 2011, in Docket No. 050192-WS, In re: Application for certificates to provide water and wastewater service in Sumter County by Central Sumter Utility Company, L.L.C.; Order No. PSC-08-0540-PAA-WS, issued August 18, 2008, in Docket No. 080103-WS, In re: Application for certificates to provide water and wastewater service in Hardee and Polk Counties by TBBT Utility LLC; Order No. PSC-08-0228-PAA-WS, issued April 7, 2008, in Docket No. 060602-WS, In re: Application for certificate to provide water and wastewater service in Lee and Charlotte Counties by Town and Country Utilities Company; and Order No. PSC-07-0983-PAA-WS, issued December 10, 2007, in Docket No. 060726-WS, In re: Application for certificates to provide water and wastewater service in Glades County and water service in Highlands County by Silver Lake Utilities, Inc.

<sup>3</sup> See Order No. PSC-11-0287-PAA-WS, issued July 5, 2011, in Docket No. 110006-WS, In re: Water and wastewater industry annual reestablishment of authorized range of return on common equity for water and wastewater utilities pursuant to Section 367.081(4)(f), F.S. Also, see Rules 25-30.415 and 25-30.033(1)(w) and (3), F.A.C.

<sup>4</sup> See Order No. PSC-08-0540-PAA-WS, issued August 18, 2008, in Docket No. 080103-WS, In re: Application for certificates to provide water and wastewater service in Hardee and Polk Counties by TBBT Utility LLC; and Order No. PSC-08-0228-PAA-WS, issued April 7, 2008, in Docket No. 060602-WS, In re: Application for certificate to provide water and wastewater service in Lee and Charlotte Counties by Town and Country Utilities Company.

## **Revenue Requirement**

OB Utility's proposed revenue requirements are based on O&M expenses, depreciation, taxes other than income, and net operating income, as described above. Included in O&M expenses are chemicals, purchased power, plant maintenance, laboratory testing, insurance, and contractual services. Taxes other than income include projected regulatory assessment fees of 4.50 percent of gross revenues and personal property taxes.

The Utility's proposed revenue requirement for the water system of \$86,334 includes \$50,177 for O&M, \$14,279 for depreciation expense, and \$6,976 for taxes other than income. Staff recommends that the proposed revenue requirement for the water system of \$86,334 is reasonable and should be used to set initial rates for water service.

The Utility's proposed revenue requirement for the wastewater system of \$103,316 includes \$69,249 for O&M, \$20,592 for depreciation expense, and \$6,032 for taxes other than income. Staff recommends that the proposed revenue requirement for the wastewater system of \$103,316 is reasonable and should be used to set initial rates for wastewater service.

## **Rates**

OB Utility's proposed residential and general service rates are based on revenue requirements of \$86,334 and \$103,316 for water and wastewater, respectively. As shown on Schedule Nos. 1 and 2, the Utility's requested rates include a monthly base facility charge (BFC) and a single gallonage charge for all water and wastewater customers.

For water service, the Utility proposed a residential and general service BFC of \$10.58 for 5/8" x 3/4" meters. For both residential and general service water usage, the Utility proposed a gallonage charge of \$2.77 per 1,000 gallons for all levels of usage. For wastewater service, the Utility proposed a BFC of \$16.60 for all residential customers with meters of all sizes and \$16.60 for all general service customers with a 5/8" x 3/4" meter. For residential wastewater usage, the Utility proposed a gallonage charge of \$3.29 per 1,000 gallons, capped at 6,000 gallons. For general service wastewater usage, the Utility proposed a gallonage charge of \$3.29 per 1,000 gallons. Staff recommends that the Utility's proposed rates and rate structure are reasonable, consistent with Commission practice for setting initial water and wastewater rates, and should be approved.

Section 723.037, F.S., requires that 90 days' written notice be provided to the affected residents when a mobile home park wishes to change its lot rental fees. In addition, the Oak Bend MHP's prospectus must be amended. The Florida Department of Business and Professional Regulation enforces this section of the statutes. Therefore, the Utility anticipates that it will begin collecting rates in mid-2012. If the Commission approves OB Utility's request for initial rates, staff will work with the Utility to establish the effective date of its tariffs once Oak Bend MHP's prospectus has been amended.

### Customer Meeting

Approximately 120 OB Utility customers attended a noticed customer meeting held at the Oak Bend MHP Clubhouse on November 8, 2011. The purpose of the meetings was to allow customers to ask questions and provide input regarding the Utility's quality of service. Approximately 11 customers spoke during this meeting and raised 31 specific complaints. At the customer meeting, Commission staff gave opening remarks, and representatives of the Utility and the Office of Public Counsel (OPC) were present.

Of the 31 specific complaints received, summarized in Table 1-1, staff identified affordability and water quality as the most prevalent categories.

<u>Type of Complaint</u>	<u>Total</u>
Affordability	7
Water Quality	6
Plant Issues	4
Outages	3
Meters	3
Boil Water Noticing	2
Other	6
<b>Total</b>	<b>31</b>

The majority of those who attended the meetings repeatedly expressed concern over the Utility's justification for charging rates and charges for specific compensation for providing water and wastewater services. Most of the comments made by the 11 customers who spoke were about affordability and the economic burden placed on them in paying separately for these essential services. They complained that the Utility's new rates would cause the community's upkeep to decline as a result of customers' concerns about charges incurred for water usage.

Customers also complained about the quality of their water and wastewater service, particularly regarding odor, water quality testing, and the quality of the water from one of the Utility's wells. They described concerns with respect to numerous issues, including the Utility's aging infrastructure, outages due to main breaks, lack of sufficient valves for shutoffs, poor boil water noticing, meter installations and readings, and lack of fire hydrants. Regarding the

Utility's infrastructure, customers were concerned that the cost of plant improvements would be borne by them rather than by the Utility as a result of the Utility's certification and Commission-approved rates and charges.

OB Utility filed a response to concerns raised at the customer meeting. The Utility's response indicated that both the water and wastewater plants are in compliance with and routinely inspected by the DEP. According to the Utility, all valves are operable and will be reviewed with the Florida Rural Water Association (FRWA). The Utility stated that meter installation at all residential sites has been completed, and common areas will be metered during the first quarter of 2012. All meters will be checked and calibrated with the FRWA, and those that do not properly function will be replaced. Meter readings will be done by radio read technology. In response to infrastructure concerns, the Utility stated that it will review a feasibility study of the lines and create a line item in its 2012 budget to address replacement of infrastructure as needed. Finally, the Utility stated in its response that ELPI site staff and a third-party plant operator are establishing an emergency preparedness plan that will be filed by the end of 2011.

### **Conclusion**

The water and wastewater rates, as discussed and recommended in staff's analysis and shown on Schedule Nos. 1 and 2, respectively, appear reasonable and should be approved. OB Utility should be required to file a proposed customer notice to reflect the Commission-approved rates for the water and wastewater systems. The approved rates should be effective for services rendered or connections made on or after the stamped approval date on the tariff sheets, 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. The Utility should provide proof of the date notice was given no less than ten days after the date of the notice. OB Utility should be required to charge the approved rates until authorized to change them by the Commission in a subsequent proceeding. A return on equity of 10.85 percent plus or minus 100 basis points should also be approved.



**Issue 2:** What are the appropriate miscellaneous service charges for OB Utility?

**Recommendation:** The appropriate miscellaneous service charges for OB Utility are those described in staff's analysis. OB Utility should be required to file a proposed customer notice to reflect the Commission-approved charges for the water and wastewater systems. The approved miscellaneous service charges should be effective for services rendered or connections made on or after the stamped approval date on the tariff sheets, pursuant to Rule 25-30.475(1), F.A.C. In addition, the approved charges should not be implemented until staff has approved the proposed customer notice. The Utility should provide proof of the date notice was given no less than ten days after the date of the notice. OB Utility should be required to collect the approved charges until authorized to change them by the Commission in a subsequent proceeding. (Jones-Alexis, Jaeger)

**Staff Analysis:** Pursuant to Section 367.091, F.S., OB Utility requested authority to apply certain miscellaneous service charges.

Pursuant to Rule 25-30.460, F.A.C., utilities may apply for miscellaneous service charges, including initial connection, normal reconnection, violation reconnection, and premises visit charges. OB Utility's proposed miscellaneous service charges, which are based upon actual expenses, are shown on Schedule No. 3. The Utility's proposed charges are similar to or lower than charges previously approved by the Commission for other Class C utilities.<sup>5</sup> Additionally, Commission practice has been to place the burden of such charges on the cost causer rather than the general body of ratepayers. This is consistent with one of the fundamental principles of rate making – ensuring that the cost of providing service is recovered from the cost causer.<sup>6</sup>

The Utility proposed a wastewater violation reconnection charge equal to the actual cost incurred for providing that service. However, Commission practice has been to set this charge equal to the normal reconnection charge.<sup>7</sup> Therefore, staff recommends that the violation reconnection charge be set at \$15.

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<sup>5</sup> See Order No. PSC-10-0552-PAA-WU, issued September 3, 2010, in Docket No. 090366-WU, In re: Application for certificate to operate water utility in Marion County by Arma Water Service, LLC; and Order No. PSC-08-0228-PAA-WS, issued April 7, 2008, in Docket No. 060602-WS, In re: Application for certificate to provide wastewater service and to establish new water and wastewater rates in Lee and Charlotte Counties by Town and Country Utilities Company.

<sup>6</sup> See Order No. PSC-03-1119-PAA-SU, issued October 7, 2003, in Docket No. 030106-SU, In re: Application for staff-assisted rate case in Lee County by Environmental Protection Systems of Pine Island, Inc.; and Order No. PSC-96-1409-FOF-WU, issued November 20, 1996, in Docket No. 960716-WU, In re: Application for transfer of Certificate No. 123-W in Lake County from Theodore S. Jansen d/b/a Ravenswood Water System to Crystal River Utilities, Inc.

<sup>7</sup> See Order No. PSC-11-0113-PAA-WS, issued February 11, 2011, in Docket No. 050192-WS, In re: Application for certificates to provide water and wastewater service in Sumter County by Central Sumter Utility Company, L.L.C.; Order No. PSC-08-0611-PAA-WS, issued September 22, 2008, in Docket No. 080113-WS, In re: Application for certificates to provide water and wastewater service in Duval County by Regency Utilities, Inc.; Order No. PSC-08-0540-PAA-WS, issued August 18, 2008, in Docket No. 080103-WS, In re: Application for certificates to provide water and wastewater service in Hardee and Polk Counties by TBBT Utility LLC; and Order No. PSC-08-0435-PAA-WS, issued July 7, 2008, in Docket No. 070548-WS, In re: Application for certificates to provide water and wastewater service in Marion County by Century - Fairfield Village, Ltd.

The Utility excluded from its proposed miscellaneous service charges a nonsufficient funds (NSF) check charge, which is a service fee authorized by Sections 68.065 and 832.08(5), F.S., based on the amount of a check that is returned for nonpayment. Staff notes that the Utility incurs expenses in receiving and processing returned checks. Therefore, staff recommends that a NSF check charge be approved. OB Utility should be authorized to collect the following NSF check charges: \$25 if the face value of the check does not exceed \$50; \$30 if the face value is more than \$50 but does not exceed \$300; and \$40 if the face value is more than \$300.

Staff recommends that OB Utility's request for authority to apply certain miscellaneous service charges, as reflected on Schedule No. 3, is reasonable and should be approved. In addition, staff recommends that the changes and additions to the Utility's miscellaneous service charges recommended herein are reasonable and should be approved. OB Utility should be required to file a proposed customer notice to reflect the Commission-approved charges for the water and wastewater systems. The approved miscellaneous service charges should be effective for services rendered or connections made on or after the stamped approval date on the tariff sheets, pursuant to Rule 25-30.475(1), F.A.C. In addition, the approved charges should not be implemented until staff has approved the proposed customer notice. The Utility should provide proof of the date notice was given no less than ten days after the date of the notice. OB Utility should be required to collect the approved charges until authorized to change them by the Commission in a subsequent proceeding.

**Issue 3:** Should this docket be closed?

**Recommendation:** If no timely protest to the proposed agency action issues is filed with the Commission by a substantially affected person, a Consummating Order should be issued. However, the docket should remain open to allow OB Utility to file a proposed customer notice reflecting the Commission-approved water and wastewater rates and charges and to provide proof of the date notice was given no less than ten days after the date of the notice. (Jones-Alexis, Jaeger)

**Staff Analysis:** If no timely protest to the proposed agency action issues is filed with the Commission by a substantially affected person, a Consummating Order should be issued. However, the docket should remain open to allow OB Utility to file a proposed customer notice reflecting the Commission-approved water and wastewater rates and charges to provide proof of the date notice was given no less than ten days after the date of the notice.

**OB UTILITY SYSTEMS, L.L.C.  
 WATER SYSTEM**

**Water Rate Base**

Utility Plant in Service	\$ 443,249
Accumulated Depreciation	(233,237)
Working Capital Allowance (1/8 O&M)	<u>6,272</u>
Water Rate Base	<u>\$ 216,284</u>

**Water Revenue Requirement**

Operating Revenues	<u>\$ 86,334</u>
Operating and Maintenance (O&M)	50,177
Net Depreciation Expense	14,279
Taxes Other Than Income	<u>6,976</u>
Net Operating Income	<u>\$ 14,902</u>
Water Rate Base	\$ 216,284
Rate of Return	6.89%

**Monthly Water Service Rates – Residential Service**

Base Facility Charge 5/8" x 3/4"	\$ 10.58
Charge per 1,000 gallons	\$ 2.77

**Monthly Water Service Rates – General Service**

Base Facility Charge 5/8" x 3/4"	\$ 10.58
1"	26.45
1.5"	52.90
2"	84.64
3"	158.70
4"	264.50
6"	529.00
Charge per 1,000 gallons	\$ 2.77

**Comparison of Residential Water Service Bills**

3,000 gallons	\$ 18.89
5,000 gallons	\$ 24.43
10,000 gallons	\$ 38.28

**OB UTILITY SYSTEMS, L.L.C.  
 WASTEWATER SYSTEM**

**Wastewater Rate Base**

Utility Plant in Service	\$ 615,431
Accumulated Depreciation	(516,065)
Working Capital Allowance (1/8 O&M)	<u>8,656</u>
Wastewater Rate Base	<u>\$ 108,022</u>

**Wastewater Revenue Requirement**

Operating Revenues	<u>\$ 103,316</u>
Operating and Maintenance (O&M)	69,249
Net Depreciation Expense	20,592
Taxes Other Than Income	<u>6,032</u>
Net Operating Income	<u>\$7,443</u>
Wastewater Rate Base	\$ 108,022
Rate of Return	6.89%

**Monthly Wastewater Service Rates – Residential Service**

Base Facility Charge	
All meter sizes	\$ 16.60
Charge per 1,000 gallons (6,000 gallons maximum)	\$ 3.29

**Monthly Wastewater Service Rates – General Service**

Base Facility Charge	
5/8" x 3/4"	\$ 16.60
1"	41.50
1.5"	83.00
2"	132.80
3"	249.00
4"	415.00
6"	830.00
Charge per 1,000 gallons	\$ 3.29

**Comparison of Residential Wastewater Service Bills**

3,000 gallons	\$ 26.47
5,000 gallons	\$ 33.05
10,000 gallons	\$ 36.34

**OB UTILITY SYSTEMS, L.L.C.**

<b>Capital Structure</b>	<b><u>Cost of Capital</u></b>			
	<b>Balance per Filing</b>	<b>Percent Ratio</b>	<b>Staff Recommended Cost Rate</b>	<b>Staff Recommended Weighted Cost</b>
Equity	\$ 129,723	40 %	10.85%	4.34%
Debt	<u>\$ 194,583</u>	<u>60 %</u>	4.25%	<u>2.55%</u>
Total	\$ 324,306	100%	--	6.89%
<b>Return on Equity</b>			<b>High</b>	<b>Low</b>
Range of Reasonableness			11.85%	9.85%

**Miscellaneous Service Charges**

<b>Description</b>	<b>Staff Recommended Business Hours Charges</b>
Initial Connection Charge	\$ 15.00
Normal Reconnection Charge	\$ 15.00
Violation Reconnection Charge	\$ 15.00
Premises Visit in Lieu of Disconnection Charge	\$ 10.00
NSF Check Charge	\$25 for face value ≤ \$50 \$30 for \$300 ≤ face value > \$50 \$40 for face value > \$300