

State of Florida



Public Service Commission

CAPITAL CIRCLE OFFICE CENTER • 2540 SHUMARD OAK BOULEVARD
TALLAHASSEE, FLORIDA 32399-0850

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

DATE: November 8, 2012
TO: Ann Cole, Commission Clerk, Office of Commission Clerk
FROM: Ana VanEsseltine, Regulatory Analyst II, Division of Accounting & Finance
RE: Docket No. 120152-WS, Application for increase in water and wastewater rates in Orange County by Pluris Wedgefield, Inc.

RECEIVED-FPSC
12 NOV -9 AM 10:04
COMMISSION
CLERK

Please include the attached e-mail into the docket file referenced above. The e-mail and supporting documentation is a request for a pro forma increase related to property taxes submitted by Martin Friedman on behalf of Pluris Wedgefield, Inc.

DOCUMENT NUMBER-DATE
07583 NOV-9 2
FPSC-COMMISSION CLERK

Ana VanEsselstine

From: Martin Friedman [MFriedman@sfflaw.com]
Sent: Thursday, November 08, 2012 1:59 PM
To: Ana VanEsselstine
Cc: Bart Fletcher; Maurice Gallarda; Dan Winters
Subject: {BULK} Pluris Wedgefield Rate Case/Docket No. 120152-WS
Importance: Low
Attachments: Wedgefield Property Tax Bills 2012.pdf

Ana,

During the test year the Utility had property taxes of \$108,593. The 2012 property tax bills (copies attached) which the Utility just received, totals \$175,968, an increase of \$67,375. When the Utility inquired as to why there was such a large increase it was told that there was an error and actually the prior year's bill should have been greater than it was.

Please accept this as Pluris Wedgefield's request for a proforma increase in property taxes. Should you have any questions, or should you disagree that a proforma adjustment is appropriate, please contact me.

Regards, Marty

MARTIN S. FRIEDMAN

**SUNDSTROM,
 FRIEDMAN & FUMERO, LLP**
 Attorneys | Counselors



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 LLP
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 766 North Sun Drive, Suite 4030
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Tallahassee • Lake Mary • Boca Raton

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EARL K. WOOD, Tax Collector

2012 TANGIBLE

ORANGE COUNTY NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER 0494886-5		ESCROW CODE	MILLAGE CODE 11 ORG
TAX AMOUNT	NOV DISCOUNT 4% 149,396.16	FEB DISCOUNT 1% 154,064.79	UTL-000033 CAPE ORLANDO UNINCORPORATED
	DEC DISCOUNT 3% 150,952.37	MARCH GROSS TAX 155,621.00	
	JAN DISCOUNT 2% 152,508.58	INTEREST/ADVT 160,309.63	
SITUS ADDRESS	UNINCORPORATED		



6 - 145380

PLURIS WEDGEFIELD INC
PLURIS LLC
ATTN PROPERTY TAX DEPT
2100 MCKINNEY AVE STE 1550
DALLAS TX 75201-6982

**P.O. BOX 545100
ORLANDO FL 32854-5100**



Return with payment. Make checks payable to: Earl K. Wood, Tax Collector • PO Box 545100 • Orlando FL 32854

Earl K. Wood, Tax Collector

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PLURIS WEDGEFIELD INC
PLURIS LLC
ATTN PROPERTY TAX DEPT
2100 MCKINNEY AVE STE 1550
DALLAS, TX 75201-6982

UTL-000033
CAPE ORLANDO UNINCORPORATED

SITUS ADDRESS: UNINCORPORATED

Receipt will be mailed upon request.

AD VALOREM TAXES

TAX AUTHORITY	ASSESSED VALUE	EXEMPT VALUE	TAXABLE VALUE	MILLAGE*	TAX LEVIED
UTD	8,833,670	25,000	8,808,670	1.8043	15,893.48
GEN COUNTY	8,833,670	25,000	8,808,670	4.4347	39,063.81
STATE SCHOOL	8,833,670	25,000	8,808,670	5.2300	46,069.34
LOCAL SCHOOL	8,833,670	25,000	8,808,670	3.2480	28,610.56
LIBRARY	8,833,670	25,000	8,808,670	0.3748	3,301.49
SJWM	8,833,670	25,000	8,808,670	0.3313	2,918.31
CNTY FIRE	8,833,670	25,000	8,808,670	2.2437	19,764.01

See reverse for important information.

TOTAL MILLAGE*: 17.6668

*DOLLARS PER \$1,000 OF TAXABLE VALUE

AD VALOREM TOTAL:

155,621.00

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY

AMOUNT

To pay by credit card, call 1-888-255-0359, (The jurisdiction code is 1909.) or visit www.octaxcol.com.

A fee will be charged by Official Payments for this service.

NON-AD VALOREM TOTAL:

0.00

COMBINED TAXES AND ASSESSMENTS:

155,621.00

ORANGE COUNTY NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER 0494886-5	MILLAGE CODE 11 ORG	ASSESSED VALUE 8,833,670	EXEMPTIONS 25,000	L.I.S. EXEMPTIONS	TAXABLE VALUE 8,808,670
NOV DISCOUNT 4% 149,396.16	DEC DISCOUNT 3% 150,952.37	JAN DISCOUNT 2% 152,508.58	FEB DISCOUNT 1% 154,064.79	MARCH GROSS TAX 155,621.00	INTEREST/ADVT 160,309.63
					ESCROW CODE

EARL K. WOOD, Tax Collector

2012 REAL ESTATE

ORANGE COUNTY NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER 0422363-2	ESCROW CODE	MILLAGE CODE 11 ORG
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TAX AMOUNT	NOV DISCOUNT 4% 1,278.09	FEB DISCOUNT 1% 1,318.03
	DEC DISCOUNT 3% 1,291.40	MARCH GROSS TAX 1,331.34
	JAN DISCOUNT 2% 1,304.71	INTEREST/ADVT 1,402.28

01-23-32-7597-25191
ROCKET CITY UNIT 1 Z/29 A/K
/A CAPE ORLANDO ESTATES UNI
T 1 1855/292 PT OF TR A BLK
25 DESC SEE TAXROLL FOR CO



SITUS ADDRESS 0 MANSFIELD ST 32833

PLURIS WEDGEFIELD INC
2100 MCKINNEY AVE STE 1550
DALLAS, TX 75201-2130

**P.O. BOX 545100
ORLANDO FL 32854-5100**



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01-23-32-7597-25191
ROCKET CITY UNIT 1 Z/29 A/K
/A CAPE ORLANDO ESTATES UNI
T 1 1855/292 PT OF TR A BLK
25 DESC SEE TAXROLL FOR CO

SITUS ADDRESS: 0 MANSFIELD ST 32833

Receipt will be mailed upon request.

AD VALOREM TAXES

TAX AUTHORITY	ASSESSED VALUE	EXEMPT VALUE	TAXABLE VALUE	MILLAGE*	TAX LEVIED
UTD	53,821	0	53,821	1.8043	97.11
GEN COUNTY	53,821	0	53,821	4.4347	238.68
STATE SCHOOL	53,821	0	53,821	5.2300	281.48
LOCAL SCHOOL	53,821	0	53,821	3.2480	174.81
LIBRARY	53,821	0	53,821	0.3748	20.17
SJWM	53,821	0	53,821	0.3313	17.83
CNTY FIRE	53,821	0	53,821	2.2437	120.76

See reverse for important information.

TOTAL MILLAGE*: 17.6668

*DOLLARS PER \$1,000 OF TAXABLE VALUE

AD VALOREM TOTAL:

950.84

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT
3266 STREET LIGHTS	68.68
600C RANGER DRAIN	311.82

To pay by credit card, call 1-888-255-0359, (The jurisdiction code is 1909.) or visit www.octaxcol.com.

A fee will be charged by Official Payments for this service.

NON-AD VALOREM TOTAL:

380.50

COMBINED TAXES AND ASSESSMENTS:

1,331.34

ORANGE COUNTY NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER 0422363-2	MILLAGE CODE 11 ORG	ASSESSED VALUE 53,821	EXEMPTIONS 0	L.I.S. EXEMPTIONS	TAXABLE VALUE 53,821
NOV DISCOUNT 4% 1,278.09	DEC DISCOUNT 3% 1,291.40	JAN DISCOUNT 2% 1,304.71	FEB DISCOUNT 1% 1,318.03	MARCH GROSS TAX 1,331.34	INTEREST/ADVT 1,402.28
					ESCROW CODE

EARL K. WOOD, Tax Collector

2012 REAL ESTATE

ORANGE COUNTY NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER 0428170-5	ESCROW CODE	MILLAGE CODE 11 ORG
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TAX AMOUNT	NOV DISCOUNT 4% 17,488.20	FEB DISCOUNT 1% 18,034.71	11-23-32-0000-00005 BEG 178 FT E OF E1/4 COR OF SEC 11 RUN W 2663.51 FT S 52 DEG E 3491.67 FT N 200.4 8 FT N 52 SEE TAXROLL FOR C
	DEC DISCOUNT 3% 17,670.37	MARCH GROSS TAX 18,216.88	
	JAN DISCOUNT 2% 17,852.54	INTEREST/ADVT 18,794.39	
SITUS ADDRESS	3100 BANCROFT BLVD 32833		



PLURIS WEDGEFIELD INC
2100 MCKINNEY AVE STE 1550
DALLAS, TX 75201-2130

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2100 MCKINNEY AVE STE 1550
DALLAS, TX 75201-2130

11-23-32-0000-00005
BEG 178 FT E OF E1/4 COR OF
SEC 11 RUN W 2663.51 FT S
52 DEG E 3491.67 FT N 200.4
8 FT N 52 SEE TAXROLL FOR C

SITUS ADDRESS: 3100 BANCROFT BLVD 32833

Receipt will be mailed upon request.

AD VALOREM TAXES

TAX AUTHORITY	ASSESSED VALUE	EXEMPT VALUE	TAXABLE VALUE	MILLAGE*	TAX LEVIED
UTD	176,977	0	176,977	1.8043	319.32
GEN COUNTY	176,977	0	176,977	4.4347	784.84
STATE SCHOOL	176,977	0	176,977	5.2300	925.59
LOCAL SCHOOL	176,977	0	176,977	3.2480	574.82
LIBRARY	176,977	0	176,977	0.3748	66.33
SJWM	176,977	0	176,977	0.3313	58.63
CNTY FIRE	176,977	0	176,977	2.2437	397.08

See reverse for important information.

TOTAL MILLAGE*: 17.6668

*DOLLARS PER \$1,000 OF TAXABLE VALUE

AD VALOREM TOTAL:

3,126.61

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT
666E RANGER DRAIN	15,090.27

To pay by credit card, call 1-888-255-0359, (The jurisdiction code is 1909.) or visit www.octaxcol.com.

A fee will be charged by Official Payments for this service.

NON-AD VALOREM TOTAL:

15,090.27

COMBINED TAXES AND ASSESSMENTS:

18,216.88

ORANGE COUNTY NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER 0428170-5	MILLAGE CODE 11 ORG	ASSESSED VALUE 176,977	EXEMPTIONS 0	L.I.S. EXEMPTIONS	TAXABLE VALUE 176,977
NOV DISCOUNT 4% 17,488.20	DEC DISCOUNT 3% 17,670.37	JAN DISCOUNT 2% 17,852.54	FEB DISCOUNT 1% 18,034.71	MARCH GROSS TAX 18,216.88	INTEREST/ADVT 18,794.39
					ESCROW CODE

EARL K. WOOD, Tax Collector

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ORANGE COUNTY NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER 0422364-0	ESCROW CODE	MILLAGE CODE 11 ORG
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TAX AMOUNT	NOV DISCOUNT 4% 766.38	FEB DISCOUNT 1% 790.33
	DEC DISCOUNT 3% 774.36	MARCH GROSS TAX 798.31
	JAN DISCOUNT 2% 782.34	INTEREST/ADVT 853.26

01-23-32-7597-25192
ROCKET CITY UNIT 1 Z/29 A/K
/A CAPE ORLANDO ESTATES UNI
T 1 1855/292 COMM SE COR TR
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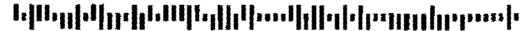


SITUS ADDRESS: 0 MANSFIELD AVE 32833

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R PLURIS WEDGEFIELD INC
2100 MCKINNEY AVE STE 1550
DALLAS TX 75201-2130

P.O. BOX 545100
ORLANDO FL 32854-5100



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DALLAS, TX 75201-2130

01-23-32-7597-25192
ROCKET CITY UNIT 1 Z/29 A/K
/A CAPE ORLANDO ESTATES UNI
T 1 1855/292 COMM SE COR TR
ACT A N 1 SEE TAXROLL FOR C

SITUS ADDRESS: 0 MANSFIELD AVE 32833

Receipt will be mailed upon request.

AD VALOREM TAXES

TAX AUTHORITY	ASSESSED VALUE	EXEMPT VALUE	TAXABLE VALUE	MILLAGE*	TAX LEVIED
UTD	28,232	0	28,232	1.8043	50.94
GEN COUNTY	28,232	0	28,232	4.4347	125.20
STATE SCHOOL	28,232	0	28,232	5.2300	147.65
LOCAL SCHOOL	28,232	0	28,232	3.2480	91.70
LIBRARY	28,232	0	28,232	0.3748	10.58
SJWM	28,232	0	28,232	0.3313	9.35
CNTY FIRE	28,232	0	28,232	2.2437	63.34

See reverse for important information.

TOTAL MILLAGE*: 17.6668

*DOLLARS PER \$1,000 OF TAXABLE VALUE

AD VALOREM TOTAL:

498.76

NON-AD VALOREM ASSESSMENTS

LEVYING AUTHORITY	AMOUNT
600C RANGER DRAIN	299.55

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A fee will be charged by Official Payments for this service.

NON-AD VALOREM TOTAL:

299.55

COMBINED TAXES AND ASSESSMENTS:

798.31

ORANGE COUNTY NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

ACCOUNT NUMBER 0422364-0	MILLAGE CODE 11 ORG	ASSESSED VALUE 28,232	EXEMPTIONS 0	L.I.S. EXEMPTIONS	TAXABLE VALUE 28,232
NOV DISCOUNT 4% 766.38	DEC DISCOUNT 3% 774.36	JAN DISCOUNT 2% 782.34	FEB DISCOUNT 1% 790.33	MARCH GROSS TAX 798.31	INTEREST/ADVT 853.26
					ESCROW CODE