

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Application for staff-assisted rate case in  
Polk County by West Lakeland Wastewater,  
LLC.

DOCKET NO. 120270-SU  
ORDER NO. PSC-13-0327-PAA-SU  
ISSUED: July 16, 2013

The following Commissioners participated in the disposition of this matter:

RONALD A. BRISÉ, Chairman  
LISA POLAK EDGAR  
ART GRAHAM  
EDUARDO E. BALBIS  
JULIE I. BROWN

NOTICE OF PROPOSED AGENCY ACTION ORDER  
APPROVING RATE INCREASE  
AND  
FINAL ORDER  
ESTABLISHING TEMPORARY RATES AND RATE CASE EXPENSE

BY THE COMMISSION:

NOTICE is hereby given by the Florida Public Service Commission that, *except as identified as Final Agency Action*, the action discussed herein is preliminary in nature and will become final unless a person whose interests are substantially affected files a petition for a formal proceeding, pursuant to Rule 25-22.029, Florida Administrative Code.

**BACKGROUND**

West Lakeland Wastewater, Inc. (West Lakeland or Utility) is a Class C wastewater utility that serves approximately 312 customers in Polk County. Water service is provided by the City of Lakeland. According to West Lakeland's 2012 annual report, total gross revenues were \$88,304 and total operating expenses were \$95,782, resulting in a net loss of \$7,478.

The Utility, previously known as ABCA, Inc., has been providing service to customers in Polk County since 1972. On January 9, 1990, the Polk County Commission granted a franchise to Ameribanc Investors Group for a system known as Village Lakeland. Polk County subsequently came under our jurisdiction on July 11, 1996. In 1998, we granted the Utility

Certificate No. 515-S to provide wastewater service.<sup>1</sup> Rate base was first established in the Utility's 1999 staff-assisted rate case (SARC).<sup>2</sup> ABCA's certificate was transferred to West Lakeland in 2001.<sup>3</sup>

By letter dated March 26, 2009, West Lakeland gave notice of abandonment effective June 30, 2009. On May 13, 2009, the Polk County Attorney filed a Petition for Appointment of Receiver for West Lakeland in the Circuit Court of the Tenth Judicial Circuit (Circuit Court). The Circuit Court appointed Mr. Mike Smallridge as receiver for the wastewater system. On September 8, 2009, we acknowledged West Lakeland's abandonment and the Court's appointment of Mr. Smallridge as receiver.<sup>4</sup>

On October 25, 2012, we received an application for a SARC from West Lakeland, which is the subject of this Order. In addition, Mr. Smallridge has become the owner of West Lakeland and has since filed an application for transfer of Certificate No. 515-S in Polk County from West Lakeland Wastewater, Inc. to West Lakeland Wastewater, LLC.<sup>5</sup>

We have jurisdiction in this case pursuant to Sections 367.011, 367.0814, 367.101, and 367.121, F.S.

## **DECISION**

### **I. Quality of Service**

Pursuant to Rule 25-30.433(1), Florida Administrative Code (F.A.C.), we determine the overall quality of service a utility provides by evaluating the quality of its product, the operational condition of its plant and facilities, and its attempt to address customer satisfaction.

#### **A. Quality of the Utility's Product and Operating Condition of Utility's Facilities**

West Lakeland's wastewater treatment plant (WWTP) operating permit was renewed by the Florida Department of Environmental Protection (DEP) on January 11, 2010, and will expire on January 10, 2015. On March 1, 2012, DEP conducted a compliance inspection of the WWTP. Three deficiencies were noted in the inspection report, including the need for the Utility to

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<sup>1</sup> See Order No. PSC-98-0752-FOF-SU, issued June 1, 1998, in Docket No. 971531-SU, *In re: Application for grandfather certificate to operate wastewater utility in Polk County by ABCA, Inc.*

<sup>2</sup> See Order No. PSC-00-1163-PAA-SU, issued June 26, 2000, in Docket No. 990937-SU, *In re: Application for staff-assisted rate case in Polk County by ABCA, Inc.*

<sup>3</sup> See Order No. PSC-01-1271-PAA-SU as modified by Order No. PSC-01-1576-FOF-SU, issued July 30, 2001, in Docket No. 010382-SU, *In re: Application for transfer of Certificate No. 515-S in Polk County from ABCA, Inc. to West Lakeland Wastewater, Inc.*

<sup>4</sup> See Order No. PSC-09-0607-FOF-SU as amended by PSC-09-0607A-FOF-SU, issued February 16, 2010, in Docket No. 090154-SU, *In re: Notice of abandonment of wastewater system for The Village of Lakeland Mobile Home Park in Polk County, by West Lakeland Wastewater, Inc.*

<sup>5</sup> See Docket No. 130065-SU, *In re: Application for transfer of Certificate No. 515-S in Polk County from West Lakeland Wastewater, Inc. to West Lakeland Wastewater, LLC.*

provide a current flow calibration record for the propeller, replace the scum baffle in each clarifier, and remove the solids from the chlorine contact chamber (CCC) and wet well.

The Utility's response to DEP on April 4, 2012, indicated that the flow calibration was completed on January 4, 2012, that the baffles would be repaired and the CCC and wet well would be cleaned. The Utility responded again on May 11, 2012, and verified that these corrections had been completed.

Our staff's field investigation of the service area was conducted the afternoon of April 24, 2013. At that time, the WWTP had experienced an abnormal event in the morning that resulted in the spillage of untreated wastewater, estimated by the system operator as less than 3,000 gallons. The Utility reported the incident to DEP and immediately responded by applying lime and collecting the wastewater from the plant property and connecting roads, including pumping out two nearby storm water collection basins. Our staff conducted a second field investigation on April 25, 2013, at which time the plant had returned to normal operation with no evidence of spillage outside of the Utility's plant.

#### B. Utility's Attempt to Address Customer Satisfaction

A review of the customers' complaints over the last three years indicates that the Utility has resolved all of the complaints in a timely manner. There were five complaints filed with our Consumer Activity Tracking System during the past three years. A customer meeting was held on April 24, 2013, in Lakeland, FL. Fifty-nine customers attended the meeting, and eighteen spoke. We have also received ten written comments. The customers expressed concerns regarding rates and the usage of water consumption for wastewater billing.

#### C. Summary

West Lakeland is in compliance with DEP rules and regulations, the wastewater treatment plants are operating normally, and the Utility appears to address customer complaints in a timely manner. Therefore, we find that the overall quality of service provided by West Lakeland is satisfactory.

### **II. Used and Useful (U&U) WWTP and Collection System**

The West Lakeland wastewater system was constructed in 1972. The service area includes 312 single family residential lots. The collection system is composed of polyvinyl chloride (PVC) pipes and there are three lift stations in the service area. The WWTP is a Type III contact stabilization plant and is permitted by the DEP at 70,000 gallons per day (GPD) based on the three-month rolling average daily flow. Liquid chlorine disinfection is done prior to wastewater effluent flowing into the percolation ponds and spray field.

Pursuant to Rule 25-30.432, F.A.C., the U&U percentage for a WWTP is based on the plant flows and a growth allowance less excessive inflow and infiltration (I&I) divided by the permitted capacity of the plant. Other factors, such as whether the service area is built out and whether the plant flows have decreased due to conservation, may also be considered.

In the Utility's last rate case, the WWTP was found to be 100 percent U&U.<sup>6</sup> There has been no change in capacity at the WWTP, the service area has had no growth in the past five years, and there are no plans for expansion; therefore, pursuant to Rule 25-30.4325(4), F.A.C., and consistent with our previous Order, we find the WWTP to be 100 percent U&U.

The U&U calculations for wastewater collection systems are determined by dividing the number of lots connected to the system by the number of lots available for service. The average number of connections during the test year was 312 equivalent residential connections (ERCs). The collection system was designed to serve a total of 333 ERCs. However, the service area has had no growth in the past five years, and there are no plans for expansion. Therefore, pursuant to Rule 25-30.432, F.A.C., we find the wastewater collection system to be 100 percent U&U.

### **III. Allocation of Common Costs**

West Lakeland's owner currently provides billing and/or maintenance services to five other utilities. As of January 1, 2013, the common costs related to these six utilities have been recorded in a company called Florida Utility Service (Common Office). Our practice is to allocate common administrative and general expenses based on the number of ERCs.<sup>7</sup> Since the Common Office provides billing services to all six utilities, but only provides maintenance services to four utilities, two sets of allocation percentages need to be developed. The appropriate allocation percentages are calculated as follows:

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<sup>6</sup> See Order No. PSC-00-1163-PAA-SU, issued June 26, 2000, in Docket No. 990937-SU, *In re: Application for staff-assisted rate case in Polk County by ABCA, Inc.*

<sup>7</sup> See Order Nos. PSC-01-0323-PAA-WU, issued February 5, 2001, in Docket No. 000580-WU, *In re: Application for staff-assisted rate case in Polk County by Keen Sales, Rentals and Utilities, Inc. (Alturas Water Works)*; PSC-05-0442-PAA-WU, issued April 25, 2005, in Docket No. 040254-WU, *In re: Application for staff-assisted rate increase in Polk County by Keen Sales, Rentals and Utilities, Inc.*; PSC-09-0716-PAA-WU, issued October 28, 2009, in Docket No. 090072-WU, *In re: Application for staff-assisted rate case in Polk County by Keen Sales, Rentals and Utilities, Inc.*



| <u>Name of System</u>                           | <u>Number of ERCs</u> | <u>Percentage of Allocation</u> |
|---|-----------------------|---------------------------------|
| <u>Allocation of Billing and Fixed Costs:</u>   |                       |                                 |
| Bimini Bay Utilities                            | 201                   | 18.73%                          |
| East Marion Sanitary Systems                    | 91                    | 8.48%                           |
| Four Points Utility Corporation                 | 258                   | 24.04%                          |
| Lake Forest Utilities                           | 66                    | 6.15%                           |
| Pinecrest Utilities                             | 145                   | 13.51%                          |
| West Lakeland Wastewater                        | <u>312</u>            | <u>29.08%</u>                   |
| Total   | <u>1,073</u>          | <u>100.00%</u>                  |
| <u>Allocation of Maintenance Related Costs:</u> |                       |                                 |
| Bimini Bay Utilities                            | 201                   | 21.94%                          |
| Four Points Utility Corporation                 | 258                   | 28.17%                          |
| Pinecrest Utilities                             | 145                   | 15.83%                          |
| West Lakeland Wastewater                        | <u>312</u>            | <u>34.06%</u>                   |
| Total   | <u>916</u>            | <u>100.00%</u>                  |

Thus, West Lakeland represents 29.08 percent of the ERCs for the six utilities receiving billing services and 34.06 percent of the ERCs for the four utilities receiving maintenance services. Upon review, we find that the Common Office's reasonable and prudent common expenses shall be allocated to the West Lakeland wastewater system based on the allocated portion of 29.08 percent for billing and fixed costs and 34.06 percent for maintenance costs. This equitably reflects the distribution of costs between these systems. These allocation percentages also apply to common plant allocations.

#### **IV. Test Rear Rate Base**

West Lakeland's rate base was last established in its 1999 SARC by Order No. PSC-00-1163-PAA-SU.<sup>8</sup> We selected the test year ended September 30, 2012, for the instant rate case. A summary of each component and the approved adjustments are discussed below:

##### A. Utility Plant in Service (UPIS)

The Utility recorded a test year UPIS balance of \$237,239. Due to abandonment of the Utility by its prior owners in 2009, our audit staff was unable to obtain books or records for 1999 to 2009. However, audit our staff was able to confirm the addition of several plant items since 2007. We make the following adjustments to the Utility's recorded UPIS.

<sup>8</sup> See Order No. PSC-00-1163-PAA-SU, issued June 26, 2000, in Docket No. 990937-SU, *In re: Application for staff-assisted rate case in Polk County by ABCA, Inc.*

|     | <u>Adjustment Description</u>  | <u>Wastewater</u> |
|-----|--|-------------------|
| 1.  | To reflect 2007 plant addition of a new lift station panel to Acct. No. 370.                   | \$2,651           |
| 2.  | To reflect 2007 retirement of lift station panel to Acct. No. 370.                             | (1,988)           |
| 3.  | To reflect 2009 plant addition of replacement discharge pipe in lift station to Acct. No. 370. | 2,438             |
| 4.  | To reflect 2009 retirement of discharge pipe in lift station to Acct. No. 370.                 | (1,829)           |
| 5.  | To reflect 2010 plant addition of pump in lift station to Acct. No. 370.                       | 2,282             |
| 6.  | To reflect 2010 plant addition of auto dialer at wastewater treatment plant to Acct. No. 380.  | 2,480             |
| 7.  | To record 2011 retirement of pump to Acct. No. 370 (retired 7/11/2011).                        | (1,016)           |
| 8.  | To record 2011 retirement of pump to Acct. No. 370 (retired 10/11/2011).                       | (1,071)           |
| 9.  | To reclassify 2011 pump from expense Acct. No. 720 to Acct. No. 371.                           | 218               |
| 10. | To reclassify 2012 pump from expense Acct. No. 775 to Acct. No. 371.                           | 500               |
| 11. | To reflect 2012 plant addition of pump to Acct. 360.   | 1,342             |
| 12. | To reflect the Utility's share of allocated common plant.                                      | 1,461             |
| 13. | To reflect pro forma plant addition for manhole ring replacement/raising to Acct. No. 361.     | 2,530             |
| 14. | To reflect pro forma plant addition for lift station rehabilitation to Acct. No. 371.          | 8,023             |
| 15. | To reflect pro forma plant addition for check valve replacement to Acct. No. 380.              | 967               |
| 16. | To reflect pro forma retirement of replaced check valve to Acct. No. 380.                      | (725)             |
| 17. | To reflect an averaging adjustment.  | (1,939)           |
|     | <b>Total</b>   | <b>\$16,323</b>   |

As shown above in items 13, 14, and 15, West Lakeland has requested consideration of three pro forma plant additions in the instant case. In accordance with our practice, we calculated a Phase II revenue requirement for the pro forma additions and determined that the Phase II revenue requirement would be only \$726 or 0.65 percent above the Phase I revenue requirement. If the pro forma items are included in Phase I, rate case expense can be reduced by a total of \$222 or \$56 per year over the 4-year amortization period due to elimination of the additional customer noticing that would be required upon implementation of the Phase II rate increase. While pro forma plant additions are often addressed using a phased approach, because of the minimal impact of the pro forma plant additions on the initial revenue requirement, as well as the additional benefit of reducing rate case expense, we find it more appropriate to include the pro forma plant additions in the initial revenue requirement. West Lakeland shall complete the pro forma items within 12 months of the issuance of a Consummating Order in this Docket. If the Utility encounters any unforeseen events that will impede the completion of the pro forma items, the Utility shall immediately notify this Commission in writing. Based on the adjustments shown above, our net adjustment to UPIS is an increase of \$16,323 with a UPIS balance of \$253,562.

**B. Land & Land Rights**

The Utility recorded a test year land value of \$356. In the Utility's 1999 SARC, the Utility's land value was established at \$59,727 by Order No. PSC-00-1163-PAA-SU. However, in 2006, the Utility's prior owners sold the two parcels of land containing the Utility's percolation ponds and spray irrigation fields. The same owners subsequently abandoned the Utility in 2009. The Utility has since adjusted its records to reflect our previously established land value of \$356 for the remaining parcel of land upon which the treatment plant is located. The Utility is currently working with the purchaser of the other two parcels of land to obtain a long-term easement for continued use of the percolation ponds and spray fields. The land use issue will be addressed further in the Utility's pending certificate transfer Docket.<sup>9</sup> No adjustments are necessary at this time, therefore, we approve a land balance of \$356.

**C. Non-Used and Useful Plant**

West Lakeland's WWTP and collection system are 100 percent U&U. Therefore, a used and useful adjustment is not necessary.

**D. Contribution in Aid of Construction (CIAC)**

The Utility recorded a CIAC balance of \$163,400 as established in the Utility's 1999 SARC by Order No. PSC-00-1163-PAA-SU. According to West Lakeland's 2001 through 2008 annual reports, the Utility has been collecting CIAC and added 66 additional customers since the 1999 SARC. Thus, we increased CIAC by \$58,080 to reflect the appropriate account balance and approve a CIAC balance of \$221,480.

**E. Accumulated Depreciation**

West Lakeland recorded a test year accumulated depreciation balance of \$225,003. Using the prescribed rates set forth in Rule 25-30.140, F.A.C., we calculated the annual accruals to accumulated depreciation since June 30, 1999 and increased accumulated depreciation by \$1,672 to reflect the correct balance for the test year. In addition, we increased accumulated depreciation by \$180 to reflect West Lakeland's share of allocated common plant depreciation. We increased accumulated depreciation by \$693 to include depreciation for the three pro forma plant additions discussed above, and decreased accumulated depreciation by \$725 to reflect a pro forma retirement, resulting in a net decrease of \$32. Further, we decreased this account by \$146 to reflect an averaging adjustment. Our net adjustment to accumulated depreciation is an increase of \$1,674, resulting in an accumulated depreciation balance of \$226,677.

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<sup>9</sup> Docket No. 130065-SU, *Application for transfer of Certificate No. 515-S in Polk County from West Lakeland Wastewater, Inc. to West Lakeland Wastewater, LLC.*



#### F. Accumulated Amortization of CIAC

West Lakeland recorded amortization of CIAC of \$125,305. We calculated amortization of CIAC using composite depreciation rates and as a result, decreased amortization of CIAC by \$18,667. We increased accumulated amortization of CIAC by \$7,186 to reflect additions made since the Utility's 1999 SARC and decreased this account by \$255 to reflect an averaging adjustment. Our net adjustment to accumulated amortization of CIAC is a decrease of \$11,736, resulting in an amortization of CIAC balance of \$113,569.

#### G. Working Capital Allowance

Working capital is investor-supplied funds that are necessary to meet operating expenses or going-concern requirements of the Utility. Consistent with Rule 25-30.433(2), F.A.C., we calculated a working capital allowance of \$11,814 (based on O&M expense of \$94,509/8) and increased the working capital allowance by that amount.

#### H. Rate Base Summary

Applying all of the adjustments results in a negative rate base of \$68,857. In accordance with our practice, we adjust rate base to zero for ratemaking purposes;<sup>10</sup> thus, the appropriate test year average rate base is zero. West Lakeland shall complete the pro forma items within 12 months of the issuance of the Consummating Order in this Docket. If the Utility encounters any unforeseen events that impede the completion of the pro forma items, the Utility shall immediately notify this Commission in writing. Rate base is shown on Schedule No. 1-A. The related adjustments are shown on Schedule No. 1-B.

#### **V. Return on Equity (ROE)**

West Lakeland has negative equity and negative rate base. Although the traditional rate of return does not apply in this case due to the negative rate base, we will still establish an ROE for this Utility. The appropriate ROE is 11.16 percent based upon the leverage formula currently in effect.<sup>11</sup> We approve an ROE of 11.16 percent, with a range of 10.16 percent to 12.16 percent.

#### **VI. Test Year Revenues**

West Lakeland recorded total test year revenues of \$21,650, including wastewater service revenues of \$20,677 and \$973 of miscellaneous revenues. The Utility's test year is October 2011 to September 2012. The Utility did not record any revenues in its 2012 general ledger. Based on our review of the Utility's billing determinants and the rates that were in effect during the test year, service revenues shall be increased by \$64,948 to reflect total test year service revenues of \$85,625. Our Staff's audit indicates that miscellaneous revenues should be \$4,352;

<sup>10</sup> See e.g., Order No. PSC-97-0540-FOF-WS, issued May 12, 1997, in Docket No. 960799-WS, *In re: Application for staff-assisted rate case in DeSoto County by Lake Suzy Utilities, Inc.*

<sup>11</sup> See Order No. PSC-12-0339-PAA-WS, issued June 28, 2012, in Docket No. 120006-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), Florida Statutes.*



thus, miscellaneous revenues must be increased by \$3,379 to reflect the appropriate amount. Upon review, test year revenues shall be increased by \$68,327 ( $\$64,948 + \$3,379$ ) and we approve test year revenues of \$89,977 for the wastewater system.

## **VII. Operating Expense**

West Lakeland recorded operating expenses of \$89,774 during the test year ended September 30, 2012. Having reviewed the test year O&M expenses and examined invoices, canceled checks, and other supporting documentation, we have made several adjustments to the Utility's operating expenses, as summarized below. Some are based on the percentages established in Section III of this Order.

### **A. Salaries and Wages – Employees (701)**

West Lakeland recorded \$0 for salaries in this account. As of January 1, 2013, common costs are recorded to the Common Office. Prior to January 1, 2013, West Lakeland received billing and maintenance service on a contractual basis. Currently, the Common Office pays a billing employee and a maintenance employee salaries of \$19,760 and \$22,880, respectively. During the test year, the Utility received billing services on a contractual basis from several individuals at an hourly rate ranging from \$7.50 to \$9.50 depending upon the specific task. The current billing employee salary is based upon an hourly rate of \$9.50 for a 40-hour work week. Also, during the test year, the Utility received maintenance service on a contractual basis at an hourly rate of \$10 per hour. The current maintenance employee salary is based upon an hourly rate of \$11.00 per hour for a 40-hour work week plus 24-hour on-call duty. The billing salary attributable to West Lakeland is \$5,746 ( $\$19,760 \times 29.08$  percent) and the maintenance salary attributable to West Lakeland is \$7,793 ( $\$22,880 \times 34.06$  percent), for a net increase of \$13,539. Thus, salaries and wages – employees expense for the test year is \$13,539.

### **B. Salaries and Wages – Officers (703)**

West Lakeland recorded \$0 for salaries in this account. The Utility's owner/president has requested a salary of \$60,000 to be allocated to all the utilities that he owns or manages. This amount is below the average salary range provided in the 2012 Compensation Survey issued by the American Water Works Association. The president's salary attributable to West Lakeland is \$17,446 ( $\$60,000 \times 29.08$  percent). Thus, salaries and wages – officers expense for the test year is \$17,446.

### **C. Employee Pensions and Benefits (704)**

West Lakeland recorded \$0 for salaries in this account. The Utility's owner/president has requested benefits of a \$5,500 contribution to a pension fund for the owner/president and health insurance for the maintenance employee at an annual cost of \$1,476. West Lakeland's allocation of the president's pension benefit is \$1,599 ( $\$5,500 \times 29.08$  percent) and the health insurance benefit is \$503 ( $\$1,476 \times 34.06$  percent), for a net adjustment of \$2,102. Thus, employee pensions and benefits expense for the test year is \$2,102.

D. Sludge Removal Expense (711)

The Utility recorded sludge removal expense of \$8,250. The Utility must regularly pump out and dispose of excess sludge. However, it appears the test year expense was significantly higher than in recent years due to additional sludge removal for plant stabilization and one emergency plant clean up. A review of the Utility's prior annual reports indicates that this facility has periodically experienced a spike in its annual sludge removal expense. We find that the test year is more representative of a high year rather than a typical year. Thus, we decreased this account by \$1,416 to normalize the emergency sludge removal and clean up expense over 5 years. We decreased this account by \$720 to reflect the appropriate annual sludge removal expense. Our net adjustment to this account is a decrease of \$2,136. Sludge removal expense for the test year is \$6,114.

E. Purchased Power (715)

The Utility recorded purchased power expense of \$11,897, which includes \$582 for West Lakeland's share of the Common Office purchased power expense. The total purchased power expense for the Common Office is \$1,385. West Lakeland's allocated share of the purchased power expense is \$403 ( $\$1,385 \times 29.08$  percent). Therefore, we decreased this account by \$179 ( $\$403 - \$582$ ) to reflect West Lakeland's allocated share of Common Office purchased power expense. We decreased purchased power by \$597 to remove penalties and interest. Our net adjustment to this account is a decrease of \$776. Therefore, purchased power expense for the test year is \$11,121.

F. Chemicals (718)

West Lakeland recorded chemical expense of \$3,029. We decreased chemical expense by \$324 to remove chemical expenses that occurred outside the test year. The Utility will be using Root X treatment on its collection system six times a year at an annual cost of \$814. Accordingly, we increased this account by \$814 to reflect inclusion of this expense as a pro forma adjustment. Our net adjustment to this account is an increase of \$490. We find that chemical expense for the test year is \$3,519.

G. Material and Supplies (720)

The Utility recorded materials and supplies expense of \$2,203. We decreased this account by \$218 to reclassify a pump to Account No. 371 pumping equipment. We decreased this account by \$372 to amortize non-recurring material and supplies expenses over 5 years. Our net adjustment to this account is a decrease of \$590. Thus, material and supplies expense for the test year is \$1,613.

H. Contractual Services - Professional (731)

West Lakeland recorded contractual services – professional expense of (\$9,481). The negative balance is due to correcting entries that were made for items outside the test year that exceeded the test year balance. Excluding those adjustments, the test year balance would have

been \$4,694. In December 2011, the Utility made entries to correct charges between Account Nos. 731 contractual services – professional, 735 contractual services – testing, and 736 contractual services – other. However, because these entries include items outside the test year, we reversed the entries. The adjustment to Account No. 731 contractual services – professional is an increase of \$14,174. We decreased this account by \$200 to remove two payments for annual report preparation services by the Utility’s engineering consultant that were already expensed to Account No. 735 contractual services – testing.

We made the following adjustments to identify and remove the test year bookkeeping expense and replace it with the new allocation. During the test year, the Utility received bookkeeping services on a contractual basis at an hourly rate of \$15. The Utility recorded \$1,471 for 3 months of bookkeeping services in this account. In addition, the Utility recorded \$5,853 for the remaining 9 months of bookkeeping services in Account No. 736 contractual services – other. We increased this account to reclassify \$5,853 of bookkeeping expenses from Account No. 736 contractual services – other to Account No. 731 contractual services – professional, resulting in a total test year bookkeeping expense of \$7,324. Effective January 1, 2013, the Common Office employed a new bookkeeper on a contractual basis for \$36,400 per year based upon an hourly rate of \$17.50 for a 40-hour work week. West Lakeland’s allocated share of the bookkeeping expense is \$10,584 ( $\$36,400 \times 29.08$  percent). Therefore, we increased this account by \$3,260 ( $\$10,584 - \$7,324$ ) to reflect the Utility’s allocated share of contractual bookkeeping expense.

We increased this account by \$425 to reclassify professional fees for annual report and regulatory assessment fee (RAF) form preparation from Account No. 736 contractual services – other to Account No. 731 contractual services – professional. We increased this account by \$120 to reflect the 5-year amortization of professional fees for an original cost study reclassified from Account No. 736 contractual services – other. The Utility indicated that it plans to file annual price index applications and that its accountant charges a fee of \$400 for this service. We increased this account by \$400 to reflect a pro forma adjustment for this accounting service.

During the test year, the Utility recorded a portion of its contractual testing and operational services expenses in this account. We made the following adjustments to reclassify those expenses to the appropriate accounts. We decreased this account by \$182 to reclassify 2 months of testing expenses to Account No. 735 contractual services – testing. We made adjustments to reclassify various operational expenses to Account No. 736 contractual services – other: (1) a decrease of \$1,755 to reclassify 3 months of operator contractual service fees, (2) a decrease of \$781 to reclassify non-recurring operational repairs, and (3) a decrease of \$305 to reclassify 1 month of meter reading fees. Our net adjustment to this account is an increase of \$21,010. Therefore, contractual services - professional expense for the test year is \$11,529.

#### I. Contractual Services – Testing (735)

The Utility recorded contractual services – testing expense of \$2,041. The Utility made correcting entries between several accounts, but the entries included items outside the test year. We decreased this account by \$728 to reverse the Utility’s correcting adjustment. We increased this account by \$182 to reclassify 2 months of testing expense from Account No. 731 contractual



services – professional. We increased this account by \$182 to reclassify 2 months of testing expense from Account No. 736 contractual services – other. We decreased this account by \$585 to reclassify 1 month of operator contractual service fees to Account No. 736 contractual services – other. Our net adjustment to this account is a decrease of \$949. Thus, contractual services - testing expense is \$1,092.

#### J. Contractual Services - Other (736)

West Lakeland recorded contractual services – other expense of \$45,927. The Utility made correcting entries between several accounts, but the entries included items outside the test year. We made two reversing adjustments to Account No. 736 contractual services – other, which are a decrease of \$14,174 and an increase of \$728 for a combined decrease of \$13,446. During the test year, this account included entries for several contractual services which are being replaced by new allocations. We made the following adjustments to either remove or reclassify some contractual services.

|    | <u>Adjustment Description</u>   | <u>Wastewater</u> |
|----|---|-------------------|
| 1. | To remove test year maintenance services included in maintenance employee position. | (\$1,731)         |
| 2. | To remove test year operator services included in maintenance employee position.    | (791)             |
| 3. | To remove test year management fees replaced with officer's salary.                 | (10,916)          |
| 4. | To remove test year billing services included in billing employee position.         | (1,989)           |
| 5. | To reclassify test year bookkeeping services to Acct. No. 731.                      | (5,853)           |
| 6. | To reclassify annual report and RAF form preparation fees to Acct. No. 731.         | (425)             |
| 7. | To reclassify non-recurring fees for original cost study to Acct. No. 731.          | (600)             |
| 8. | To reclassify 2 months of testing expense to Acct. No. 735.                         | (182)             |
|    | Subtotal  | (\$22,488)        |

We made the following adjustments to the operator and meter reading contractual services that will remain in this account. The Utility included \$4,680 in this account for 8 months of operator contractual service fees. We increased this account by \$1,755 to reclassify 3 months of operator contractual service fees from Account No. 731 contractual services – professional, and increased this account by \$585 to reclassify 1 month of operator contractual service fees from Account No. 735 contractual services – testing, resulting in a total test year expense of \$7,020 for operator contractual services. The contract operator provided additional repair and maintenance services during the test year. We decreased this account by \$1,308 to amortize the non-recurring operator services over 5 years. We increased this account by \$156 to reflect the 5-year amortization of non-recurring operator repairs that were reclassified from Account No. 731 contractual services – professional.

The Utility included \$3,355 in this account for 11 months of meter reading services. We increased this account by \$305 to reclassify 1 month of meter reading fees from Account No. 731 contractual services – professional, resulting in a total test year expense of \$3,660 for meter reading services. We decreased this account by \$46 to remove non-utility expenses. Our net adjustment to this account is a decrease of \$34,487. Thus, contractual services - other expense for the test year is \$11,440.

K. Rent Expense (740)

The Utility recorded rent expense of \$281 for the test year for the Utility's share of common rent expense. The Utility's records include \$4,274 for 8 months of Common Office rent, however, nearly \$3,993 of that total was allocated to, and recovered from, the other utilities. Consequently, West Lakeland's allocated share of the test year office rent was only 6.6 percent for that 8 month period. During the test year, the Common Office rent expense increased from \$530 to \$566 per month and has been annualized to reflect the current annual total of \$6,792 per year. West Lakeland's allocated share of rent expense is \$1,975 ( $\$6,792 \times 29.08$  percent). Thus, we increased this account by \$1,694 ( $\$1,975 - \$281$ ) to reflect West Lakeland's allocated share of Common Office rent expense. The Utility pays a monthly rental fee of \$149.60 ( $\$1,795$  annually) for a storage shed located at the treatment plant site. We reclassified \$1,795 for shed rental expense from Account No. 775 miscellaneous expense. Our net adjustment to this account is an increase of \$3,489. We find that rent expense for the test year is \$3,770.

L. Transportation Expense (750)

West Lakeland recorded a total of \$8,271 for transportation expense in the test year. Included in this total is \$5,804 in fuel costs allocated to West Lakeland. The fuel costs allocated to West Lakeland represent over 70 percent of the total common fuel costs of \$6,166. This allocation overstates West Lakeland's share of the total fuel expense. Based on a review of the estimated mileage from the main office to each utility, as well as the frequency of weekly trips to each utility, a more appropriate allocation for West Lakeland is approximately 18 percent or \$1,100. Accordingly, we decreased this account by \$4,704 ( $\$1,100 - \$5,804$ ) to reflect the Utility's appropriate allocated share of the common fuel expense. We decreased this account by \$162 to amortize non-recurring truck maintenance expenses over 5 years. Currently, West Lakeland has use of an older truck that is shared among the utilities. We increased this account by \$170 to reflect West Lakeland's allocated share of truck maintenance expense on this vehicle.

During the test year, West Lakeland had use of a new truck that was purchased by Pinecrest Utilities, LLC (Pinecrest). The Utility owner had planned to reassign the truck and related expenses to the Common Office and allocate a portion of the common costs to West Lakeland. However, the truck was totaled in an accident while still owned by Pinecrest. West Lakeland recorded \$2,151 in this account for truck loan payments, however, the payments should have been recorded in Pinecrest's ledger instead. Therefore, we decreased this account by \$2,151 to remove the truck loan payments. Our net adjustment to this account is a decrease of \$6,848. Therefore, transportation expense for the test year is \$1,422.

M. Insurance Expense (755)

The Utility recorded insurance expense of \$2,581 for the test year. However, the Utility's most recent property insurance invoice was \$292 less than the test year expense. Accordingly, we decreased this account by \$292 to make a pro forma adjustment to reflect the appropriate property insurance expense for the West Lakeland plant. We increased this account by \$685 ( $\$2,356 \times 29.08$  percent) to reflect West Lakeland's allocated share of common property insurance expense. Our net adjustment to this account is an increase of \$393. We find that insurance expense for the test year is \$2,974.

N. Regulatory Commission Expense (765)

West Lakeland did not record any regulatory commission expense for the test year. The Utility is required by Rule 25-22.0407, F.A.C., to provide notices of the customer meeting and notices of final rates in this case to its customers. For noticing, we estimated \$287 for postage expense, \$218 for printing expense, and \$32 for envelopes. This results in \$537 for the noticing requirement. The Utility paid a \$1,000 rate case filing fee. Pursuant to Section 367.0816, F.S., rate case expense is amortized over a 4-year period. The total rate case expense of \$1,537 ( $\$537 + \$1,000$ ), amortized over 4 years is \$384. Thus, we find that regulatory commission expense is \$384.

O. Miscellaneous Expense (775)

The Utility recorded miscellaneous expense of \$8,164. We increased this account by \$609 to reverse a credit that did not relate to any charges in the test year and for which no support could be found. The Utility recorded \$744 in this account for 15 months of garbage expense. In December 2012, the Utility's monthly fee for garbage service increased slightly from approximately \$50 per month to \$52 per month. We annualized the Utility's current monthly fee and determined that the annual expense is \$625. Therefore, we decreased this account by \$119 to reflect the appropriate garbage expense.

During the test year, the Utility used several non-National Association of Regulatory Utility Commissioners (NARUC) account numbers to identify and separate some miscellaneous expenses, such as a portion of the postage, office supplies, and meter reading equipment expenses. Since some of these items will be replaced with the new common cost allocations, we reclassified these expenses to this account to be incorporated with the other miscellaneous expense adjustments. Accordingly, we increased this account by \$3,084 to reclassify miscellaneous expenses from non-NARUC Account Nos. 921.0, 921.1, 921.2, 921.3, 921.4, and 604. We made adjustments to recognize the appropriate level of common miscellaneous expenses, as well as to reclassify or remove certain expenses. We made the following additional adjustments to Account No. 775 miscellaneous expenses:



|    | <u>Adjustment Description</u>  | <u>Wastewater</u> |
|----|--|-------------------|
| 1. | To reflect the Utility's allocated share of phone, cell phone, and internet service expense (\$1,676-\$3,909). | (2,233)           |
| 2. | To reflect the Utility's allocated share of office supplies and post office box rental (\$1,448-\$591).        | 857               |
| 3. | To reclassify shared meter reading equipment to common allocated plant.  | (988)             |
| 4. | To reclassify pump to plant Acct. No. 371.   | (500)             |
| 5. | To reclassify shed rental expense to Acct. No. 740.  | (1,795)           |
| 6. | To remove bank charges that occurred outside the test year and remove non-utility expenses.                    | (635)             |
|    | Subtotal   | <u>(\$5,294)</u>  |

Our net adjustment to this account is a decrease of \$1,720. Therefore, miscellaneous expense for the test year is \$6,444.

P. Operation and Maintenance Expense (O&M Summary)

Based on adjustments set forth above, we increased O&M expense by \$11,347. Adjustments to O&M expense are shown on Schedule Nos. 2-A and 2-B.

Q. Depreciation Expense (Net of Amortization of CIAC)

The Utility did not record depreciation expense. Using the prescribed rates set forth in Rule 25-30.140, F.A.C., we calculated a test year depreciation expense of \$608. We increased depreciation expense by \$180 to reflect West Lakeland's allocated share of depreciation expense on common plant. We increased depreciation expense by \$693 to reflect depreciation expense for the three pro forma plant additions discussed in Section IV of this Order. We increased amortization of CIAC by \$509 based on composite rates. This results in a net depreciation expense of \$972.

R. Taxes Other Than Income (TOTI)

West Lakeland recorded a TOTI balance of \$6,613. We decreased this account by \$1,498 to reflect the appropriate test year RAFs. We decreased this account by \$65 to reflect the appropriate test year utility property taxes. We increased TOTI by \$2,370 to reflect West Lakeland's allocated share of Federal Insurance Contributions Act tax (FICA) on the owner/president, billing, and maintenance employees' salaries. Our net adjustment to test year TOTI is an increase of \$808. In addition, as discussed at Section IX, revenues have been increased by \$23,429 to reflect the change in revenue required to cover expenses and allow an opportunity to earn a return on investment. As a result, TOTI is increased by \$1,054 to reflect RAFs of 4.5 percent on the change in revenues. Therefore, TOTI is \$8,475.

### S. Income Tax

The Utility did not have any income tax expense for the test year. West Lakeland is a limited liability company and the tax liability is passed on to the owner's personal tax return. Therefore, we have made no adjustments to this account.

### T. Operating Expenses Summary

The application of our adjustments to West Lakeland's test year operating expenses result in operating expenses of \$103,955. Operating expenses are shown on Schedule Nos. 2-A and 2-B. The adjustments are shown on Schedule No. 2-C.

## **VIII. Operating Ratio Methodology**

Section 367.0814(9), F.S., provides that we may, by rule, establish standards and procedures for setting rates and charges of small utilities using criteria other than those set forth in Sections 367.081(1), (2)(a), and (3), F.S. Rule 25-30.456, F.A.C., provides an alternative to a staff-assisted rate case as described in Rule 25-30.455, F.A.C. As an alternative, utilities with total gross annual operating revenue of less than \$250,000 per system may petition this Commission for staff assistance in alternative rate setting.

Although West Lakeland did not petition us for alternative rate setting under the aforementioned rule, we shall exercise our discretion to employ the operating ratio methodology to set rates in this case. The operating ratio methodology is an alternative to the traditional calculation of revenue requirements. Under this methodology, instead of applying a return on the Utility's rate base, the revenue requirement is based on the margin of West Lakeland's O&M expenses. This methodology has been applied when the traditional calculation of revenue requirements will not provide sufficient revenue to protect against potential variances in revenues and expenses.

By Order No. PSC-96-0357-FOF-WU,<sup>12</sup> we utilized the operating ratio methodology as an alternative means for setting rates for the first time; we also established criteria to determine the use of the operating ratio methodology and a guideline margin of 10 percent of O&M expense. We applied the criteria again in Order No. PSC-97-0130-FOF-SU.<sup>13</sup> Most recently, we approved the operating ratio methodology for setting rates by Order No. PSC-13-0126-PAA-SU.<sup>14</sup>

The qualifying criteria established by Order No. PSC-96-0357-FOF-WU, and how they apply to the Utility are discussed below:

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<sup>12</sup> Issued March 13, 1996, in Docket No. 950641-WU, *In re: Application for staff-assisted rate case in Palm Beach County by Lake Osborne Utilities Company, Inc.*

<sup>13</sup> Issued February 10, 1997, in Docket No. 960561-SU, *In re: Application for staff-assisted rate case in Citrus County by Indian Springs Utilities, Inc.*

<sup>14</sup> Issued March 14, 2013, in Docket No. 120078-SU, *In re: Application for staff-assisted rate case in Brevard County by TKCB.*

A. Whether the Utility's O&M expense exceeds rate base.

The operating ratio method substitutes O&M expense for rate base in calculating the amount of return. A utility generally would not benefit from the operating ratio method if rate base exceeds O&M expense. The decision to use the operating ratio method depends on a determination of whether the primary risk resides in capital costs or operating expenses. In the instant case, the rate base is less than the level of O&M expense. The Utility's primary risk resides with covering its operating expense. The adjusted rate base for the test year is negative \$68,857, adjusted to zero for ratemaking purposes, while adjusted O&M expense is \$94,509.

B. Whether the Utility is expected to become a Class B utility in the foreseeable future.

Pursuant to Section 367.0814(9), F.S., the alternative form of regulation being considered in this case only applies to small utilities with gross annual revenue of \$250,000 or less. West Lakeland is a Class C utility and the recommended revenue requirement of \$113,406 is substantially below the threshold level for Class B status (\$250,000 per system). The Utility's service area has not had any significant growth in the last five years. Therefore, the Utility will not become a Class B utility in the foreseeable future.

C. Quality of service and condition of plant.

As set forth at Section I, the quality of service is satisfactory.

D. Whether the Utility is developer-owned.

The Utility owner is not a developer.

E. Whether the Utility operates treatment facilities or is simply a distribution and/or collection system.

West Lakeland operates a wastewater treatment plant and collection system. Upon review, West Lakeland meets the criteria for the operating ratio methodology.

By Order Nos. PSC-96-0357-FOF-WS and PSC-97-0130-FOF-WU, we determined that a margin of 10.00 percent is to be used unless unique circumstances justify the use of a greater or lesser margin. The important question is not what the return percentage should be, but what level of operating margin will allow the utility to provide safe and reliable service and remain a viable entity. The answer to this question is based upon the particular circumstances of the utility.

Several factors must be considered in determining the reasonableness of a margin. First, the margin must provide sufficient revenue for a utility to cover its interest expense. However, in this case, the Utility is not paying interest expense.

Second, use of the operating ratio methodology rests on the contention that the principal risk to the utility resides in operating cost rather than in capital cost of the plant. The fair return



on a small rate base may not adequately compensate the utility owner for incurring the risk associated with covering the much larger operating cost. Therefore, the margin should adequately compensate the utility owner for that risk. Under the rate base method, the return to West Lakeland would be zero due to the Utility's negative rate base, providing no financial cushion.

Third, if the return on rate base method were applied, West Lakeland could be left with insufficient funds to cover operating expenses. Therefore, the margin should provide adequate revenue to protect against potential variability in revenue and expenses. The return on rate base method would provide the Utility no return. If the Utility's operating expenses increase and revenue decreases, West Lakeland would not have the funds required for day-to-day operations.

Upon review, we find that the Utility needs a higher margin of revenue over operating expenses than the traditional return on rate base method would allow. Therefore, in order to provide West Lakeland with adequate cash flow to meet environmental requirements and to provide some assurance of safe and reliable service, we apply the operating ratio methodology at a margin of 10.00 percent of O&M expense for determining the revenue requirement.

#### **IX. Revenue Requirement**

West Lakeland shall be allowed an annual increase of \$23,429 (26.04 percent). This will allow the Utility the opportunity to recover its expenses and a 10.00 percent cushion over its O&M expenses. The calculations are as follows:

| <u>Wastewater Revenue Requirement</u> |                 |
|---------------------------------------|-----------------|
| Adjusted O&M Expense                  | \$94,509        |
| Operating Margin Ratio                | <u>10.00%</u>   |
| Operating Margin                      | \$9,451         |
| Adjusted O&M Expense                  | 94,509          |
| Depreciation expense (Net)            | 972             |
| Amortization                          | 0               |
| Taxes Other Than Income               | 8,475           |
| Income Tax                            | 0               |
| Revenue Requirement                   | \$113,406       |
| Less Adjusted Test Year Revenues      | <u>\$89,977</u> |
| Annual Increase                       | <u>\$23,429</u> |
| Percent Increase/(Decrease)           | <u>26.04%</u>   |

**X. Wastewater System Rate Structure**

West Lakeland’s current rate structure is the traditional base facility charge (BFC) and gallonage charge rate structure. The water service is provided by the City of Lakeland. Upon review, and consistent with our practice: 1) West Lakeland’s wastewater system rate structure, which consists of a monthly BFC and uniform gallonage charge rate structure, shall remain unchanged; 2) the wastewater system’s BFC allocation of 50 percent shall remain unchanged; 3) the residential wastewater gallonage cap shall be set at 6,000 gallons a month; and 4) the general service gallonage charge shall remain at 1.2 times greater than the residential gallonage charge.

**XI. Rates**

The wastewater revenue requirement of \$113,406 is adjusted to remove miscellaneous revenues of \$4,352. The monthly wastewater rates are shown on Schedule No. 3 and are designed to produce service revenues of \$109,054. The Utility shall file revised tariff sheets and a proposed customer notice to reflect our approved rates. Pursuant to Rule 25-30.475(1), F.A.C., the rates shall be effective for service rendered on or after the stamped approval date on the tariff sheet. In addition, the approved rates shall not be implemented until our staff has approved the proposed customer notice and the notice has been received by the customers. The Utility shall provide this Commission with proof of the date notice was given within 10 days of the date of the notice.

**XII. Rate Reduction for Amortized Rate Case Expense**  
(Final Agency Action)

Upon review, the wastewater rates shall be reduced as shown on Schedule No. 3, to remove rate case expense grossed-up for regulatory assessment fees and amortized over a four-year period; the total reduction is \$442. The decrease in rates shall become effective immediately following the expiration of the four-year rate case expense recovery period, pursuant to Section 367.0816, F.S. West Lakeland is required to file revised tariffs and a proposed customer notice setting forth the lower rates and the reason for the reduction no later than one month prior to the actual date of the required rate reduction. If the Utility files this reduction in conjunction with a price index or pass-through rate adjustment, separate data shall be filed for the price index and/or pass-through increase or decrease and the reduction in the rates due to the amortized rate case expense.

**XIII. Temporary Rates**  
(Final Agency Action)

By this Order, we propose an increase in rates. A timely protest might delay what may be a justified rate increase resulting in an unrecoverable loss of revenue to the Utility. Therefore, pursuant to Section 367.0814(7), F.S., in the event of a protest filed by a party other than the Utility, rates are approved as temporary rates. West Lakeland shall file revised tariff sheets and a proposed customer notice to reflect our approved rates. Pursuant to Rule 25-30.475(1), F.A.C., the rates shall be effective for service rendered on or after the stamped approval date on the tariff sheet. The temporary rates shall not be implemented until our staff has approved the proposed notice, and the notice has been received by the customers. The rates collected by the Utility shall be subject to the refund provisions discussed below.

The Utility is authorized to collect the temporary rates upon our staff's approval of an appropriate security for the potential refund and the proposed customer notice. Security should be in the form of a bond or letter of credit in the amount of \$15,629. Alternatively, the Utility could establish an escrow agreement with an independent financial institution.

If the Utility chooses a bond as security, the bond shall contain wording to the effect that it will be terminated only under the following conditions:

- A. This Commission approves the rate increase; or
- B. If this Commission denies the increase, the Utility shall refund the amount collected that is attributable to the increase.

If the Utility chooses a letter of credit as a security, it shall contain the following conditions:

- A. The letter of credit is irrevocable for the period it is in effect, and,
- B. The letter of credit will be in effect until a final Commission Order is rendered, either approving or denying the rate increase.



If security is provided through an escrow agreement, the following conditions shall be part of the agreement:

- A. No monies in the escrow account may be withdrawn by the Utility without the express approval of this Commission;
- B. The escrow account shall be an interest bearing account;
- C. If a refund to the customers is required, all interest earned by the escrow account shall be distributed to the customers;
- D. If a refund to the customers is not required, the interest earned by the escrow account shall revert to the Utility;
- E. All information on the escrow account shall be available from the holder of the escrow account to a Commission representative at all times;
- F. The amount of revenue subject to refund shall be deposited in the escrow account within seven days of receipt;
- G. This escrow account is established by the direction of the Florida Public Service Commission for the purpose(s) set forth in its Order requiring such account. Pursuant to Cosentino v. Elson, 263 So. 2d 253 (Fla. 3d DCA 1972), escrow accounts are not subject to garnishments;
- H. The Commission Clerk must be a signatory to the escrow agreement; and
- I. The account must specify by whom and on whose behalf such monies were paid.

In no instance shall the maintenance and administrative costs associated with the refund be borne by the customers. These costs are the responsibility of, and shall be borne by, the Utility. Irrespective of the form of security chosen by the Utility, an account of all monies received as a result of the rate increase shall be maintained by the Utility. If a refund is ultimately required, it shall be paid with interest calculated pursuant to Rule 25-30.360(4), F.A.C.

The Utility shall maintain a record of the amount of the bond, and the amount of revenues that are subject to refund. Pursuant to Rule 25-30.360(6), F.A.C., after the increased rates are in effect, the Utility shall file reports with our Clerk's office no later than the 20th of each month indicating the monthly and total amount of money subject to refund at the end of the preceding month. The report filed shall also indicate the status of the security being used to guarantee repayment of any potential refund.

#### **XIV. Adjusting Books to Reflect Commission's Decision**

To ensure that the Utility adjusts its books in accordance with our decision, West Lakeland shall provide proof, within 90 days of the Final Order in this Docket, that the adjustments for all applicable NARUC Uniform System of Accounts (USOA) primary accounts have been made.

Based on the foregoing, it is

ORDERED by the Florida Public Service Commission that the overall quality of service provided by West Lakeland Wastewater, Inc. is satisfactory. It is further

ORDERED that West Lakeland Wastewater, Inc.'s WWTP and collection system are 100 percent used and useful. It is further,

ORDERED that the appropriate allocation of common costs from Florida Utility Service to West Lakeland Wastewater, Inc. is 29.08 percent for billing and fixed costs and 34.06 percent for maintenance costs. It is further,

ORDERED that, subject to the conditions set forth in the body of this Order, the appropriate average test year rate base for West Lakeland Wastewater, Inc. is zero. It is further,

ORDERED that the appropriate return on equity is 11.16 percent with a range of 10.16 percent to 12.16 percent. It is further

ORDERED that the test year revenues for the West Lakeland Wastewater, Inc. wastewater system are \$89,977. It is further,

ORDERED that the operating expense for West Lakeland Wastewater, Inc. is \$103,955. It is further,

ORDERED that using the operating ratio methodology for calculating West Lakeland Wastewater, Inc.'s revenue requirement, the margin is 10.00 percent of O&M expense. It is further,

ORDERED that the revenue requirement is \$113,406, resulting in an annual increase of \$23,429 (26.04 percent). It is further,

ORDERED that, subject to the conditions set forth in the body of this Order, West Lakeland Wastewater, Inc.'s wastewater system rate structure shall remain unchanged. It is further,

ORDERED that, subject to the conditions set forth in the body of this Order, West Lakeland Wastewater, Inc.'s wastewater rates are shown on Schedule No. 3. It is further,

ORDERED that, subject to the conditions set forth in the body of this Order, following the expiration of the four-year rate case expense recovery period, wastewater rates shall be reduced as shown on Schedule No. 3, to remove rate case expense grossed-up for regulatory assessment fees and amortized over a four-year period. (Final Agency Action). It is further,

ORDERED that, subject to the conditions set forth in the body of this Order, rates approved for West Lakeland Wastewater, Inc. are also approved on a temporary basis, subject to refund with interest, in the event of a protest filed by a party other than West Lakeland Wastewater, Inc. (Final Agency Action). It is further,

ORDERED that West Lakeland Wastewater, Inc. shall provide proof, within 90 days of the Final Order in this Docket, that the adjustments to all applicable NARUC USOA primary accounts have been made. It is further,

ORDERED that the provisions of this Order, issued as proposed agency action, shall become final and effective upon the issuance of a Consummating Order unless an appropriate petition, in the form provided by Rule 28-106.201, F.A.C., is received by the Office of Commission Clerk, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, by the close of business on the date set forth in the "Notice of Further Proceedings" attached hereto. It is further

ORDERED that, this Docket shall remain open for our staff to verify that the revised tariff sheets and customer notice have been filed by the West Lakeland Wastewater, Inc. and to review and approve such filings. Once these actions are complete, this Docket shall be closed administratively.

By ORDER of the Florida Public Service Commission this 16th day of July, 2013.



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ANN COLE  
Commission Clerk  
Florida Public Service Commission  
2540 Shumard Oak Boulevard  
Tallahassee, Florida 32399  
(850) 413-6770  
[www.floridapsc.com](http://www.floridapsc.com)

Copies furnished: A copy of this document is provided to the parties of record at the time of issuance and, if applicable, interested persons.



NOTICE OF FURTHER PROCEEDINGS OR JUDICIAL REVIEW

The Florida Public Service Commission is required by Section 120.569(1), Florida Statutes, to notify parties of any administrative hearing or judicial review of Commission orders that is available under Sections 120.57 or 120.68, Florida Statutes, as well as the procedures and time limits that apply. This notice should not be construed to mean all requests for an administrative hearing or judicial review will be granted or result in the relief sought.

**Except as identified in the body of this Order at sections XII and XIII, and reflected in corresponding ordering paragraphs,** our action in this matter is preliminary in nature. Any person whose substantial interests are affected by the action proposed by this Order may file a petition for a formal proceeding, in the form provided by Rule 28-106.201, Florida Administrative Code. This petition must be received by the Office of Commission Clerk, at 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, by the close of business on August 6, 2013. If such a petition is filed, mediation may be available on a case-by-case basis. If mediation is conducted, it does not affect a substantially interested person's right to a hearing. In the absence of such a petition, this Order shall become effective and final upon the issuance of a Consummating Order.

Any objection or protest filed in this docket before the issuance date of this Order is considered abandoned unless it satisfies the foregoing conditions and is renewed within the specified protest period.

**Any party adversely affected by the Commission's final action in this matter, identified in Sections XII and XIII and reflected in the corresponding ordering paragraphs,** may request: (1) reconsideration of the decision by filing a motion for reconsideration with the Office of Commission Clerk, within fifteen (15) days of the issuance of this Order in the form prescribed by Rule 25-22.060, Florida Administrative Code; or (2) judicial review by the Florida Supreme Court in the case of an electric, gas or telephone utility or the First District Court of Appeal in the case of a water or wastewater utility by filing a notice of appeal with the Office of Commission Clerk and filing a copy of the notice of appeal and the filing fee with the appropriate court. This filing must be completed within thirty (30) days after the issuance of this Order, pursuant to Rule 9.110, Florida Rules of Appellate Procedure. The notice of appeal must be in the form specified in Rule 9.900(a), Florida Rules of Appellate Procedure.

| WEST LAKELAND WASTEWATER, INC.   |                           | SCHEDULE NO. 1-A                           |                              |
|----------------------------------|---------------------------|--|------------------------------|
| TEST YEAR ENDED 09/30/12         |                           | DOCKET NO. 120270-SU                       |                              |
| SCHEDULE OF WASTEWATER RATE BASE |                           |  |                              |
| DESCRIPTION                      | BALANCE<br>PER<br>UTILITY | COMMISSION<br>ADJUSTMENTS<br>TO UTIL. BAL. | BALANCE<br>PER<br>COMMISSION |
| UTILITY PLANT IN SERVICE         | \$237,239                 | \$16,323                                   | \$253,562                    |
| LAND & LAND RIGHTS               | 356                       | 0  | 356                          |
| NON-USED AND USEFUL COMPONENTS   | 0                         | 0  | 0                            |
| CIAC                             | (163,400)                 | (58,080)                                   | (221,480)                    |
| ACCUMULATED DEPRECIATION         | (225,003)                 | (1,674)                                    | (226,677)                    |
| AMORTIZATION OF CIAC             | 125,305                   | (11,736)                                   | 113,569                      |
| WORKING CAPITAL ALLOWANCE        | <u>0</u>                  | <u>11,814</u>                              | <u>11,814</u>                |
| WASTEWATER RATE BASE             | <u>(\$25,503)</u>         | <u>(\$43,354)</u>                          | <u>(\$68,857)</u>            |

**WEST LAKELAND WASTEWATER, INC.**  
**TEST YEAR ENDED 09/30/12**  
**ADJUSTMENTS TO RATE BASE**

**SCHEDULE NO. 1-B**  
**DOCKET NO. 120270-SU**  
**PAGE 1 OF 1**

**UTILITY PLANT IN SERVICE**

|     |  |                 |
|-----|--|-----------------|
| 1.  | To reflect 2007 plant addition of a new lift station panel to Acct. No. 370.                   | \$2,651         |
| 2.  | To reflect 2007 retirement of lift station panel to Acct. No. 370.                             | (1,988)         |
| 3.  | To reflect 2009 plant addition of replacement discharge pipe in lift station to Acct. No. 370. | 2,438           |
| 4.  | To reflect 2009 retirement of discharge pipe in lift station to Acct. No. 370.                 | (1,829)         |
| 5.  | To reflect 2010 plant addition of pump in lift station to Acct. No. 370.                       | 2,282           |
| 6.  | To reflect 2010 plant addition of auto dialer at wastewater treatment plant to Acct. No. 380.  | 2,480           |
| 7.  | To record 2011 retirement of pump to Acct. No. 370 (retired 7/11/2011).                        | (1,016)         |
| 8.  | To record 2011 retirement of pump to Acct. No. 370 (retired 10/11/2011).                       | (1,071)         |
| 9.  | To reclassify 2011 pump from expense Acct. No. 720 to Acct. No. 371.                           | 218             |
| 10. | To reclassify 2012 pump from expense Acct. No. 775 to Acct. No. 371.                           | 500             |
| 11. | To reflect 2012 plant addition of pump to Acct. 360.   | 1,342           |
| 12. | To reflect the Utility's share of allocated common plant.                                      | 1,461           |
| 13. | To reflect pro forma plant addition for manhole ring replacement/raising to Acct. No. 361.     | 2,530           |
| 14. | To reflect pro forma plant addition for lift station rehabilitation to Acct. No. 371.          | 8,023           |
| 15. | To reflect pro forma plant addition for check valve replacement to Acct. No. 380.              | 967             |
| 16. | To reflect pro forma retirement of check valve replacement to Acct. No. 380.                   | (725)           |
| 17. | To reflect an averaging adjustment.  | (1,939)         |
|     | Total  | <u>\$16,323</u> |

**CIAC**

|    |                                 |                   |
|----|---------------------------------|-------------------|
| 1. | To reflect 2000 CIAC additions. | (\$20,240)        |
| 2. | To reflect 2001 CIAC additions. | (20,240)          |
| 3. | To reflect 2005 CIAC additions. | (6,160)           |
| 4. | To reflect 2008 CIAC additions. | (11,440)          |
|    | Total                           | <u>(\$58,080)</u> |

**ACCUMULATED DEPRECIATION**

|    |  |                  |
|----|--|------------------|
| 1. | To reflect accumulated depreciation per Rule 25-30.140.                            | (\$1,672)        |
| 2. | To reflect accumulated depreciation on Utility's share of allocated common plant.  | (180)            |
| 3. | To reflect pro forma accumulated depreciation for plant additions and retirements. | 32               |
| 4. | To reflect averaging adjustment.   | 146              |
|    | Total  | <u>(\$1,674)</u> |

**AMORTIZATION OF CIAC**

|    |  |                   |
|----|--|-------------------|
| 1. | To adjust amortization of CIAC based on composite rates.               | (\$18,667)        |
| 2. | To reflect additions to amortization of CIAC based on composite rates. | 7,186             |
| 3. | To reflect averaging adjustment  | (255)             |
|    | Total  | <u>(\$11,736)</u> |

**WORKING CAPITAL ALLOWANCE**

|  |   |                 |
|--|---|-----------------|
|  | To reflect 1/8 of test year O & M expenses. | <u>\$11,814</u> |
|--|---|-----------------|



| WEST LAKELAND WASTEWATER, INC.          |                          |                           | SCHEDULE NO. 2-A                    |                            |                        |
|---|--------------------------|---------------------------|-------------------------------------|----------------------------|------------------------|
| TEST YEAR ENDED 09/30/12                |                          |                           | DOCKET NO. 120270-SU                |                            |                        |
| SCHEDULE OF WASTEWATER OPERATING INCOME |                          |                           |                                     |                            |                        |
|   | TEST YEAR<br>PER UTILITY | COMMISSION<br>ADJUSTMENTS | COMMISSION<br>ADJUSTED<br>TEST YEAR | ADJUST.<br>FOR<br>INCREASE | REVENUE<br>REQUIREMENT |
| 1. OPERATING REVENUES                   | <u>\$21,650</u>          | <u>\$68,327</u>           | <u>\$89,977</u>                     | <u>\$23,429</u><br>26.04%  | <u>\$113,406</u>       |
| <b>OPERATING EXPENSES:</b>              |                          |                           |                                     |                            |                        |
| 2. OPERATION & MAINTENANCE              | \$83,162                 | \$11,347                  | \$94,509                            | \$0                        | \$94,509               |
| 3. DEPRECIATION (NET)                   | 0                        | 972                       | 972                                 | 0                          | 972                    |
| 4. AMORTIZATION                         | 0                        | 0                         | 0                                   | 0                          | 0                      |
| 5. TAXES OTHER THAN INCOME              | 6,613                    | 808                       | 7,421                               | 1,054                      | 8,475                  |
| 6. INCOME TAXES                         | <u>0</u>                 | <u>0</u>                  | <u>0</u>                            | <u>0</u>                   | <u>0</u>               |
| 7. TOTAL OPERATING EXPENSES             | <u>\$89,774</u>          | <u>\$13,127</u>           | <u>\$102,901</u>                    | <u>\$1,054</u>             | <u>\$103,955</u>       |
| 8. OPERATING INCOME/(LOSS)              | <u>(\$68,125)</u>        |                           | <u>(\$12,924)</u>                   |                            | <u>\$9,451</u>         |
| 9. WASTEWATER RATE BASE                 | <u>(\$25,503)</u>        |                           | <u>(\$68,857)</u>                   |                            | <u>\$0</u>             |
| 10. OPERATING RATIO                     |                          |                           |                                     |                            | <u>10.00%</u>          |

| <b>WEST LAKELAND WASTEWATER, INC.</b>     |   | Schedule No. 2-B     |
|---|---|----------------------|
| <b>TEST YEAR ENDED 09/30/12</b>           |   | DOCKET NO. 120270-SU |
| <b>ADJUSTMENTS TO OPERATING INCOME</b>    |   | Page 1 of 3          |
| <b>OPERATING REVENUES</b>                 |   |                      |
| 1.  | To reflect the appropriate test year services revenues.                                       | \$64,948             |
| 2.  | To reflect the appropriate test year miscellaneous service revenues.                          | <u>3,379</u>         |
|   | Subtotal  | <u>\$68,327</u>      |
| <b>OPERATION AND MAINTENANCE EXPENSES</b> |   |                      |
| 1.  | <b>Salaries and Wages - Employees (701)</b>   |                      |
|   | a. To reflect the Utility's allocated share of billing employee's salary.                     | \$5,746              |
|   | b. To reflect the Utility's allocated share of maintenance employee's salary.                 | <u>7,793</u>         |
|   | Subtotal  | <u>\$13,539</u>      |
| 2.  | <b>Salaries and Wages - Officers (703)</b>  |                      |
|   | a. To reflect the Utility's allocated share of president's salary.                            | <u>\$17,446</u>      |
| 3.  | <b>Employee Pensions and Benefits (704)</b>   |                      |
|   | a. To reflect the Utility's allocated share of president's benefits.                          | \$1,599              |
|   | b. To reflect the Utility's allocated share of employee health insurance.                     | <u>503</u>           |
|   | Subtotal  | <u>\$2,102</u>       |
| 4.  | <b>Sludge Removal Expense (711)</b>   |                      |
|   | a. To reflect 5-year normalization of emergency sludge removal expense.                       | (\$1,416)            |
|   | b. To reflect the appropriate annual sludge removal expense.                                  | <u>(720)</u>         |
|   | Subtotal  | <u>(\$2,136)</u>     |
| 5.  | <b>Purchased Power (715)</b>  |                      |
|   | a. To reflect the Utility's allocated share of purchased power expense.                       | (\$179)              |
|   | b. To remove penalties and interest on the treatment plant purchased power expense.           | <u>(597)</u>         |
|   | Subtotal  | <u>(\$776)</u>       |
| 6.  | <b>Chemicals (718)</b>  |                      |
|   | a. To remove chemical expenses that occurred outside the test year.                           | (\$324)              |
|   | b. To reflect pro-forma adjustment for Root X chemical expense.                               | <u>814</u>           |
|   | Subtotal  | <u>\$490</u>         |
| 7.  | <b>Materials and Supplies (720)</b>   |                      |
|   | a. To reclassify pump to plant Acct. No. 371.   | (\$218)              |
|   | b. To reflect 5-year amortization of non-recurring materials and supplies expense.            | <u>(372)</u>         |
|   | Subtotal  | <u>(\$590)</u>       |
| 8.  | <b>Contractual Services - Professional (731)</b>  |                      |
|   | a. To reverse correcting entries that occurred outside the test year.                         | \$14,174             |
|   | b. To remove two accounting service payments that were expensed to Acct. No. 735.             | (200)                |
|   | c. To reclassify test year bookkeeping expense from Acct. No. 736                             | 5,853                |
|   | d. To reflect the Utility's allocated share of contractual bookkeeping expense.               | 3,260                |
|   | e. To reclassify fees for annual report and RAF form preparation from Acct. No. 736.          | 425                  |
|   | f. To reflect 5-year amort. of original cost study reclassified from Acct. No. 736 (\$600/5). | 120                  |
|   | g. To reflect pro-forma adjustment for annual price index filing preparation.                 | 400                  |
|   | h. To reclassify 2 months of testing expense to Acct. No. 735.                                | <u>(182)</u>         |

| WEST LAKELAND WASTEWATER, INC.<br>TEST YEAR ENDED 09/30/12<br>ADJUSTMENTS TO OPERATING INCOME  | Schedule No. 2-B<br>DOCKET NO. 120270-SU<br>Page 2 of 3 |
|--|---|
| 8. Contractual Services - Professional (731) - Continued                                       |   |
| i. To reclassify 3 months of operator contractual service fees to Acct. No. 736.               | (1,755)   |
| j. To reclassify non-recurring operational repairs to Acct. No. 736.                           | (781)   |
| k. To reclassify 1 monthly meter reading fee to Acct. No. 736.                                 | (305)   |
| Subtotal   | <u>\$21,010</u>   |
| 9. Contractual Services - Testing (735)  |   |
| a. To reverse correcting entries that occurred outside the test year.                          | (\$728)   |
| b. To reclassify 2 months of testing expense from Acct. No. 731.                               | 182   |
| c. To reclassify 2 months of testing expense from Acct. No. 736.                               | 182   |
| d. To reclassify 1 month of operator contractual service fees to Acct. No. 736.                | (585)   |
| Subtotal   | <u>(\$949)</u>  |
| 10. Contractual Services - Other (736)   |   |
| a. To reverse correcting entries that occurred outside the test year.                          | (\$13,446)  |
| b. To remove test year maintenance services included in maintenance employee position.         | (1,731)   |
| c. To remove test year operator services included in maintenance employee position.            | (791)   |
| d. To remove test year management fees replaced with officer's salary.                         | (10,916)  |
| e. To remove test year billing services included in billing employee position.                 | (1,989)   |
| f. To reclassify test year bookkeeping services to Acct. No. 731.                              | (5,853)   |
| g. To reclassify fees for annual report and RAF form preparation to Acct. No. 731.             | (425)   |
| h. To reclassify non-recurring fees for original cost study to Acct. No. 731.                  | (600)   |
| i. To reclassify 2 months of testing expense to Acct. No. 735.                                 | (182)   |
| j. To reclassify 3 months of operator contractual service fees from Acct. No. 731.             | 1,755   |
| k. To reclassify 1 month of operator contractual service fees from Acct. No. 735.              | 585   |
| l. To amortize non-recurring operator services over 5 years.                                   | (1,308)   |
| m. To reflect 5-yr. amort. of non-recurring repairs reclassified from Acct. No. 731 (\$781/5). | 156   |
| n. To reclassify 1 monthly meter reading fee from Acct. No. 731.                               | 305   |
| o. To remove non-utility expense.  | (46)  |
| Subtotal   | <u>(\$34,487)</u>                                       |
| 11. Rent Expense (740)   |   |
| a. To reflect the Utility's allocated share of rent expense.                                   | \$1,694   |
| b. To reclassify shed rental expense from Acct. No. 775.                                       | 1,795   |
| Subtotal   | <u>\$3,489</u>  |
| 12. Transportation Expense (750)   |   |
| a. To reflect the Utility's appropriate allocated share of common fuel expense.                | (\$4,704)   |
| b. To amortize non-recurring truck maintenance expense over 5 years.                           | (162)   |
| c. To reflect the Utility's allocated share of truck maintenance expense.                      | 170   |
| d. To remove truck loan payments.  | (2,151)   |
| Subtotal   | <u>(\$6,848)</u>  |
| 13. Insurance Expenses (755)   |   |
| a. To reflect pro-forma adjustment to reflect appropriate plant insurance expense.             | (\$292)   |
| b. To reflect the Utility's allocated share of property insurance expense.                     | \$685   |
| Subtotal   | <u>\$393</u>  |



| WEST LAKELAND WASTEWATER, INC.<br>TEST YEAR ENDED 09/30/12<br>ADJUSTMENTS TO OPERATING INCOME   | Schedule No. 2-B<br>DOCKET NO. 120270-SU<br>Page 3 of 3 |
|---|---|
| 14. Regulatory Commission Expense (765)   |   |
| a. To reflect 4-year amortization of rate case expense (\$1,537/4).                             | \$384   |
| 15. Miscellaneous Expense (775)   |   |
| a. To reverse a misclassified credit.   | \$609   |
| b. To reflect appropriate garbage expense for Utility plant.                                    | (119)   |
| c. To reclassify misc. expenses from non-NARUC Acct. Nos. 921.0-921.4 and 604.                  | 3,084   |
| d. To reflect the Utility's allocated share of phone, cell phone, and internet service expense. | (2,233)   |
| e. To reflect the Utility's allocated share of office supplies and post office box rental.      | 857   |
| f. To reclassify shared meter reading equipment to common allocated plant.                      | (988)   |
| g. To reclassify pump to plant Acct. No. 371.   | (500)   |
| h. To reclassify shed rental expense to Acct. No. 740.  | (1,795)   |
| i. To remove bank charges that occurred outside the test year and non-utility expenses.         | (635)   |
| Subtotal  | <u>(\$1,720)</u>  |
| <br><b>TOTAL OPERATION &amp; MAINTENANCE ADJUSTMENTS</b>  | <br><b>\$11,347</b>                                     |
| <br><b>DEPRECIATION EXPENSE</b>   |   |
| 1. To reflect test year depreciation calculated per 25-30.140, F.A.C.                           | \$608   |
| 2. To reflect test year depreciation on allocated common plant.                                 | 180   |
| 3. To reflect depreciation expense for pro forma plant additions.                               | 693   |
| 4. To reflect the appropriate amortization of CIAC.   | <u>(509)</u>  |
| Total   | <u>\$972</u>  |
| <br><b>TAXES OTHER THAN INCOME</b>  |   |
| 1. To reflect the appropriate test year RAFs.   | (\$1,498)   |
| 2. To reflect appropriate test year utility property taxes.                                     | (65)  |
| 3. To reflect the Utility's allocated share of FICA on employee salaries.                       | <u>2,370</u>  |
| Total   | <u>\$808</u>  |

WEST LAKELAND WASTEWATER, INC.

SCHEDULE NO. 2-C

TEST YEAR ENDED 09/30/12

DOCKET NO. 120270-SU

ANALYSIS OF WASTEWATER OPERATION AND MAINTENANCE EXPENSE

|   | TOTAL<br>PER<br>UTILITY | COMMISSION<br>ADJUST-<br>MENTS | TOTAL<br>PER<br>COMMISSION |
|---|-------------------------|--------------------------------|----------------------------|
| (701) SALARIES AND WAGES - EMPLOYEES      | \$0                     | \$13,539                       | \$13,539                   |
| (703) SALARIES AND WAGES - OFFICERS       | 0                       | 17,446                         | 17,446                     |
| (704) EMPLOYEE PENSIONS AND BENEFITS      | 0                       | 2,102                          | 2,102                      |
| (710) PURCHASED SEWAGE TREATMENT          | 0                       | 0                              | 0                          |
| (711) SLUDGE REMOVAL EXPENSE              | 8,250                   | (2,136)                        | 6,114                      |
| (715) PURCHASED POWER                     | 11,897                  | (776)                          | 11,121                     |
| (716) FUEL FOR POWER PRODUCTION           | 0                       | 0                              | 0                          |
| (718) CHEMICALS                           | 3,029                   | 490                            | 3,519                      |
| (720) MATERIALS AND SUPPLIES              | 2,203                   | (590)                          | 1,613                      |
| (730) CONTRACTUAL SERVICES - BILLING      | 0                       | 0                              | 0                          |
| (731) CONTRACTUAL SERVICES - PROFESSIONAL | (9,481)                 | 21,010                         | 11,529                     |
| (735) CONTRACTUAL SERVICES - TESTING      | 2,041                   | (949)                          | 1,092                      |
| (736) CONTRACTUAL SERVICES - OTHER        | 45,927                  | (34,487)                       | 11,440                     |
| (740) RENTS                               | 281                     | 3,489                          | 3,770                      |
| (750) TRANSPORTATION EXPENSE              | 8,271                   | (6,848)                        | 1,422                      |
| (755) INSURANCE EXPENSE                   | 2,581                   | 393                            | 2,974                      |
| (765) REGULATORY COMMISSION EXPENSES      | 0                       | 384                            | 384                        |
| (770) BAD DEBT EXPENSE                    | 0                       | 0                              | 0                          |
| (775) MISCELLANEOUS EXPENSES              | 8,164                   | (1,720)                        | 6,444                      |
|   | <u>\$83,162</u>         | <u>\$11,347</u>                | <u>\$94,509</u>            |

WEST LAKE LAND WASTEWATER, INC.  
 TEST YEAR ENDED SEPTEMBER 30, 2012  
 MONTHLY WASTEWATER RATES

|  | UTILITY'S<br>EXISTING<br>RATES | COMMISSION<br>APPROVED<br>RATES | 4 YEAR<br>RATE<br>REDUCTION |
|--|--------------------------------|---------------------------------|-----------------------------|
| <b>Residential</b>   |                                |                                 |                             |
| Base Facility Charge - All Meter Sizes                       | \$13.39                        | \$14.57                         | \$0.06                      |
| <b>Gallonge Charge</b>                                       |                                |                                 |                             |
| Per 1,000 Gallons (6,000 gallon cap)                         | N/A                            | \$5.41                          | \$0.02                      |
| Per 1,000 Gallons (8,000 gallon cap)                         | \$3.26                         | N/A                             | N/A                         |
| <b>General Service</b>                                       |                                |                                 |                             |
| Base Facility Charge by Meter Size:                          |                                |                                 |                             |
| 5/8"X3/4"  | \$13.39                        | \$14.57                         | \$0.06                      |
| 1"   | \$18.29                        | \$36.43                         | \$0.15                      |
| 1-1/2"   | \$28.09                        | \$72.85                         | \$0.30                      |
| 2"   | \$52.61                        | \$116.56                        | \$0.47                      |
| 3"   | \$82.02                        | \$233.12                        | \$0.94                      |
| 4"   | \$160.45                       | \$364.25                        | \$1.48                      |
| 6"   | \$248.71                       | \$728.50                        | \$2.95                      |
| 8"   | \$493.82                       | \$1,165.60                      | \$4.72                      |
| <b>General Service Gallonge Charge</b>                       |                                |                                 |                             |
| Per 1,000 Gallons  | \$3.89                         | \$6.49                          | \$0.03                      |
| <b>Typical Residential 5/8" x 3/4" Meter Bill Comparison</b> |                                |                                 |                             |
| 3,000 Gallons  | \$23.17                        | \$30.80                         |                             |
| 6,000 Gallons  | \$32.95                        | \$47.03                         |                             |
| 10,000 Gallons   | \$39.47                        | \$47.03                         |                             |