



July 27, 2016

VIA E-FILING

Carlotta S. Stauffer, Commission Clerk
Office of Commission Clerk
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, FL 32399

RE: Docket No.: _____; Application for Staff Assisted Rate Case in Polk County by Four
Lakes Golf Club, Ltd.
Our File No.: 45027.02

Dear Ms. Stauffer:

Enclosed is the Application of Four Lakes Golf Club, Ltd., for a Staff Assisted Rate Case
for its utility system in Polk County, Florida.

Please do not hesitate to contact me should you have any questions regarding this filing.

Very truly yours,

MARTIN S. FRIEDMAN
For the firm

MSF/
Enclosure

cc: Brian Altman (via email, w/enclosure)

FLORIDA PUBLIC SERVICE COMMISSION

APPLICATION FOR A
STAFF ASSISTED RATE CASE

I. GENERAL DATA

A. Name of Utility: **Four Lakes Golf Club, Ltd.**

B. Address: **500 S. Florida Ave., Suite 700
Lakeland, FL 33801**

1. Telephone Nos.: **(863) 647-1581**

2. County: **Polk**

Nearest City: **Winter Haven**

3. General Area Served: **Four Lakes Golf Club MHP**

C. Authority:

1. Water Certificate No. **608-W**

Date Received: **07/15/1999**

2. Wastewater Certificate No. **524-S**

Date Received: **07/15/1999**

3. Date Utility Started Operations: Water: **1995**

Wastewater: **1995**

D. How System Was Acquired: **Built**

If utility was purchased, give date

Amount Paid \$

1. Name of Seller:

2. Was seller affiliated with present owners? Yes No

3. Did you purchase: Stock or assets only

E. Type of Legal Entity:

Corporation Limited Partnership Sole Proprietorship

F. Ownership & Officers:

	Name	Title	Percent Ownership
1.	<u>R. Tom Chapman</u>	<u>Limited Partner</u>	<u>20</u>
2.	<u>Thomas J. Shannon</u>	<u>Limited Partner</u>	<u>25</u>
3.	<u>ATA Properties, inc.</u>	<u>Limited Partner</u>	<u>14.33</u>
4.	<u>Anita K. Maxwell</u>	<u>Limited Partner</u>	<u>30</u>

G. List of Associated Companies and Addresses:

CHC VII, Ltd., S.V Utilities, Ltd., Hidden Cove, Ltd., Anglers Cove West, Ltd.

H. If you have retained an attorney and/or a consultant to represent the utility for this application, furnish the name(s) and address(es):

Name:

Martin S. Friedman
Friedman & Friedman, P.A.
mfriedman@ff-attorneys.com

Address:

766 N. Sun Dr. Suite 4030
Lake Mary, FL 32746
407-830-6331

II. ACCOUNTING DATA

A. Outside Accountant

- 1. Name:
- 2. Firm:
- 3. Address:
- 4. Telephone: ()

B. Individual To Contact On Accounting Matters:

- 1. Name: **Kim Kelley**
- 2. Telephone: (863) **647-1581**

C. Location of Books and Records: **Company Office**

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

Date Last Filed: **2015**

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

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

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

1. <u>Water:</u>	2015	2014
Cost of Plant In Service	\$ <u>722,505</u>	\$ <u>722,505</u>
Less Accumulated Depreciation	<u>447,330</u>	<u>426,448</u>
Less Contributed Plant	<u>206,998</u>	<u>225,113</u>
Net Owner's Investment	\$ 68,177	\$ 70,944

2. <u>Wastewater:</u>	2015	2014
Cost of Plant In Service	\$ 1,439,792	\$ 1,439,597
Less Accumulated Depreciation	<u>913,106</u>	<u>874,722</u>
Less Contributed Plant	<u>401,157</u>	<u>436,327</u>
Net Owner's Investment	\$ <u>125,529</u>	\$ <u>128,548</u>

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

1. <u>Water:</u>	2015	2014
Revenues (By Class)		
a. Residential	\$ 138,999	\$ 144,964
b. Commercial	<u>3,017</u>	<u>3,570</u>
c.	<u> </u>	<u> </u>
Total Operating Revenues:	\$ <u>142,016</u>	\$ <u>148,534</u>
Less Expenses:		
a. Salaries & Wages - Employees	<u>80,253</u>	<u>30,523</u>
b. Salaries & Wages - Officers, Directors, & Majority Stockholders	<u> </u>	<u> </u>
c. Employee Pensions & Benefits	<u> </u>	<u> </u>
d. Purchased Water	<u>27,277</u>	<u>27,462</u>
e. Purchased Power	<u> </u>	<u> </u>
f. Fuel for Power Production	<u> </u>	<u> </u>
g. Chemicals	<u>3,599</u>	<u>7,061</u>
h. Materials & Supplies	<u>9,676</u>	<u>8,191</u>
i. Contractual Services	<u>20,761</u>	<u>14,715</u>
j. Rents	<u> </u>	<u> </u>
k. Transportation Expenses	<u>4,067</u>	<u>5,659</u>
l. Insurance Expense	<u>954</u>	<u>2,015</u>
m. Regulatory Commission Expense	<u> </u>	<u> </u>
n. Bad Debt Expense	<u>12</u>	<u>132</u>
o. Miscellaneous Expense	<u>4,752</u>	<u>5,990</u>
p. Depreciation Expense	<u>19,389</u>	<u>19,472</u>
q. Property Taxes	<u>6,194</u>	<u>5,913</u>
r. Other Taxes	<u> </u>	<u> </u>
s. Income Taxes	<u> </u>	<u> </u>
Operating Income (Loss)	\$ <u>(34,918)</u>	\$ <u>21,398</u>

2. <u>Wastewater</u>		2015	2014
Revenues (By Class):	\$		\$
a. Residential		138,999	144,964
b. Commercial		314	314
c.			
Total Operating Revenues:	\$	<u>139,313</u>	<u>145,278</u>
Less Expenses:			
a. Salaries & Wages - Employees		90,813	43,877
b. Salaries & Wages - Officers, Directors, & Majority Stockholders			
c. Employee Pensions & Benefits			
d. Purchased Wastewater Treatment			
e. Sludge Removal Expense		26,510	27,038
f. Purchased Power		15,529	23,346
g. Fuel for Power Production			
h. Chemicals		15,491	17,346
i. Materials & Supplies		9,272	6,224
j. Contractual Services		15,815	13,934
k. Rents			
l. Transportation Expenses		7,693	8,068
m. Insurance Expense		4,985	2,015
n. Regulatory Commission Expense			
o. Bad Debt Expense		13	132
p. Miscellaneous Expense		3,360	3,199
q. Depreciation Expense		45,769	45,860
r. Property Taxes		11,123	10,618
s. Other Taxes			
t. Income Taxes			
Operating Income (Loss)	\$	<u>(107,060)</u>	<u>(56,379)</u>

H. Outstanding Debt:

	Creditor	Date Borrowed	Balance Due	Interest Rate	Expiration Date
1.	Walker Dunlap	Nov 2014	46,773,356	3.73	Nov 2024
2.					
3.					
4.					

I. Indicate Type of Tax Return Filed:

- Form 1120 -Corporation
- Form 1120S -Subchapter S Corporation
- Form 1065 - Partnership
- Form 1040 - Schedule C - Individual (Proprietorship)

III

ENGINEERING DATA

A. Outside Engineering Consultant:

1. Name: **Four Lakes Golf Club, Ltd.**
2. Firm:
3. Address:
4. Telephone: ()

B. Individual to contact on engineering matters:

1. Name: **Brian Altman**
2. Telephone: **(863) 647 1581**

C. Is the utility under citation by the Department of Environmental Protection (DEP) or County Health Department? If yes, explain:

D. List any known service deficiencies and steps taken to remedy problems:

E. Name of plant operator(s) and DEP operator certificate number(s) held: **Consta-Flow, Inc. for Water Plant; Jason Wright #0013909 for Wastewater Plant**

F. Is the utility serving customers outside of its certificated area? **No**
If yes, explain:

G. Wastewater:

1. Gallons per day capacity of treatment facilities:
 - a. Existing: **0.60 MGD**
 - b. Under Construction:
 - c. Proposed:
2. Type and make of present treatment facilities: **Concrete – Extended Aeration**
3. Approximate average daily flow of treatment plant effluent: **72,216**

4. Approximate length of wastewater mains:

Size (diameter):	6" x 4"	8"			
Linear feet:	2,933	28,127			

5. Number of manholes: **127**
6. Number of lift stations: **3**
7. How do you measure treatment plant effluent? **Flow Meter**
8. Is the treatment plant effluent chlorinated? Yes No

No However, we are looking to implement new meter installation program as part of rate case study
 Yes

13. Do you have a meter change out program? Yes
14. Meter installation or tap in fees - Water \$ _____
15. Service availability fees - Water \$ 1,818 both
16. Has the existing treatment facility been approved by DEP? No Yes
17. Total gallons pumped during most recent twelve months: 82,214
18. Total gallons sold during most recent twelve months: 63,719
19. Gallons unaccounted for during most recent twelve months: 18,495
20. Gallons purchased during most recent twelve months: 0

IV. RATE DATA

A. Individual to contact on tariff matters:

1. Name: Brian Altman
2. Telephone Number: (863) 647 1581

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

1. Water:

	\$26.18 water & wastewater bfc for both, and \$1.05/1000 over 5,000 per month
a. Residential Water	_____
b. General Service	_____
c. Special Contract	_____
d. Other - Specify	_____

2. Wastewater:

	\$26.18 water & wastewater bfc for both, and \$1.05/1000 over 5,000 per month
a. Residential Wastewater	_____
b. General Service	_____
c. Special Contract	_____
d. Other - Specify	_____

C. Number of Customers: (Most recent two years)

	2015	2014
1. Water Metered		
a. Residential	813	813
b. General Service	13	13
c. Special Contract	_____	_____
d. Other - Specify	_____	_____
2. Water Unmetered	20	20
a. Residential	_____	_____
b. General Service	_____	_____
c. Special Contract	_____	_____
d. Other - Specify	_____	_____
3. Wastewater	2015	20
a. Residential	813	_____
b. General Service	7	_____

- c. Special Contract
- d. Other - Specify

V. AFFIRMATION

I, Brian Altman the undersigned owner, officer, or partner of the above named public utility, doing business in the State of Florida and subject to the control and jurisdiction of the Florida Public Service Commission, certify that the statements set forth herein are true and correct to the best of my information, knowledge, and belief.

Signed 

Title V.P. (General Partner)

Notice: Section 837.06, Florida Statutes, provides that any person who knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his duty shall be guilty of a misdemeanor of the second degree.