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BEFORE THE
FLORIDA PUBLIC SERVICE COMMISSION

In the Matter of: DOCKET NO. 160030-WS

APPLICATION FOR INCREASE IN
WATER RATES IN LEE COUNTY AND
WASTEWATER RATES IN PASCO
COUNTY BY NI FLORIDA, LLC.

_____ /

PROCEEDINGS: COMMISSION CONFERENCE AGENDA
ITEM NO. 13

COMMISSIONERS
PARTICIPATING: CHAIRMAN JULIE I. BROWN
COMMISSIONER LISA POLAK EDGAR
COMMISSIONER ART GRAHAM
COMMISSIONER RONALD A. BRISÉ
COMMISSIONER JIMMY PATRONIS

DATE: Tuesday, November 1, 2016

PLACE: Betty Easley Conference Center
Room 148
4075 Esplanade Way
Tallahassee, Florida

REPORTED BY: ANDREA KOMARIDIS
Court Reporter and
Notary Public in and for
the State of Florida at Large

PREMIER REPORTING
114 W. 5TH AVENUE
TALLAHASSEE, FLORIDA
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1 P R O C E E D I N G S

2 CHAIRMAN BROWN: We're moving to 13 and then
3 we're circling back to seven.

4 COMMISSIONER PATRONIS: Just ran out of time.

5 CHAIRMAN BROWN: 5:30. I want to cry
6 (laughter).

7 MS. BRUCE: Commissioners, I am Sonica Bruce
8 on behalf of Commission staff. Item No. 13 is --

9 CHAIRMAN BROWN: Ms. Bruce, could you -- you
10 are just like me, but could you just hold on one
11 moment while there is some shuffling going on?

12 MS. BRUCE: Okay.

13 CHAIRMAN BROWN: I would do the same thing.

14 While everyone is getting settled in, I want
15 to take an opportunity again to thank staff on that
16 last item. They put a lot of time into that. And
17 I think we got to a very good result, so -- all
18 right.

19 Item 13, Ms. Bruce, you have the floor now.

20 MS. BRUCE: Again, I am Sonica Bruce on behalf
21 of Commission staff. Item No. 13 is Ni Florida's
22 application for increase in water and wastewater
23 rates in Lee and Pasco County. The utility is a
24 water and waste- --

25 CHAIRMAN BROWN: Can we stop the talking while

1 the staff is introducing the item, pretty please?

2 Thank you.

3 MS. BRUCE: The utility is a water and
4 wastewater utility serving 745 water customers and
5 2,757 wastewater customers. Water and wastewater
6 rates were last established for the utility in
7 2013.

8 On May 4th, Ni Florida filed its application
9 and minimum filing requirement for the rate
10 increase. Staff's recommended rate increase is
11 28.42 percent and 15.92 percent for water and
12 wastewater, respectively.

13 The major issue in this case includes O & M
14 expense and a substantial amount of pro forma.
15 There has been customer contact. The utility and
16 staff counsel, Mr. Deterding, are present as well
17 as Office of Public Counsel and Ms. Oliveira, the
18 Tamiami park manager.

19 Staff has a oral modification that has been
20 provided to all parties. Staff is prepared to
21 answer any questions that you may have.

22 CHAIRMAN BROWN: Thank you so much.

23 My understanding was Ms. Oliveira wanted to
24 address the Commission. Would -- Public Counsel,
25 would you like her to address the Commission at

1 this time or after --

2 MS. ROTH: She can go now. While she's
3 walking up, can I just introduce her, to save time?

4 CHAIRMAN BROWN: Sure.

5 MS. ROTH: So, this is Ms. Barbara Oliveira.
6 She's the manager of Tamiami Village and RV Park in
7 Lee County, Florida. And that park is -- the
8 village and the park is a customer of Ni Florida.
9 This is Ms. Oliveira's third time before the
10 Commission to speak on behalf of the nearly-
11 thousand customers. And she has put together a
12 wonderful packet. And she would like this to be
13 distributed to --

14 CHAIRMAN BROWN: Staff, could we have some
15 assistance, please, with the materials?

16 And Ms. Oliveira, welcome to the Commission
17 again.

18 MS. OLIVEIRA: Thank you. And congratulations
19 on the Chairman position.

20 CHAIRMAN BROWN: Oh, it's a blast.

21 MS. OLIVEIRA: I bet. You're still smiling.

22 CHAIRMAN BROWN: Lots of caffeine here.

23 (Laughter.)

24 I want to welcome you. My understanding is
25 that you represent --

1 MS. OLIVEIRA: The village, again --

2 CHAIRMAN BROWN: The village --

3 MS. OLIVEIRA: Tamiami Village and RV Park,
4 correct.

5 CHAIRMAN BROWN: We're going to give you some
6 additional time as a result. And appreciate you
7 taking the time to come up here. I know the --
8 Fort Myers area?

9 MS. OLIVEIRA: That is correct.

10 CHAIRMAN BROWN: Born and raised there. What
11 is it, a six-hour drive?

12 MS. OLIVEIRA: A little over six because of
13 the traffic.

14 CHAIRMAN BROWN: Yeah, 75.

15 MS. OLIVEIRA: So, tonight, I'll just head
16 back. And if I can get to Gainesville and I'll
17 crash there and I'll go back tomorrow.

18 CHAIRMAN BROWN: Be safe.

19 MS. OLIVEIRA: Yeah.

20 CHAIRMAN BROWN: Be safe. Well, welcome.

21 MS. OLIVEIRA: Thank you.

22 CHAIRMAN BROWN: You have the floor.

23 MS. OLIVEIRA: Thank you.

24 Good afternoon, Madam Chair, Commissioners,
25 and staff. Upon review of staff's recommendation

1 for a satisfactory rating for Ni Florida to its Lee
2 County customers, I'm going to respectfully
3 disagree.

4 On the cover page of the handout that I have
5 given you, in the upper right-hand corner, are the
6 addresses that Ni Florida agreed to to test Monday
7 through Friday. We highlighted them. The front
8 page is of the village; the second page is of the
9 RV park.

10 In July -- you'll see the dark -- those are
11 the areas. The ones that you see little "X"s --
12 based on the test results, that's actually where
13 testing is being done, not where the agreed
14 properties, which are clubhouses, pools, and rec
15 areas.

16 In July, we were informed that tests were
17 being done as requested by Tom Watts, who also
18 works for FGOA. FGOA is the sewer company
19 providing services for Tamiami residents.

20 Ni Florida was informed that Tamiami had no
21 knowledge of Mr. Watts ever being on property
22 conducting the testing. And we were assured at the
23 July 28th hearing Mr. Watts would come to the
24 office and introduce himself. And I, likewise,
25 would introduce him to staff members he would need

1 to be in contact with. As of October 28th, we have
2 not met Mr. Watts.

3 There are copies of water testing results
4 along with comments on the addresses attached. And
5 these comments are from residents where the test
6 results are shown. One sheet of the test results
7 didn't even have addresses listed. And yet, we
8 could not find Mr. Watts' name on any of the test
9 results that were listed as the collector in any of
10 the paperwork submitted.

11 My question is: Where are his reports and/or
12 findings? Were they satisfactory? Is he doing the
13 testing in the spots that were agreed upon? Is he
14 still employed? Is he responsible for the boil-
15 water notices?

16 And boil water notices are an issue. That was
17 an issue when I was here three years ago. We
18 worked hard to try to resolve this issue. And now,
19 it's an issue again. To date, we still do not know
20 who or how boil-water notices are being handled.
21 And season is upon us. I'm going to be having
22 approximately 2,000 people in my village shortly.

23 Staff mentions only receiving one complaint
24 since the last rate case. And I contend the
25 everyday person would not know how or where to file

1 a complaint. And today, being last on the agenda,
2 I actually learned some suggestions from all of
3 you, which I am going to take back to my community,
4 believe me. And thank you, Commissioner.

5 At the July hearing, Ni's community relation
6 and development suggested a meeting between Ni and
7 Tamiami. The date -- to date, the only meeting
8 that occurred was a teleconference meeting on
9 October 12, 2016.

10 Those in attendance were Ms. Powell-Baker,
11 Mr. Craig Sherwood from Ni, Ms. Mayra Pignataro and
12 myself from Tamiami. And Mr. Sherwood did not even
13 have the correct information for the meeting. He
14 wasn't familiar with our property. And he was
15 making incorrect statements.

16 So, that meeting had to be on adjourned. And
17 they promised that they would get back to me. And
18 to date, that has not occurred. And Ni Florida
19 does not provide a satisfactory service to its
20 Tamiami's customers.

21 Ni Florida is requesting a rate increase of 39
22 plus eight -- .8 percent, while staff is
23 recommending a rate increase of 29.06. I have been
24 informed that this rate increase is based on the
25 fact that Tamiami Village used approximately two

1 million gallons of water less in 2015 than in 2013.
2 But one of the major changes being recommended by
3 staff to help the company recoup the loss of
4 revenue is by changing the ECRs in the RV park.

5 This was a negotiated settlement agreement
6 approved by the Commission on April 24th in 2006.
7 In the previous rate cases, this was never brought
8 up; nor amending this agreement was brought to the
9 master association this time for consideration.

10 The RV park is a seasonal business. And water
11 consumption -- consumption is flexible. And we are
12 booked for the season. Unless my figures are
13 wrong, with staff's recommendation, all of staff's
14 recommended changes, a village resident using up to
15 2,000 gallons of water will have an actual increase
16 of 35 percent. And for residents using up to
17 6,000, they'll have an actual 39-percent increase.

18 I'm asking to please reduce the village back
19 to the 50 percent of water revenue to the BFC
20 instead of the 55. Ni Florida purchases its water
21 from Lee County. And this is a pass-through
22 operation. The cost of water for 2015 was \$82,479.
23 And Ni is showing revenues of 224,606.

24 But what's important, if you look on Page 2 of
25 the map of the RV park, they only supply water to

1 that main meter. And they brought in \$26,427 from
2 the RV park.

3 The master association is responsible for all
4 repairs for -- in that RV park. Ni has no
5 financial responsibility other than bringing bulk
6 water to that meeting [sic].

7 Now, this leaves a difference of \$56,052
8 remaining for the purchase cost of water for the
9 720 village residents as well as other commercial
10 entities that Ni has. Our community is a 55-plus
11 community where most of our residents live on
12 Social Security.

13 When the approved interim rate increase
14 occurred in June, some of our residents starting
15 filling water containers from garden hoses located
16 throughout the village, which necessitated us
17 posting signs and warnings. And I brought copies
18 for you to see that, in fact, we had to do that.

19 Some stopped flushing their commodes and we
20 caught them going to the pool, taking water from
21 the swimming pool to flush their commodes. This is
22 a health issue. And all of us sitting here today
23 have to see if we can come up with a rate where Ni,
24 staff, Commission, and the Tamiami residents can
25 operate under.

1 In one day, Ni's allocated cash line item went
2 from \$69,782 down to \$451. Can they do something
3 better to improve their financial outlook on their
4 end? The working capital allowance is \$77,050
5 listed. And under the current setup, does Ni need
6 more than that on a pass-through operation where,
7 242 sites, they don't have to do anything? They
8 just have to bring water to a meter.

9 Many of us here today would love to earn
10 8.11 percent return on our investment, but is it
11 realistic based on a pass-through operation?

12 Thank you for giving me the extra time.

13 CHAIRMAN BROWN: You're welcome, Ms. Oliveira.

14 Commissioners, any questions?

15 Thank you.

16 All right. Mr. Deterding, would you like
17 to -- would you like to speak now or would you like
18 to reserve your time for --

19 MR. DETERDING: Please.

20 CHAIRMAN BROWN: -- after Public Counsel?

21 Okay. Public Counsel.

22 MS. ROTH: I would like to thank Ms. Oliveira
23 for taking the time to come up here and present the
24 issues for the customers of Ni Florida so
25 articulately.

1 As such, I'll try to be brief. In the -- in
2 the utility's 2013 rate case, this Commission found
3 the utility's quality of water to be marginal for
4 the wastewater system in Lee County -- I mean --
5 I'm sorry -- for the water system in Lee County.
6 Now, three years later, the utility is asking for
7 rate crease -- increase while they are facing the
8 same quality-of-water issues in Lee County.

9 As you heard from Ms. Oliveira, there is poor
10 communication between the utility and the
11 customers, as well as the utility and the Tamiami
12 management staff. And there is still no system in
13 place for boil-water notices.

14 For these reasons, OPC requests that this
15 Commission find the utility's quality of water to
16 be marginal instead of satisfactory and that the
17 utility present a proposal to the PSC within three
18 months of the final PAA order, with plans for
19 improvement in communications with its customers.

20 Lastly, Ni Florida is a water transmission and
21 distribution system that purchased water for
22 \$82,500 from Lee County during the test year.
23 However, staff has approved revenue requirement of
24 \$290,000. This is 2.5 times the amount of the
25 purchased water.

1 OPC is concerned with the level of affiliate
2 costs that are being placed on the backs of the
3 customers of Tamiami Village and RV park, and
4 requests that a 25-percent cut be made in the
5 \$75,000 amount of management fees. This would be
6 an approximate reduction of \$19,000.

7 Thank you. And I believe Ms. Merchant has one
8 thing we would like to add as well.

9 CHAIRMAN BROWN: Okay. Ms. Merchant.

10 MS. MERCHANT: Good afternoon, Commissioners.
11 The issue I'm going to address is Issue No. 12.
12 And it has to do with the O & M expenses of the
13 utility.

14 On October 27th, there was a filing made on
15 the PSC's docket file. It was from Carlotta
16 Stauffer. And it was an e-mail sent from somebody
17 in Texas. I believe the Chairman got a copy of it
18 as well. It was limited people. It was kind of
19 confusing to me. And it questioned why were some
20 of the people from Ni America still being
21 charged -- and discussed, really, in a Florida PSC
22 proceeding.

23 So, it's my understanding that some of the
24 former owners of Ni America are -- have started a
25 new company in Texas and a new utility company.

1 And it -- this e-mail attached staff data request
2 and also attached a letter that Ms. Vandiver, from
3 our office, wrote.

4 And on the very back of this document, there
5 was an attachment of all the different people. It
6 didn't -- the salaries are confidential. So, it
7 just has the names of whose salaries were charged.
8 And it doesn't show that some of these were already
9 removed -- some of these officers from Ni America
10 that have moved on to the new company have already
11 been removed.

12 But there was one called -- named Fred
13 Melcher, who was -- who actually moved with them to
14 Texas -- well, actually, he was in Texas, but his
15 services are no longer in Ni America. And I
16 discussed with the utility earlier this afternoon,
17 and Mr. Melcher has left Ni America. And they told
18 me that and Andrena Powell-Baker has been
19 transferred into his position, but her salary is
20 also in here. So, there's a duplication there.

21 I don't know how many of these, since we just
22 got this on Thursday, I believe -- I don't know how
23 many of these people are duplicative in this
24 allocation. And I believe that it would be
25 appropriate to make a reduction so that costs are

1 not double-counted for salaries.

2 CHAIRMAN BROWN: Okay.

3 MS. MERCHANT: Thank you.

4 CHAIRMAN BROWN: Does that conclude your
5 remarks?

6 MS. MERCHANT: Yes, ma'am. And maybe if we
7 need to respond to some of the utility's comments.

8 CHAIRMAN BROWN: Okay. Mr. Deterding -- am I
9 pronouncing your name right?

10 MR. DETERDING: You are.

11 CHAIRMAN BROWN: Okay.

12 MR. DETERDING: Thank you.

13 As to Ms. Oliveira's comments, it's kind of
14 difficult for me to digest this and provide any
15 response to it. Perhaps, with time, we could, but
16 I don't have that right now.

17 So, let me put that aside for the moment and
18 first deal with Ms. Merchant's comments. She came
19 up to us in the -- while we were waiting to -- to
20 be heard. And we mentioned to her that
21 Mr. Melcher -- that while there were a change
22 related to this e-mail, while there were a change
23 in certain positions, they were refilled with
24 different people when certain people left.

25 The exception to that was Mr. Melcher, who --

1 whose name was mentioned. And we agreed with her
2 that that should have been removed. In fact, we
3 came here prepared today to provide you with an
4 analysis of the amount of his payroll and benefits
5 and the amount of the adjustments that would be
6 required to Tamiami and Hudson. So, I have that
7 here.

8 CHAIRMAN BROWN: Well, we'll have -- would you
9 like to pass that out now?

10 MR. DETERDING: Sure.

11 CHAIRMAN BROWN: Staff, could we -- could you
12 please help Mr. Deterding?

13 MR. DETERDING: In any case, that is -- that
14 is one item that we agree is appropriate for
15 removal. There were some -- some salaries of
16 people. They were removed and the new people take
17 their place. So, this was the one individual where
18 that was not the case. And we agree it's
19 appropriate for removal.

20 CHAIRMAN BROWN: So, the Commissioners do not
21 have --

22 COMMISSIONER GRAHAM: (Inaudible) priorities.

23 CHAIRMAN BROWN: Okay. Thanks. Yeah, the
24 priorities here -- our advisors get it, but we
25 don't.

1 (Laughter.)

2 Okay. Does Public Counsel have a copy?

3 Staff, do you have a copy?

4 MR. DETERDING: And again, this --

5 CHAIRMAN BROWN: Okay. Please proceed.

6 MR. DETERDING: This resulted from -- from
7 something we found out about or at least saw a memo
8 on, on Thursday. And we did our review and said,
9 you're right, at least as to this one individual,
10 so --

11 CHAIRMAN BROWN: Is this confidential, by the
12 way? Is this doc- -- because my understanding was
13 the salaries were confidential.

14 MR. DETERDING: Yes.

15 CHAIRMAN BROWN: Okay.

16 MR. DETERDING: Unfortunately, I'm afraid
17 that's blown, but -- as to this individual. But in
18 any case, we have three other issues that we -- we
19 believe -- we have many issues with the staff
20 recommendation, but we have three that we believe
21 are important that you consider and that the staff
22 consider revising because we believe they are
23 clearly -- clearly wrong, clearly in error.

24 The first -- they are all related to Issue 12.
25 The first one is a duplication of an adjustment.

1 There are adjustments made to salary and benefits
2 in both Issues 3, on Page 11, and in Issue 12 on
3 Page 38.

4 The adjustments are in different amounts
5 because they are for different purposes, but the
6 issue -- the adjustment in Issue 12 on Page 38 is,
7 in fact, a second adjustment to the same salaries.

8 We brought this to the staff's attention after
9 we saw the staff recommendation. And we have not
10 heard anything back from that, understandably. The
11 staff had issued their recommendation, but we are
12 concerned that if you look at the audit work papers
13 and you -- on which the first adjustment is based
14 and the -- and the detail that is provided in
15 the -- in the Issue 12, that it is clear that this
16 is -- is making an adjustment twice in the amounts
17 of \$5,678 for water and \$21,786 for wastewater.
18 So, we believe that is -- that is clearly an error
19 and a double-counting.

20 The other two issues that we have on -- are
21 also on Issue 12. And they are for two different
22 items that have been adjusted by the staff based
23 upon the contract with the Utility Group of
24 Florida, which is the contract operator.

25 The first of these is the imaging and mailing

1 services, including postage for bills. These are
2 separately contracted for by Ni Florida and are not
3 and have never been performed by Utility Group of
4 Florida.

5 Although the contract entered into between UGF
6 and Ni Florida says that they will do billing and
7 customer-service work, it was never the intent of
8 the parties, nor have they ever performed these
9 functions.

10 So, the staff's proposal is, in effect,
11 eliminating costs that we are incurring for a
12 third-party contractor to do certain functions
13 related to billing and -- and mailing.

14 Ni Florida has engaged this third contractor
15 to perform the task of receiving bills, sorting
16 them by zip code in order to save on postage,
17 printing the bills, and preparing the bills and
18 mailing.

19 UGF continues to do certain other functions,
20 including some meter reads, taking customer calls,
21 new account applications, setting up customer
22 accounts, and handling disconnects and reconnects,
23 taking walk-in payments and processing billing
24 files to send to the other contractor.

25 If the staff proposal -- proposed adjustment

1 is -- is accepted, then these prudent costs of
2 preparing and mailing customer bills, including
3 postage for -- for customers, is eliminated. And
4 so, we believe that is inappropriate.

5 The second --

6 CHAIRMAN BROWN: Mr. Deterding, if I may, just
7 for clarification --

8 MR. DETERDING: Sure.

9 CHAIRMAN BROWN: -- is that, then -- is that
10 the full 29,591, that -- no, the -- what amount
11 exactly are you saying that you disagree with?
12 Just so we can be clear up here.

13 MR. DETERDING: For wastewater, the figure is
14 25,577; and for water, it is 10,668.

15 CHAIRMAN BROWN: Thank you. Please continue
16 with your third one.

17 MR. DETERDING: The final item that's also
18 under Issue 12 and also deals with the Utility
19 Group of Florida services is where the -- it's
20 related to meter readings.

21 Water service to the customers, water
22 customers in Pasco County, is provided in part by
23 Hudson Waterworks. Hudson Waterworks is -- I
24 believe it's a not-for-profit, but it is a water
25 company providing service to approximately

1 55 percent of our wastewater customers. And those
2 meter readings are necessary in order to bill the
3 customers on their usage.

4 They are provided by Hudson Waterworks and
5 they bill Ni Florida for this service. Although
6 that, again -- the Utility Group of Florida
7 contract refers to reading meters. It was never
8 the intent of the parties that they actually read
9 the meters for Hudson Waterworks.

10 And in fact, we had been told by Hudson
11 Waterworks that they are not permitted to touch or
12 read the meters and, therefore, we must purchase
13 these meter readings, as has been done from the
14 beginning of the contract.

15 And therefore, we request that this adjustment
16 as well be corrected. Otherwise, the utility does
17 not have the money to pay for the payments to the
18 third-party, the second utility, for obtaining
19 those meter readings, which are necessary in order
20 to bill customers.

21 It should be noted that both of these the
22 latter two adjustments that I've mentioned to you,
23 other than the duplication error, were recognized
24 and allowed in the utility's previous two rate
25 cases.

1 If -- if we need to go back to UGF and revise
2 our contract to -- to clear up a misunderstanding
3 by using an off-the-shelf agreement that we should
4 not have used, we should have marked through it or
5 something like that, we will do that. But these
6 are legitimate costs of providing service that the
7 utility is paying for and needs to recover.

8 CHAIRMAN BROWN: And Mr. Deterding, again for
9 clarity, is that the amount that you're proposing
10 to be included 19,236?

11 MR. DETERDING: The adjustment is 17,450 --

12 CHAIRMAN BROWN: Okay. Thank you.

13 MR. DETERDING: -- that we paid to Hudson
14 Waterworks.

15 CHAIRMAN BROWN: Does that conclude your
16 remarks?

17 MR. DETERDING: That is all the remarks I
18 have, yes.

19 CHAIRMAN BROWN: Thank you.

20 Staff, can you please provide some responses
21 to the concerns raised by both Public Counsel as
22 well as the utility.

23 MR. BROWN: As far as the -- the latest
24 utility employee that is, I guess, going to be
25 removed at this point, staff found out minutes

1 before agenda. Staff does not have a problem with
2 the removal of those salaries and benefits. It's a
3 pretty easy adjustment to make, but I don't know
4 what that fallout looks like as it goes through our
5 different schedules and issues. But it's an easy
6 adjustment to make.

7 As far as the issues that the utility has
8 brought up, specifically, we'll start off with the
9 duplicative adjustment -- I would note that the
10 affiliate audit finding, No. 2, which is addressed
11 in Issue 3, addressed five specific positions: the
12 senior analyst, customer service field technician,
13 project manager, office manager, and inspector.

14 Within that audit finding, there was also an
15 adjustment to the VP of financial due diligence, to
16 remove a certain portion of those due-diligence
17 costs. And then, in response to the audit, the
18 utility also agreed that the president of the South
19 Carolina Utilities should be removed there. Those
20 adjustments are the ones -- the \$13,086 for water
21 and then a \$50,000 -- 211-dollar adjustment on
22 wastewater.

23 Those positions are not the same positions
24 that were adjusted in Issue 12. And I'll just note
25 also that an affiliate audit finding, No. 2, staff

1 Issue No. 3 -- those positions were removed because
2 they had duties specifically related to Texas or
3 South Carolina.

4 The additional adjustments in Issue 12 were
5 made to billing supervisor, customer service
6 department manager, CSR in charge, a position that
7 was labeled "billing," and CSR part time. And
8 those positions were removed for what staff
9 believed to be duplicative job functions or duties
10 with those that were performed by UGF.

11 CHAIRMAN BROWN: And finally, the meter
12 reading, Hudson Waterworks.

13 MR. BROWN: Staff made adjustments to imaging,
14 mailing and postage, and meter-reading strictly
15 based on the contract. Staff's reading of the
16 contract was that those costs were included in the
17 contract. There was no notation or crossing-
18 through of those sections in the contract. And the
19 contract has been in place since 2008.

20 The utility did provide documentation of those
21 costs, the separate costs that they mentioned, but
22 staff believed that, given the level of management-
23 services fees, that those were included and that
24 they were duplicative.

25 CHAIRMAN BROWN: Thank you.

1 Any other general comments?

2 Okay. Commissioners, do you have any issue --
3 any question with staff's recommendation on
4 Issue 1, which is the quality of service?

5 COMMISSIONER GRAHAM: Move staff on Issue 1.

6 COMMISSIONER EDGAR: Second.

7 CHAIRMAN BROWN: We have a motion to move
8 staff approval on Issue 1 with a proper second. Is
9 there any discussion?

10 All the those in favor, say aye.

11 (Chorus of ayes.)

12 Opposed?

13 The motion passes unanimously.

14 All right. Other issues. Commissioners, do
15 you have any questions on any of the issues with --
16 all the way up to Issue 12 -- or comments? The
17 only -- and I'll -- Commissioner Edgar. Thank you.

18 COMMISSIONER EDGAR: Thank you. Just a quick
19 question, Madam Chair, to the staff. With the
20 discussion that we have had today, is there
21 anything in the recommendation and Issue 3 that you
22 would change?

23 MR. BROWN: As far as the contested audit
24 adjustments?

25 COMMISSIONER EDGAR: Yes.

1 MR. BROWN: No, ma'am.

2 COMMISSIONER EDGAR: Okay. Thank you.

3 CHAIRMAN BROWN: Okay. Commissioners, any
4 other questions on Issues 3 through 11 -- sorry,
5 two through 11.

6 COMMISSIONER EDGAR: Madam Chair, if it's
7 appropriate, I'll move staff on Issues 2 through
8 11.

9 COMMISSIONER PATRONIS: Second.

10 CHAIRMAN BROWN: There's a motion and a
11 second. Is there any discussion on Issues 2
12 through 11? Seeing -- all those in favor, say aye.

13 (Chorus of ayes.)

14 Opposed?

15 Motion passes unanimously.

16 Now, Issue 12, Mr. Deterding, I had a question
17 for the utility on this kind of verbal amendment to
18 the wastewater services with the Utility Group of
19 Florida. In the staff recommendation, it said that
20 the utility did not provide a written amendment to
21 the contract related to wastewater; and that said
22 that the contract, in more-recent years, is verbal
23 and amount has changed to 14,000 a month.

24 Can you address that?

25 MR. WILKINSON: Hi, I'm Benny Wilkinson, vice

1 president for Ni Florida. I think that what we're
2 probably guilty of here is just bad contract
3 language. The duties that Utility Group of Florida
4 has, you know, been instructed to do and so forth
5 is -- is one thing.

6 But what we've actually witnessed in practice
7 and what we've agreed to over the years is -- is a
8 little bit different. And we just failed to
9 renegotiate the contract as we went.

10 The verbal part of it is probably just, you
11 know, horsetrading, you know, to the extent that
12 they were going to do more -- more work or less
13 work here or there. There were things taken and
14 given away so that it -- we settled on an amount of
15 14,000 more verbally than our contract.

16 CHAIRMAN BROWN: Do you have anything
17 memorialized in writing to that effect? I am a
18 contract lawyer by trade.

19 MR. WILKINSON: Yeah.

20 CHAIRMAN BROWN: So, when I see a verbal kind
21 of --

22 MR. WILKINSON: Yeah, most of those things
23 were done by our president. So, I -- I don't
24 really have any eyewitness to that.

25 CHAIRMAN BROWN: I would suggest that -- once

1 we vote on this item, I would suggest that the
2 utility get something in writing, memorializing it
3 and -- and that would be very helpful.

4 MR. WILKINSON: We have discussed that.

5 CHAIRMAN BROWN: Commissioners, any questions
6 or comments on Issue 12? I thought staff did a
7 really nice job in its recommendation -- actually,
8 all the way around, a lot of detail, a lot of -- a
9 lot of effort on staff's part and looking at these
10 fees and reducing where appropriate. I don't have
11 any issue with Issue -- I don't have any problem
12 with Issue 12.

13 Commissioners?

14 COMMISSIONER BRISÉ: Move staff.

15 CHAIRMAN BROWN: With the removal of the
16 salary and benefits of Mr. Melcher?

17 COMMISSIONER BRISÉ: Yes.

18 CHAIRMAN BROWN: Okay. There's a motion.

19 COMMISSIONER EDGAR: I have a second, of
20 course, incorporating the oral modifications from
21 staff.

22 CHAIRMAN BROWN: Excellent. Okay. Thank you.

23 Is there any discussion on this, on Issue 12?

24 Okay. All those in favor, say aye.

25 (Chorus of ayes.)

1 Opposed?

2 Motion passes unanimously.

3 All other issues are 13 through 21. Can I get
4 a motion?

5 COMMISSIONER EDGAR: Move staff.

6 COMMISSIONER PATRONIS: Second.

7 CHAIRMAN BROWN: All those in favor, say aye.

8 (Chorus of ayes.)

9 Okay. The motion passes unanimously.

10 COMMISSIONER GRAHAM: (Inaudible) staff.

11 CHAIRMAN BROWN: With the staff -- with the
12 oral modifications all the way through -- that was
13 the intent, correct?

14 COMMISSIONER EDGAR: Yes.

15 CHAIRMAN BROWN: Yes.

16 MS. HELTON: Madam Chairman, I hate to bog us
17 up here, but if that information that was passed
18 around was confidential, perhaps what we need to do
19 is collect it, give it back to Mr. Deterding, and
20 let him file it with the request for confidential
21 treatment.

22 CHAIRMAN BROWN: Sounds good.

23 MR. DETERDING: Gladly. Thank you.

24 CHAIRMAN BROWN: Thank you.

25 All right. Every- -- is everybody clear?

1 We're done with this item.

2 COMMISSIONER BRISÉ: Yes.

3 CHAIRMAN BROWN: Thank you. Thank you very
4 much for participating and thanks for driving up
5 here. Thank you.

6 (Agenda item concluded.)

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CERTIFICATE OF REPORTER

STATE OF FLORIDA)
COUNTY OF LEON)

I, ANDREA KOMARIDIS, Court Reporter, do hereby
certify that the foregoing proceeding was heard at the
time and place herein stated.

IT IS FURTHER CERTIFIED that I
stenographically reported the said proceedings; that the
same has been transcribed under my direct supervision;
and that this transcript constitutes a true
transcription of my notes of said proceedings.

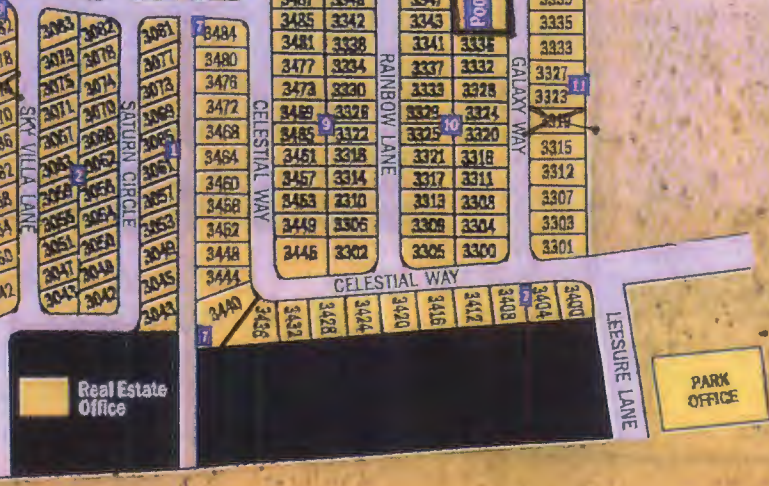
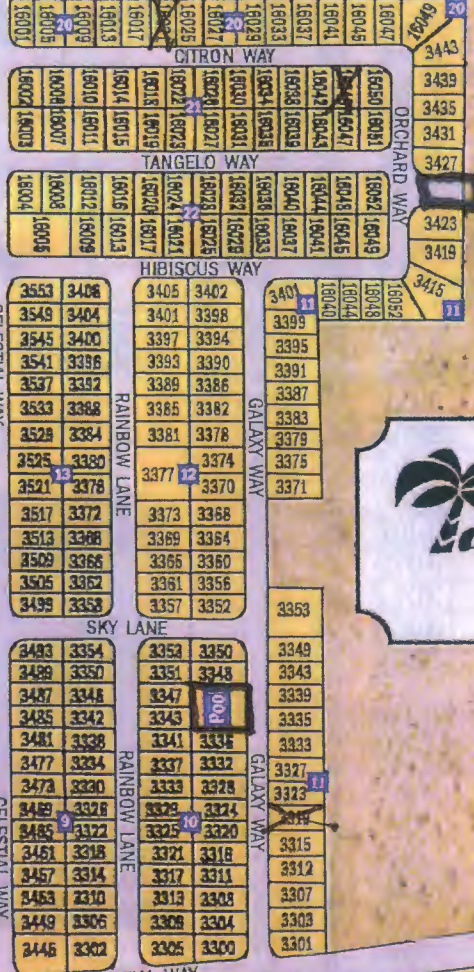
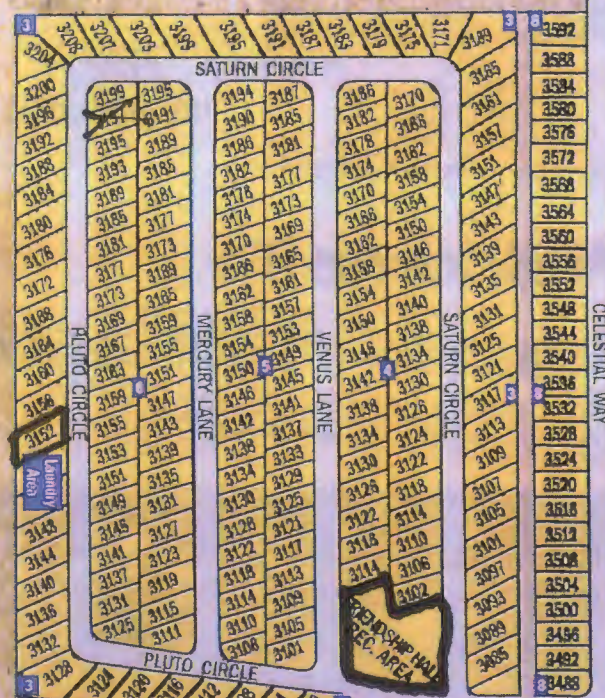
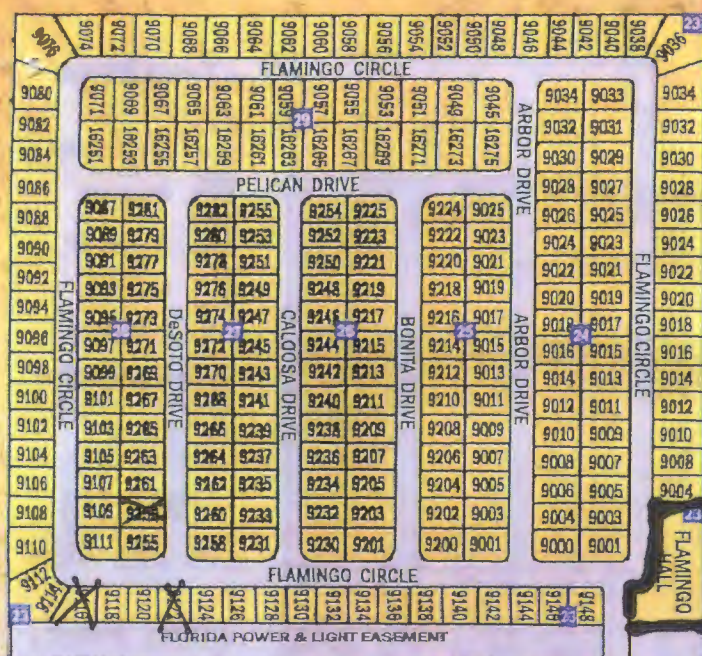
I FURTHER CERTIFY that I am not a relative,
employee, attorney or counsel of any of the parties, nor
am I a relative or employee of any of the parties'
attorney or counsel connected with the action, nor am I
financially interested in the action.

DATED THIS 9th day of November, 2016.



ANDREA KOMARIDIS
NOTARY PUBLIC
COMMISSION #EE866180
EXPIRES FEBRUARY 09, 2017

Addresses for 911	
Patriot Hall	3100 Full Moon Drive
RV Mailroom	3090 Full Moon Drive
Maintenance	3135 Orchard Way
Pluto Hall	3152 Pluto Circle
Friendship Hall	3091 Pluto Circle
Flamingo Hall	9000 Flamingo Way
Galaxy Pool	3340 Galaxy Way



Parties/Staff Handout
 Internal Affairs/Agenda
 on 11/11/16
 Item No. 13

STORAGE YARD

Legend

- Shuffleboard
- Showers
- Restrooms
- Laundry
- Telephone
- Dump Station

(OFFICE)
239-997-2697

(TOLL FREE)
866-573-2041

(FAX)
239-997-3037

Shuffleboard
FIRE PIT

POOL

Computer Lab
Mail Room
Library

Billiard Room
(Activity Center)

Restrooms
Laundry
Telephone
Dump Station

FULL MOON DRIVE

3176	3180	3184	3188	3192	3196	3200	3204	E		3212	3216	3220	3224	3228
3172	3171	3194	3193	3456	3229	FULL MOON DRIVE		3453	3230	3233	FULL MOON DRIVE			
3168	3167	3190	3189	3452	3233	STARLIGHT DRIVE		3234	3237	3239	FULL MOON DRIVE			
3164	3163	3186	3185	3448	3239	STARLIGHT DRIVE		3449	3238	3243	FULL MOON DRIVE			
3160	3159	3182	3181	3444	3243	STARLIGHT DRIVE		3445	3242	3247	FULL MOON DRIVE			
3156	3155	3178	3177	3440	3247	STARLIGHT DRIVE		3441	3246	3251	FULL MOON DRIVE			
3152	3151	3174	3173	3436	3251	STARLIGHT DRIVE		3437	3250	3255	FULL MOON DRIVE			
3148	3147	3170	3169	3432	3255	STARLIGHT DRIVE		3433	3254	3259	FULL MOON DRIVE			
3144	3143	3166	3165	3428	3259	STARLIGHT DRIVE		3429	3258	3263	FULL MOON DRIVE			
3140	3139	3162	3161	3424	3263	STARLIGHT DRIVE		3425	3262	3267	FULL MOON DRIVE			
3136	3135	3158	3157	3420	3267	STARLIGHT DRIVE		3421	3266	3271	FULL MOON DRIVE			
3132	3133	3154	3153	3416	3271	STARLIGHT DRIVE		3417	3270	3275	FULL MOON DRIVE			
3128	3131	3150	3149	3412	3275	STARLIGHT DRIVE		3413	3274	3279	FULL MOON DRIVE			
3128	3127	3146	3145	3408	3279	STARLIGHT DRIVE		3409	3278	3283	FULL MOON DRIVE			
3128	3123	3142	3141	3404	3283	STARLIGHT DRIVE		3405	3282	3287	FULL MOON DRIVE			
3128	3119	3138	3129	3404	3287	STARLIGHT DRIVE		3405	3282	3291	FULL MOON DRIVE			
3128	3115	3134	3125	3404	3291	STARLIGHT DRIVE		3405	3282	3291	FULL MOON DRIVE			
3128	3111	3130	3121	3404	3291	STARLIGHT DRIVE		3405	3282	3291	FULL MOON DRIVE			
3128	3101	3126	3117	3404	3291	STARLIGHT DRIVE		3405	3282	3291	FULL MOON DRIVE			
3128	3099	3122	3113	3404	3291	STARLIGHT DRIVE		3405	3282	3291	FULL MOON DRIVE			
3128	3095	3118	3109	3404	3291	STARLIGHT DRIVE		3405	3282	3291	FULL MOON DRIVE			
3128	3091	3114	3107	3404	3291	STARLIGHT DRIVE		3405	3282	3291	FULL MOON DRIVE			
3128	3087	3110	3105	3404	3291	STARLIGHT DRIVE		3405	3282	3291	FULL MOON DRIVE			
3128	3086	3106	3105	3404	3291	STARLIGHT DRIVE		3405	3282	3291	FULL MOON DRIVE			
3128	3082	3102	3103	3404	3291	STARLIGHT DRIVE		3405	3282	3291	FULL MOON DRIVE			
3128	3078	3106	3103	3404	3291	STARLIGHT DRIVE		3405	3282	3291	FULL MOON DRIVE			
3128	3074	3102	3097	3404	3291	STARLIGHT DRIVE		3405	3282	3291	FULL MOON DRIVE			
3128	3070	3096	3093	3404	3291	STARLIGHT DRIVE		3405	3282	3291	FULL MOON DRIVE			
3128	3066	3092	3089	3404	3291	STARLIGHT DRIVE		3405	3282	3291	FULL MOON DRIVE			
3128	3062	3088	3085	3404	3291	STARLIGHT DRIVE		3405	3282	3291	FULL MOON DRIVE			
3128	3054	3084	3081	3404	3291	STARLIGHT DRIVE		3405	3282	3291	FULL MOON DRIVE			
3128	3052	3080	3077	3404	3291	STARLIGHT DRIVE		3405	3282	3291	FULL MOON DRIVE			
3128	3048	3076	3073	3404	3291	STARLIGHT DRIVE		3405	3282	3291	FULL MOON DRIVE			
3128	3046	3072	3069	3404	3291	STARLIGHT DRIVE		3405	3282	3291	FULL MOON DRIVE			
3128	3042	3068	3065	3404	3291	STARLIGHT DRIVE		3405	3282	3291	FULL MOON DRIVE			
3128	3038	3064	3061	3404	3291	STARLIGHT DRIVE		3405	3282	3291	FULL MOON DRIVE			
3128	3034	3060	3057	3404	3291	STARLIGHT DRIVE		3405	3282	3291	FULL MOON DRIVE			
3128	3030	3058	3053	3404	3291	STARLIGHT DRIVE		3405	3282	3291	FULL MOON DRIVE			
3128	3026	3056	3049	3404	3291	STARLIGHT DRIVE		3405	3282	3291	FULL MOON DRIVE			
3128	3022	3050	3045	3404	3291	STARLIGHT DRIVE		3405	3282	3291	FULL MOON DRIVE			
3128	3018	3044	3041	3404	3291	STARLIGHT DRIVE		3405	3282	3291	FULL MOON DRIVE			
3128	3014	3040	3037	3404	3291	STARLIGHT DRIVE		3405	3282	3291	FULL MOON DRIVE			
3128	3010	3036	3033	3404	3291	STARLIGHT DRIVE		3405	3282	3291	FULL MOON DRIVE			
3128	3006	3032	3029	3404	3291	STARLIGHT DRIVE		3405	3282	3291	FULL MOON DRIVE			
3128	3002	3028	3025	3404	3291	STARLIGHT DRIVE		3405	3282	3291	FULL MOON DRIVE			
3128	3003	3028	3025	3404	3291	STARLIGHT DRIVE		3405	3282	3291	FULL MOON DRIVE			

SUNSHINE DRIVE

3001	3005	3009	3013	3017	3021
OFFICE		BARBER SHOP / BEAUTY			

Welcome To ... Tamiami Village & RV Park



16555-A N. Cleveland Ave.
U.S. 41 NORTH • N. Ft. Myers, FL 33903
WWW.TAMIAMICOMMUNITY.COM
EMAIL: OFFICE@TAMIAMICOMMUNITY.COM
GPS: W81.90202 N26.70550--U.S.41 NORTH

Discussion of Issues

Issue 1: Is the quality of service provided by Ni Florida **satisfactory?**

Recommendation: Yes. Staff recommends that the condition of the water distribution system and wastewater collection systems are satisfactory. It also appears that the utility has attempted to address customers' concerns. Therefore, staff recommends that the overall quality of service for the Ni Florida water and wastewater systems in Lee and Pasco Counties is satisfactory. (Hill)

Staff Analysis: Pursuant to Rule 25-30.433(1), Florida Administrative Code (F.A.C.), in water and wastewater rate cases, the Commission shall determine the overall quality of service provided by the utility. This is derived from an evaluation of three separate components of the utility's operations. These components are: (1) the quality of the utility's product; (2) the operating conditions of the utility's plant and facilities; and (3) the utility's attempt to address customer satisfaction. The Rule further states that sanitary surveys, outstanding citations, violations, and consent orders on file with the Department of Environmental Protection (DEP) and the county health department over the preceding three-year period shall be considered. Additionally, Section 367.0812(1)(c), F.S., requires the Commission to consider the extent to which the utility provides water service that meets secondary water quality standards as established by the DEP.

Quality of Utility's Product and Operating Conditions of the Utility's Facilities

Ni Florida's service areas are located in Lee and Pasco Counties. Ni Florida's water system is located in Lee County. The Utility purchases all of the water it sells to customers from Lee County Utilities. The Utility maintains and operates the distribution system that delivers the treated water to its customers. Ni Florida's wastewater collection system is located in Pasco County. All wastewater is pumped to Pasco County Utilities for treatment and disposal pursuant to an agreement made in 1990. Similar to its water system, Ni Florida maintains and operates its wastewater collection system. Because Ni Florida does not have water or wastewater treatment plants, its existing facilities are not inspected by DEP. Staff notes however, that the Utility's facility operators maintain licenses issued by the DEP.

Staff reviewed analyses of water samples dated December 15, 2015, and all results were deemed satisfactory by the Lee County Health Department. Based on the discussion above, staff believes that the quality of Ni Florida's product and the condition of its facilities are satisfactory at this time.

The Utility's Attempt to Address Customer Satisfaction

In Ni Florida's last rate case, the Commission determined that the utility's quality of service with regards to its wastewater system in Pasco County was satisfactory. The Commission found the quality of service for the utility's water system, in Lee County, to be **marginal based on the utility's responsiveness to customers**. Based on the Commission's prior decision and the difference in the size of the customer base of Ni Florida's two systems, staff will analyze the utility's attempt to address its water and wastewater customer satisfaction separately.

**Table 1-2
 Summary of Water Complaints**

Subject of Complaint	PSC's Records (CATS)	Utility's Records	Docket Correspondence	Customer Meeting
Billing Related	6	6		
Opposing Rate Increase			3	3
Quality of Water			1	2
Quality of Service			1	2
Other			2	1
Total*	6	6	4	8

* A customer may appear twice in this table if they made multiple complaints.

As previously discussed, no customer input in the current docket has specified that the utility's customer service is impolite as was the circumstance in the utility's previous rate case. Furthermore, only one complaint has been filed with Commission since the utility's last rate case in 2013. Therefore, it is reasonable to believe that customer satisfaction has improved since the last rate case in which the utility's quality of service was deemed marginal. Staff last notes that, the overall number of complaints is minimal considering that the utility serves more than 700 water connections. **Based on this review, staff believes that utility has improved the quality of its service to water customers since its last rate case and the utility has satisfactorily attempted to address its water customer's concerns.**

Summary

Staff recommends that the condition of the water distribution system and wastewater collection **systems are satisfactory. It also appears that the utility has attempted to address customers' concerns. Therefore, staff recommends that the overall quality of service for the Ni Florida water and wastewater systems in Lee and Pasco Counties is satisfactory.**

**TAMIAMI VILLAGE / RV PARK
WATER TESTING ADDRESSES BY NI FLORIDA**

3090 Full moon Dr. – RV Mailroom (2 sinks)

3319 Galaxy – Phyllis Roberts (year round resident) has seen someone testing water at her property.

3091 Pluto – Friendship Hall

3074 Sky villa – Del St. Germain (year round resident) has seen someone testing water from outside tap.

9122 Flamingo – Crist & Doris Weigand (year round resident) has seen someone there about two months ago.

9259 Desoto – Constance West (year round resident) stated that about two months ago neighbor informed her they saw someone outside doing something at the outside faucet, but she has not seen anybody.

16046 Citron – Rev. Lloyd & Eva Patterson (year round resident) Says he has never seen anyone testing water on his property.

9116 Flamingo – Richard Watson stated that around April or May there was a lady that came and tested water two days in a row.

3197 Pluto – Linda Downes (year round resident) has never seen anyone testing water on her property. **SEE ATTACHED FAX.**

(THERE ARE NO LIFT STATIONS AT ANY OF THESE LOCATIONS)

To: Tamiami Village

From: Linda Downes, 3197 Pluto Circle, North Fort Myers, FL 33903 239-246-6554

Re: Water testing

I am a year round resident of Tamiami Village and I have never seen an inspection or testing of my water. Thank you.

A handwritten signature in cursive script that reads "Linda Downes". The signature is written in black ink and is centered on the page.

AND LABORATORY REPORTING FORM

Analysis Date: 09/24/15 Time: 2:40 PM
 Lab Receipt Date & Time:

Florida Department of Health Lee County, Environmental Engineering
 60 S. Danley Dr. #1, Ft. Myers, FL 33907 (239) 274-2200
 Certification No.: E25706 EPA No.: FL00122

I.D. NO. E25706
 REC'D FT. MYERS

Report Number: _____ Sub-Contract Lab ID: _____
 Analysis Requested: Total Coliform/E. coli Type: ME MUG

Sample Acceptance Criteria: 2015 FEB 24 PM 2:16 4.2
 Sample Preservation On Ice Not On Ice _____ °C
 Disinfectant Check Not Detected _____ mg/L
 This sample does not meet the following NELAC requirements:

Check One:
 Collected by DOH-Lee per Standard Method 9060A
 Not collected by DOH-Lee

System Name: TAMIAMI VILLAGE WATER COMPANY System I.D. 5364151
 System Address: 16555 NORTH CLEVELAND AVENUE City: NORTH FORT MYERS
 System or Owner's Phone #: 239-482-0747 Fax #: 239-489-2017
 Project (Location or S/D): NFM
 Collector: DOUG PADGETT Collector's Phone #: _____

Type of Supply: (check only one)
 Community Water System Non-Transient Non-community Water System Transient Non-community Water System
 Limited Use System Bottled Water Private Well Swimming Pool Other _____

Reason for Sampling: (check all that apply)
 Distribution Routine Distribution Repeat Raw (triggered or assessment) Raw (triggered or assessment) additional Well Survey
 Replacement (also check type of sample be replaced) Boil Water Notice Clearance Day 1 Day 2 Type _____
 Other _____

Sample Collection Date: 24 FEB 15

Sample #	Sample Point (Location or Specific Address)	Sample Collection Time	Sample Type ¹	Disinfect Res'd (mg/L)	pH	Non Coliform	Total Coliform	Total Coliform/Confirm	E. Coli/Confirm	Data Qualifier ²	Lab Sample Number
D-8	3091 PLUTO CIR	12:15	D	3.9	8.1		A			U	283250
D-9	9122 FLAMINGO CIR	12:40	D	3.7	8.1		A			U	283251

Analysis Method(s):
 Total Coliform: SM9222B SM9223B - Colifert
 E. Coli: EC + MUG SM9223B - Colifert

Average of disinfectant residuals for distribution routine and repeat samples. (Complete for community and non-transient non-community systems serving populations up to and including 4,900. Do not include raw or plant samples in the average.)
*Defined in Florida Administrative Code Rule 62-160, Table 1
 All tests are performed in accordance with NELAC standards. Statement of estimated uncertainty can be found in QA Manual section 22. *Results are presumptive. Total coliform or E.Coli confirmation will follow in 24-48 hours.

Disinfectant Residual Analysis Method:
 DPD Colorimetric Other:
 Person performing analysis is (Please see instructions on reverse):
 A certified operator (# _____) Employed by a certified lab
 Supervised by a cert operator (# _____) Employed by DEP or DOH

Date & Time PWS notified by lab of positive results: _____
 Date & Time DEP/DOH notified by lab of positive results: _____
 Date Issued: 09/25/15
 Lab Signature: [Signature] Title: CHEMIST II

All tests are relevant to the samples. For questions about this report contact
 Nelica Krekic 239-274-2200
 Name/Mailing Address of Person to Receive Report
 NI Florida
 13825 US Highway 19
 Suite 201
 Hudson, Florida 34667

DEP/DOH USE ONLY
 Satisfactory Incomplete Collection Information
 Unsatisfactory Replacement Samples Required
 Repeat Samples Required
 Date Reviewed by DEP/DOH: 2/25/15
 DEP/DOH Reviewing Official: [Signature]

¹DEP Sample Type Codes: D = Distribution (Routine Compliance); C = Repeat or Check; R = Raw; N = Entry to Distribution; P = Plant Tap; S = Special (clearance, etc)
 Results: A = coliforms are absent; P = coliforms are present; C = confluent growth; TNTC = too numerous to count; Data Qualifier: U - compound was analyzed for but not detected; E - counts outside the acceptable range; Q - sample held beyond the accepted holding time; Y - the laboratory analysis was from an improperly preserved sample; Z - too many colonies were present (TNTC)
 (DE Form Revised 7/2013) Page 1 of 1



Florida Department of Health Lee County, Environmental Engineering
 60 S. Danley Dr. #1, Ft. Myers, FL 33907 (239) 274-2200
 Certification No.: E25706 EPA No.: FL00122

Report Number: _____ Sub-Contract Lab ID: _____
Analysis Requested: Total Coliform/E. coli Type: MF **MUG**

Check One:
 Collected by DOH-Lee per Standard Method 9060A
 Not collected by DOH-Lee

Analysis Date & Time: 03/12/15 2:40 PM
 Lab Receipt Date & Time:
I.D. NO. E25706
REC'D FT. MYERS
2015 MAR 12 PM 2:38
Sample Acceptance Criteria:
 Sample Preservation On Ice Not On Ice _____ °C
 Disinfectant Check Not Detected _____ mg/L
 This sample does not meet the following NELAC requirements: **5.5**

System Name: TAMIAMI VILLAGE WATER COMPANY **System I.D.** 5364151
System Address: 16555 NORTH CLEVELAND AVENUE **City:** NORTH FORT MYERS
System or Owner's Phone #: 239-482-0747 **Fax #:** 239-489-2017
Project (Location or S/D): NFM
Collector: DOUG PADGETT **Collector's Phone #:** _____

Type of Supply: (check only one)
 Community Water System Non-Transient Non-community Water System Transient Non-community Water System
 Limited Use System Bottled Water Private Well Swimming Pool Other _____

Reason for Sampling: (check all that apply)
 Distribution Routine Distribution Repeat Raw (triggered or assessment) Raw (triggered or assessment) additional Well Survey
 Replacement (also check type of sample be replaced) Boil Water Notice Clearance Day 1 Day 2 Type _____
 Other _____

Sample Collection Date: 12 MAR 15

Sample #	Sample Point (Location or Specific Address)	Sample Collection Time	Sample Type ¹	Disinfect Res'd (mg/L)	pH	Analysis Method(s) ²	Non Coliform	Total Coliform	Total Coliform/Confirm.	E. Coli/Confirm.	Data Qualifier ³	Lab Sample Number
D-5	3074 SKYVILLA	12:00	D	3.6	8.1	<input checked="" type="checkbox"/> Total Coliform: <input type="checkbox"/> SM9222B <input checked="" type="checkbox"/> SM9223B - Coli/ert			A	A	U	283962
D-6	16021 CITRON	12:20	D	3.7	8.2	<input checked="" type="checkbox"/> E. Coli: <input type="checkbox"/> EC + MUG <input checked="" type="checkbox"/> SM9223B - Coli/ert			A	A	U	283963

Average of disinfectant residuals for distribution routine and repeat samples. (Complete for community and non-transient non-community systems serving populations up to and including 4,900. Do not include raw or plant samples in the average.) **3.65**

²Defined in Florida Administrative Code Rule 62-160, Table 1
 All tests are performed in accordance with NELAC standards. Statement of estimated uncertainty can be found in QA Manual section 22. *Results are presumptive. Total coliform or E.Coli confirmation will follow in 24-48 hours.

Disinfectant Residual Analysis Method:
 DPD Colorimetric Other:
Person performing analysis is (Please see instructions on reverse):
 A certified operator (# _____) Employed by a certified lab
 Supervised by a cert operator (# _____) Employed by DEP or DOH

Date & Time PWS notified by lab of positive results: _____
 Date & Time DEP/DOH notified by lab of positive results: _____
 Date Issued: 03/13/15
 Lab Signature: [Signature] Title: CHEMIST II

DEP/DOH USE ONLY
 Satisfactory Incomplete Collection Information
 Unsatisfactory Replacement Samples Required
 Repeat Samples Required
 Date Reviewed by DEP/DOH: 3/13/15
 DEP/DOH Reviewing Official: [Signature]

Name/Mailing Address of Person to Receive Report
 Ni Florida
 13825 US Highway 19
 Suite 201
 Hudson, Florida 34667

¹DEP Sample Type Codes: D = Distribution (Routine Compliance); C = Repeat or Check; R = Raw; N = Entry to Distribution; P = Plant Tap; S = Special (clearance, etc.)
 Results: A = coliforms are absent; P = coliforms are present; C = confluent growth; TNTC = too numerous to count; Data Qualifier: U - compound was analyzed for but not detected; B - Colony counts outside the acceptable range; Q - sample held beyond the accepted holding time; Y - the laboratory analysis was from an improperly preserved sample; Z - too many colonies were present (TNTC)
 (EE Form Revised 7/2013) Page 1 of 1

Analysis Date ne: 04/01/15 2:30 PM
 Lab Receipt Date & Time:

Florida Department of Health Lee County, Environmental Engineering
 60 S. Danley Dr. #1, Ft. Myers, FL 33907 (239) 274-2200
 Certification No.: E25706 EPA No.: FL00122

I.D. NO. E25706
 REC'D FT. MYERS

2015 APR -1 PM 2:13

Sample Acceptance Criteria:
 Sample Preservation On Ice Not On Ice 5.9 °C
 Disinfectant Check Not Detected _____ mg/L
 This sample does not meet the following NELAC requirements:

Report Number: _____ Sub-Contract Lab ID: _____
 Analysis Requested: Total Coliform/E. coli Type: MF MUG

Check One:
 Collected by DOH-Lee per Standard Method 9060A
 Not collected by DOH-Lee

System Name: TAMIAMI VILLAGE WATER COMPANY

System I.D. 5364151

System Address: 16555 NORTH CLEVELAND AVENUE

City: NORTH FORT MYERS

System or Owner's Phone #: 239-482-0747

Fax #: 239-489-2017

Project (Location or S/D): NFM

Collector: DOUG PADGETT Collector's Phone #: _____

Type of Supply: (check only one)

Community Water System Non-Transient Non-community Water System Transient Non-community Water System
 Limited Use System Bottled Water Private Well Swimming Pool Other _____

Reason for Sampling: (check all that apply)

Distribution Routine Distribution Repeat Raw (triggered or assessment) Raw (triggered or assessment) additional Well Survey
 Replacement (also check type of sample be replaced) Boil Water Notice Clearance Day 1 Day 2 Type _____
 Other _____

Sample Collection Date: 1 APR 15

To be completed by collector/sample						To be completed by lab						
Sample #	Sample Point (Location or Specific Address)	Sample Collection Time	Sample Type ¹	Disinfect Res'd (mg/L)	pH	Analysis Method(s) ²	Non Coliform	Total Coliform	Total Coliform Confirm.	E. Coli Confirm.	Data Qualifier ²	Lab Sample Number
D-1	9259 DESOTO DR	9:00	D	3.3	8.2	<input checked="" type="checkbox"/> Total Coliform: <input checked="" type="checkbox"/> SM9222B <input type="checkbox"/> SM9223B - Colilert	A				U	284547
D-2	3319 GALAXY WAY	9:20	D	3.4	8.3	<input checked="" type="checkbox"/> E. Coli: <input checked="" type="checkbox"/> EC + MUG <input type="checkbox"/> SM9223B - Colilert	A				U	284548

Average of disinfectant residuals for distribution routine and repeat samples. (Complete for community and non-transient non-community systems serving populations up to and including 4,900. Do not include raw or plant samples in the average.)

²Defined in Florida Administrative Code Rule 62-160, Table 1

All tests are performed in accordance with NELAC standards. Statement of estimated uncertainty can be found in QA Manual section 22. *Results are presumptive. Total coliform or E. Coli confirmation will follow in 24-48 hours.

Disinfectant Residual Analysis Method:
 DPD Colorimetric Other:
 Person performing analysis is (Please see instructions on reverse):
 A certified operator (# _____) Employed by a certified lab
 Supervised by a cert operator (# _____) Employed by DEP or DOH

Date & Time PWS notified by lab of positive results: _____

Date & Time DEP/DOH notified by lab of positive results: _____

Date issued: 04/02/15

All tests are relevant to the samples. For questions about this report contact

Nelica Krekic 239-274-2200

Lab Signature: [Signature] Title: CHEMIST II

Name/Mailing Address of Person to Receive Report

Ni Florida
 13825 US Highway 19
 Suite 201
 Hudson, Florida 34667

DEP/DOH USE ONLY

Satisfactory Incomplete Collection Information
 Unsatisfactory Replacement Samples Required
 Repeat Samples Required

Date Reviewed by DEP/DOH: 4/2/15
 DEP/DOH Reviewing Official: [Signature]

¹DEP Sample Type Codes: D = Distribution (Routine Compliance); C = Repeat or Check; R = Raw; N = Entry to Distribution; P = Plant Tap; S = Special (clearance, etc.)
 Results: A = coliforms are absent; P = coliforms are present; C = confluent growth; TNTC = too numerous to count; Data Qualifier: U - compound was analyzed for but not detected; B - Colony counts outside the acceptable range; Q - sample held beyond the accepted holding time; Y - the laboratory analysis was from an improperly preserved sample; Z - too many colonies were present (TNTC)
 (EE Form Revised 7/2013) Page 1 of 1

October 16, 2016

NI FLORIDA-TAMIAMI VILLAGE

To Whom It May Concern:

My manager at Tamiami Village, Barbara Oliveira received a report from your company and in this report it states that you have been testing my water at 3047 Sky Villa Lane. No one has ever tested our water.

Respectfully,

A handwritten signature in black ink that reads "Marcel A. Glaude". The signature is written in a cursive style with a large, prominent initial 'M'.

Marcel Glaude
3047 Sky Villa Lane
North Fort Myers, FL 33903

Cc: Barbara Oliveira, CAM-PCAM

AND LABORATORY REPORTING FORM

Florida Department of Health Lee County, Environmental Engineering
 60 S. Danley Dr. #1, Ft. Myers, FL 33907 (239) 274-2200
 Certification No.: E25706 EPA No.: FL00122

Report Number: _____ Sub-Contract Lab ID: _____
 Analysis Requested: Total Coliform/E. coli Type: MP MUG

Check One:
 Collected by DOH-Lee per Standard Method 9060A
 Not collected by DOH-Lee

Analysis Date: _____ Time: 08/26/15 2:14 PM
 Lab Receipt # & Time: _____
**I.D. NO. E25706
 REC'D FT. MYERS**
 Sample Acceptance: 2015 AUG 26 PM 2:14
 Office Not Office
 Disinfectant Check Not Detected _____ mg/L
 This sample does not meet the following NELAC requirements:

System Name: TAMIAMI VILLAGE WATER COMPANY System I.D. 5364151
 System Address: 16555 N CLEVELAND AVENUE City: NORTH FORT MYERS
 System or Owner's Phone #: 727-863-0205 Fax #: 727-869-5913
 Project (Location or S/D): 16361 N CLEVELAND AVE, 9114 FLAMINGO CIR, 3204 PLUTO CIR, 16049 CINTRON WAY, 3086 FULL MOON DRIVE
 Collector: Julie Spelman EST Collector's Phone #: 239-274-2200

Type of Supply: (check only one)
 Community Water System Non-Transient Non-community Water System Transient Non-community Water System
 Limited Use System Bottled Water Private Well Swimming Pool Other _____

Reason for Sampling: (check all that apply)
 Distribution Routine Distribution Repeat Raw (triggered or assessment) Raw (triggered or assessment) additional Well Survey
 Replacement (also check type of sample be replaced) Boil Water Notice Clearance Day 1 Day 2 Type: _____
 Other _____

Sample Collection Date: 08-26-15

To be completed by collector or sample						To be completed by lab					
Sample #	Sample Point (Location or Specific Address)	Sample Collection Time	Sample Type ¹	Disinfect Res'd (mg/L)	pH	Analysis Method(s) ²					
1 JS	K Sink @ 3090 Full Moon	10:00	S	0.67	8.3	<input type="checkbox"/> Total Coliform: <input checked="" type="checkbox"/> E. Coli: <input checked="" type="checkbox"/> SM9222B <input type="checkbox"/> SM9223B - Colifert <input checked="" type="checkbox"/> EC + MUG <input type="checkbox"/> SM9223B - Colifert					
2 JS	16046 Citron Way	10:20	S	3.4	8.4	Non Coliform	Total Coliform	Total Coliform/Confirm	E. Coli/Confirm	Data Qualifier ²	Lab Sample Number
3 JS	9114 Flamingo Cir	10:45	S	2.6	8.5	A				U	289950
4 JS	3197 Pluto Cir	11:00	S	2.6	8.7	A				U	289951
						P(+3)	P	A			289952
											289953

Average of disinfectant residuals for distribution routine and repeat samples. (Complete for community and non-transient non-community systems serving populations up to and including 4,900. Do not include raw or plant samples in the average.)

²Defined in Florida Administrative Code Rule 62-160, Table 1
 All tests are performed in accordance with NELAC standards. Statement of estimated uncertainty can be found in QA Manual section 22. *Results are presumptive. Total coliform or E.Coli confirmation will follow in 24-48 hours.

Disinfectant Residual Analysis Method:
 DPD Colorimetric Other:
 Person performing analysis is (Please see instructions on reverse):
 A certified operator (# _____) Employed by a certified lab
 Supervised by a cert operator (# _____) Employed by DEP or DOH

Date & Time PWS notified by lab of positive results: 8/28/15 called to Lamm
 Date & Time DEP/DOH notified by lab of positive results: _____
 Date Issued: 08/28/15 1:30 PM
 Lab Signature: [Signature] Title: CHEMIST II

All tests are relevant to the samples. For questions about this report contact Nelica Krekic 239 274-2200

Name/Mailing Address of Person to Receive Report
 NI FLORIDA
 13825 US HWY 19 STE 201
 HUDSON, FLORIDA 34667
 727-863-5161 Ext 117 FAX#727-869-5913

DEP/DOH USE ONLY
 Satisfactory 289950, 51, 52 Incomplete Collection Information
 Unsatisfactory 289953 Replacement Samples Required
 Repeat Samples Required 289953
 Date Reviewed by DEP/DOH: 8/28/15
 DEP/DOH Reviewing Official: [Signature]

¹DEP Sample Type Codes: D = Distribution (Routine Compliance); C = Repeat or Check; R = Raw; N = Entry to Distribution; P = Plant Tap; S = Special (clearance, etc.) Results: A = coliforms are absent; P = coliforms are present; C = confluent growth; TNTC = too numerous to count; Data Qualifier: U - compound was analyzed for but not detected; B - Colony counts outside the acceptable range; Q - sample held beyond the accepted holding time; Y - the laboratory analysis was from an improperly preserved sample; Z - too many colonies were present (TNTC) (EE Form Revised 7/2013)

8/20/15 (Bill)

Analysis Date & Time: _____
I.D. NO. E25706
REC'D FT. MYERS
2015 AUG 27 PM 2:18
Sample Acceptance Criteria:
 Sample Preservation On Ice Not On Ice _____ °C
 Disinfectant Check Not Detected _____ mg/L
 This sample does not meet the following NELAC requirements:

Report Number: _____ Sub-Contract Lab ID: _____
Analysis Requested: Total Coliform/E. coli Type: MF MUG

Check One:
 Collected by DOH-Lee per Standard Method 9060A
 Not collected by DOH-Lee

System Name: TAMIAMI VILLAGE WATER COMPANY **System I.D.:** 5384151
System Address: 16555 N CLEVELAND AVENUE **City:** NORTH FORT MYERS
System or Owner's Phone #: 727-863-0205 **Fax #:** 727-869-5913
Project (Location or S/D): 16361 N CLEVELAND AVE, 9114 FLAMINGO CIR, 3204 PLUTO CIR, 16049 CINTRON WAY, 3086 FULL MOON DRIVE
Collector: Eric Lubow **Collector's Phone #:** 239-274-2200

Type of Supply: (check only one)
 Community Water System Non-Transient Non-community Water System Transient Non-community Water System
 Limited Use System Bottled Water Private Well Swimming Pool Other _____

Reason for Sampling: (check all that apply)
 Distribution Routine Distribution Repeat Raw (triggered or assessment) Raw (triggered or assessment) additional Well Survey
 Replacement (also check type of sample be replaced) Boil Water Notice Clearance Day 1 Day 2 Type: _____
 Other _____
Sample Collection Date: 08/27/15

Sample #	Sample Point (Location or Specific Address)	Sample Collection Time	Sample Type ¹	Disinfect Res'd (mg/L)	pH	Analysis Method(s): <input checked="" type="checkbox"/> Total Coliform: <input type="checkbox"/> SM9222B <input checked="" type="checkbox"/> SM9223B - Colilert <input checked="" type="checkbox"/> E. Coli: <input type="checkbox"/> EC + MUG <input checked="" type="checkbox"/> SM9223B - Colilert
1	Kink @ 3076 Full Moon Dr	0915	S	3.1	8.7	Non Coliform: Total Coliform: Total Coliform/Confirm: E. Coli/Confirm: Data Qualifier ² : Lab Sample Number: A A U 289990
2	16446 Cintron Way	0930	S	5.0	8.7	A A U 289991
3	9116 Flamingo Circle	0945	S	3.1	8.8	A A U 289992
4	3197 Pluto Cir	1600	S	3.0	8.8	A A U 289993

Average of disinfectant residuals for distribution routine and repeat samples. (Complete for community and non-transient non-community systems serving populations up to and including 4,900. Do not include raw or plant samples in the average.)
²Defined in Florida Administrative Code Rule 62-160, Table 1
 All tests are performed in accordance with NELAC standards. Statement of estimated uncertainty can be found in QA Manual section 22. *Results are presumptive. Total coliform or E.Coli confirmation will follow in 24-48 hours.

Disinfectant Residual Analysis Method:
 DPD Colorimetric Other:
Person performing analysis is (Please see instructions on reverse):
 A certified operator (# _____) Employed by a certified lab
 Supervised by a cert operator (# _____) Employed by DEP or DOH

Date & Time PWS notified by lab of positive results: _____
 Date & Time DEP/DOH notified by lab of positive results: _____
 Date Issued: 08/28/15 2:55 PM
 Lab Signature: [Signature] Title: CHEMIST II

All tests are relevant to the samples. For questions about this report contact
 Nelica Krekic 239 274-2200

Name/Mailing Address of Person to Receive Report
NI FLORIDA
 13825 US HWY 19 STE 201
 HUDSON, FLORIDA 34667
 727-863-5161 Ext 117 FAX#727-869-5913

DEP/DOH USE ONLY
 Satisfactory Incomplete Collection Information
 Unsatisfactory Replacement Samples Required
 Repeat Samples Required
 Date Reviewed by DEP/DOH: 8/28/15
 DEP/DOH Reviewing Official: [Signature]

¹DEP Sample Type Codes: D = Distribution (Routine Compliance); C = Repeat or Check; R = Raw; N = Entry to Distribution; P = Plant Tap; S = Special (clearance, etc.) Results: A = coliforms are absent; P = coliforms are present; C = confluent growth; TNTC = too numerous to count; Data Qualifier: U = compound was analyzed for but not detected; B = Colony counts outside the acceptable range; Q = sample held beyond the accepted holding time; Y = the laboratory analysis was from an improperly preserved sample; Z = too many colonies were present (TNTC)
 (EE Form Revised 7/2013) PAGE 1 of 1

8/20/15 (Bill)

laboratories, Inc.

- Altamonte Springs: 628 S. Northlake Blvd., Ste. 1016 • Altamonte Springs, FL 32701 • 407.937.1594 • Fax 407.937.1597
- Gainesville: 4885 SW 41st Blvd. • Gainesville, FL 32608 • 352.377.2349 • Fax 352.365.8639
- Jacksonville: 6881 Southpoint Pkwy. • Jacksonville, FL 32218 • 904.363.9350 • Fax 904.363.9354
- Miramar: 10200 USA Today Way • Miramar, FL 33025 • 954.889.2288 • Fax 954.889.2281
- Tallahassee: 2839 North Monroe Street, Suite D • Tallahassee, FL 32303 • 850.219.8274 • Fax 850.219.8275
- Tampa: 9610 Princess Palm Ave. • Tampa, FL 33619 • 813.630.9816 • Fax 813.630.4327

T 1513958

Project Name:	Taniami Village	BOTTLE SIZE & TYPE											LABORATORY I.D. NUMBER
P.O. Number or Project Number:													
FDEP Facility No:													
Project Address:													
Special Instructions:													
<input type="checkbox"/> ADaPT <input type="checkbox"/> EQUIS <input type="checkbox"/> Other		ANALYSIS REQUIRED	Pb/Cu										

OPTION	Grab Comp	SAMPLING		MATRIX	NO. COUNT	PRESER- VATION											LABORATORY I.D. NUMBER							
		DATE	TIME																					
100 Wby		10/06																					011	
ncr		10/11	11:00am																					012
ncr		10/06																						013
ncr		10/06																						014
100 Wby		10/12	8:00am																					015
100 Wby		10/06																						016
100 Wby		10/15	7:40am																					017
ncr		10/06																						018
ncr		10/06																						019
ncr		10/06																						020

GW = ground water DW = drinking water O = oil A = air SO = soil SL = sludge Preservation Code: I = Ice H=(HCl) S = (H2SO4) N = (HNO3) T = (Sodium Thiosulfate)

1 from sample Temp from blank Where required, pH checked Temperature when received 4.0 (in degrees Celsius)

Device used for measuring Temp by unique identifier (circle IR temp gun used) J: 9A G: LT-1 LT-2 (T: 10A) A: 3A M: 3A S: 1V

Time	Received by:	Date	Time
2:00pm	<i>[Signature]</i>	10/15/2006	

FOR DRINKING WATER USE:

PWS ID: _____

Contact Person: _____ Phone: _____

Supplier of Water: _____

Site Address: _____

Barbara J. Oliveira

From: Patricia E baker <patsy3537@embarqmail.com>
Sent: Tuesday, October 18, 2016 4:33 PM
To: Barbara J. Oliveira
Subject: faulty water valve re NiAmerica

As a follow up to our conversation today my water valve of NiAmerica is still nonoperational as it has been for at least eight months now

and several months since I contacted their representative by phone requesting the water valve be repaired and two or three months since

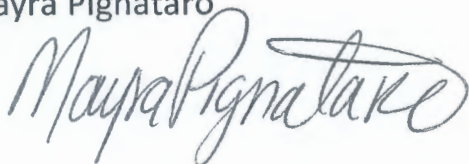
my registered letter to them informing them of the status of the water valve and requesting again a repair. I have had no communication

from NiAmerica to any of my calls or my letter.

Patricia Baker
16253 Pelican Dr
North Fort Myers, Fl 33903
239-6524059

On Friday September 30th the office received a call from one of our residents on Arbor Dr. stating he had no water and were we aware of any leaks, repairs or water shut off from NI Florida. I assured him I had not heard anything but I would call to find out and to let NI Florida know about a possible problem. I called Cory there was no answer so I left a message on his voice mail. I never received a call back. I called Laura Pacheco explained to her the situation and told her I tried calling Cory but got no response. Laura said she wasn't aware of anything going on but would look into it and get back to me. A little time went by and I got a call from the resident and he stated that it was his mistake the valve under the sink was shut off so I immediately called Laura back to let her know that is was a false alarm. Granted the situation turned out to be nothing I just want to make clear I never heard from Cory.

Mayra Pignataro

A handwritten signature in cursive script that reads "Mayra Pignataro". The signature is written in black ink and is positioned below the printed name.

Management Form

Today's Date & Time: 11 AM 9/26/16 Employee Name: (Signature)

Resident/Guest Name: Sharlene Pratt

Contact Phone Number: 802-371-9761

Village Address/Site #: 9020 Arbor Dr.

Question or Issue for Management's Attention: They have been gone from May til Sept. 15. NiFi. billed them June 15 - July 17 19K gal + July 15 for 15 day 5K gallons. Unfortunately this set up as auto withdrawal. She called them, they sent someone out, he didn't ck the meter but only shut off valve & area he said may have a leak inside. Nothing has occurred. While gone Dean has been taking care of yard & indicated nothing had been seen. Don Audet had been working over →

Management's Notes: _____

Management Form

Today's Date & Time: 9-6-16 Employee Name: (MP)

Resident/Guest Name: Phyllis Spencer

Contact Phone Number: 419-734-9254

Village Address/Site #: 9025 Flamengo

Question or Issue for Management's Attention: Phyllis called to

Complain that she had a really high water bill
(\$100⁰⁰) she is not here and the water is off
and her neighbor also has a high water bill
I recommended that she call NI Florida
and request they send someone to check for
leaks. She did call Tuesday 9-6-16 and
says she waited on hold for a half an hour
to speak to someone. They told her they
will make a ticket and have a technician
by. I asked Phyllis to please keep us informed

Management's Notes: on NI Florida's response time
and outcome.

9/6/16 Emailed State

BEFORE THE PUBLIC SERVICE COMMISSION

In re: Request to establish new class of service
for RV park in Lee County, by Tamiami
Village Water Company, Inc.

DOCKET NO. 050819-WU
ORDER NO. PSC-06-0338-AS-WU
ISSUED: April 24, 2006

The following Commissioners participated in the disposition of this matter:

LISA POLAK EDGAR, Chairman
J. TERRY DEASON
ISILIO ARRIAGA
MATTHEW M. CARTER II
KATRINA J. TEW

FINAL ORDER APPROVING SETTLEMENT AGREEMENT

BY THE COMMISSION:

Tamiami Village Water Company, Inc. (Tamiami or utility) is a Class C utility in Lee County. The system serves approximately 785 water customers. According to its 2004 Annual Report, Tamiami recorded total gross revenues of \$183,499, resulting in a net loss of \$11,621.

By letter dated October 12, 2005, Tamiami filed for approval of a new class of service for a general service tariff. By Order No. PSC-06-0090-TRF-WU, issued February 9, 2006, we approved Tamiami's request for a new class of service.

By letter dated February 8, 2006, Tamiami Master Association, Inc. (TMA) filed a timely protest to Order No. PSC-06-0090-TRF-WU. In its protest, TMA stated that it was contesting the numbers given to this Commission regarding the meters and the customers in the RV Park. We have jurisdiction pursuant to Sections 367.081 and 367.121, Florida Statutes.

After the protest was filed, Tamiami and TMA engaged in settlement negotiations. On February 24, 2006, Tamiami and TMA reached an agreement, and a settlement was signed and submitted to this Commission for approval as a resolution of all disputes and matters concerning Order No. PSC-06-0090-TRF-WU.

In support of the Settlement Agreement, the parties recognize the expensive uncertainty of continuing this proceeding and desire to effectuate a settlement. The parties agree to support this Settlement Agreement as final disposition of all matters covered by Order No. PSC-06-0090-TRF-WU. In the Settlement Agreement the parties agree that the estimated number of equivalent residential connections (ECRs) should be 104.76, and when multiplied by the existing

DOCUMENT NUMBER-DATE

03613 APR 24 06

FPSC-COMMISSION CLERK

ORDER NO. PSC-06-0338-AS-WU
DOCKET NO. 050819-WU
PAGE 2

residential base facility charge of \$11.65 for all meter sizes, the appropriate base facility charge for the RV Park is \$1,220.50.¹

Based on the above, we find the Settlement Agreement is fair, just, and reasonable, will further the goal of administrative efficiency, and is in the public interest. Therefore, we hereby approve the Settlement Agreement. Further, the Ninth Revised Tariff Sheet No. 16.1, filed on March 1, 2006, reflecting a base facility charge of \$1,220.50 and a gallonage charge of \$3.03 per 1,000 gallons is also approved as filed.

Based on the foregoing, it is

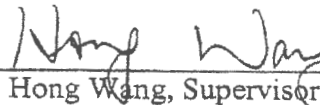
ORDERED by the Florida Public Service Commission that the Settlement Agreement and the Ninth Revised Tariff Sheet No. 16.1, as discussed above, are approved as filed. It is further

ORDERED that this docket shall be closed.

By ORDER of the Florida Public Service Commission this 24th day of April, 2006.

BLANCA S. BAYÓ, Director
Division of the Commission Clerk
and Administrative Services

By:



Hong Wang, Supervisor
Case Management Review Section

(S E A L)

RRJ

¹ In Order No. PSC-06-0090-TRF-WU, this Commission proposed to approve a monthly base facility charge of \$1,370.70 based on an estimated 118 ERCs.

Issue 14: What are the appropriate rate structures and rates for Ni Florida's water and wastewater systems?

Recommendation: The recommended rate structures and monthly water and wastewater rates are shown on Nos. 4-A and 4-B. The utility should file revised tariff sheets and a proposed customer notice to reflect the Commission-approved rates. The approved rates should be effective for service rendered on or after the stamped approval date on the tariff sheet pursuant to Rule 25-30.475(1), F.A.C. In addition, the approved rates should not be implemented until staff has approved the proposed customer notice and the notice has been received by the customers. The utility should provide proof of the date notice was given within 10 days of the date of the notice. (Bruce)

Staff Analysis:

Water Rates

Ni Florida's water system is located in Lee County within the South Florida Water Management District. The utility buys bulk water from Lee County and resells the water to a mobile home and RV park. Approximately 30 percent of the residential customer bills during the test year had zero gallons during the test year, indicating a seasonal customer base. The average residential water demand was 1,442 gallons per month. The average water demand excluding zero gallon bills is 2,056 per month. The utility's current rate structure consists of a base facility charge (BFC) and three-tier inclining block rate structure. The rate blocks are (1) 0-3,000 gallons; (2) 3,001-6,000 gallons; and (3) all usage in excess of 6,000 gallons per month. The RV park's rate structure consists of a BFC based on 104.76 equivalent residential connections (ERC), which was approved in a settlement in Docket No. 050819-WU.³⁷ All other general service customers are billed based on a BFC and gallonage charge. In addition, the utility has a per incident charge for private fire protection.

Staff performed an analysis of the utility's billing data in order to evaluate the appropriate rate structure for the residential water customers. The goal of the evaluation was to select the rate design parameters that: 1) produce the recommended revenue requirement; 2) equitably distribute cost recovery among the utility's customers; 3) establish the appropriate non-discretionary usage threshold for restricting repression; and 4) implement, where appropriate, water conserving rate structures consistent with Commission practice.

The utility's proposed BFC allocation is 59.31 percent. Typically, the Commission allocates no greater than 40 percent of the water revenue to the BFC. However, when the utility's customer base is seasonal, it has been the Commission's practice to allocate greater than 40 percent of the revenue requirement to the BFC to address revenue stability. **Due to the low monthly average consumption and seasonal customer base, staff believes that it is appropriate to allocate 55 percent of the water revenue to the BFC for revenue stability purposes.**

The average persons per household served by the water system is two; therefore, based on the number of person per household, 50 gallons per day per persons, and the number of days per month, the non-discretionary usage threshold should be 3,000 gallons per month. Staff

³⁷Order No. PSC-06-0338-AS-WU, issued April 24, 2006, in Docket No. 050819-WU, *In re: Request to establish new class of service for RV park in Lee County, by Tamiami Village Water Company, Inc.*

9/11/15
 Ni Florida, LLC
 Working Capital Allowance Calculation Workpaper
 For the Thirteen Months Ended December 31, 2015

Ni Florida, LLC
 File & Suspend Rate Case
 Dkt. 160030-WS; ACN 16-130-4-1; 12 M E 12/31/15
 Description: Working Capital

Description	12/31/2014	1/31/2015	2/28/2015	3/31/2015	4/30/2015	5/31/2015	6/30/2015	7/31/2015	8/31/2015	9/30/2015
Ni Florida, LLC										
Cash	665,391.22	599,774.24	624,450.78	775,510.72	724,503.04	308,359.88	332,295.26	2,151.81	77,166.61	162,671.36
Deferred Rate Case Expense	-	-	-	-	-	14,857.50	14,857.50	31,302.50	34,718.50	58,694.12
Accounts Payable	112,813.03	119,843.32 ✓	93,294.15	160,047.06 ✓	146,810.42	134,574.00	263,017.47	-	123,620.81 ✓	114,101.27
Accrued Interest	78.51	11,726.16	10,951.31	-	-	-	-	-	-	-
Misc Current and Accrued Liabilities	4,511.46	4,511.46	4,511.46	-	-	-	-	-	-	-
Allocated to Tamiami @ 21%										
Allocated Cash	139,732.16	125,952.59	131,134.66	162,857.25	152,145.64	64,755.53	69,782.00	451.88	16,204.99	34,160.99
Allocated Deferred Rate Case Expense	-	-	-	-	-	3,120.08	3,120.08	6,573.53	7,290.89	12,325.77
Allocated Accounts Payable	23,690.74	25,167.10	19,591.77	33,609.88	30,830.19	28,260.54	55,233.67	-	25,960.33	23,961.27
Allocated Accrued Interest	16.49	2,462.49	2,299.78	-	-	-	-	-	-	-
Allocated Misc Current and Accrued Liabilities	947.41	947.41	947.41	-	-	-	-	-	-	-
Allocated to Hudson @ 79%										
Allocated Cash	525,659.06	473,821.65	493,316.12	612,653.47	572,357.40	243,604.15	262,513.26	1,699.93	60,961.62	128,510.37
Allocated Deferred Rate Case Expense	-	-	-	-	-	11,737.43	11,737.43	24,728.98	27,427.62	46,368.35
Allocated Accounts Payable	89,122.29	94,676.22	73,702.38	126,437.18	115,980.23	106,313.46	207,783.80	-	97,660.28	90,140.00
Allocated Accrued Interest	62.02	9,263.67	8,651.53	-	-	-	-	-	-	-
Allocated Misc Current and Accrued Liabilities	3,564.05	3,564.05	3,564.05	-	-	-	-	-	-	-
Tamiami-Water										
Allocated Cash	139,732.16	125,952.59 ✓	131,134.66 ✓	162,857.25	152,145.64 ✓	64,755.53 ✓	69,782.00 ✓	451.88	16,204.99 ✓	34,160.99 ✓
Accounts Receivable	16,848.80	19,198.77 ✓	21,485.01 ✓	8,299.75 ✓	17,048.39 ✓	12,527.08 ✓	15,255.82 ✓	12,380.80 ✓	12,873.55 ✓	12,640.84 ✓
Accumulated Provision for Uncollectible Acco	(6,839.87)	(6,954.94)	(7,081.41)	(7,203.24)	(7,324.74)	(7,415.46)	(7,516.61)	(7,599.82)	(7,674.46)	(7,760.57)
Prepayments	1,822.00	10,336.39	1,313.90	1,050.04	792.73	1,254.23	5,091.86	4,564.16	541.45	481.29
Accrued Utility Revenue	4,142.65	4,142.65	4,142.65	4,142.65	4,142.65	4,142.65	4,142.65	4,142.65	1,993.68	1,993.68
Deferred Rate Case Expense	23,517.84	22,864.56	22,211.28	21,558.00	20,904.72	20,251.44	19,598.16	18,944.88	18,291.60	17,638.32
Allocated Deferred Rate Case Expense	-	-	-	-	-	3,120.08	3,120.08	6,573.53	7,290.89	12,325.77
Less:										
Allocated Accounts Payable	23,690.74	25,167.10	19,591.77	33,609.88	30,830.19	28,260.54	55,233.67	-	25,960.33	23,961.27
Accrued Taxes	5,027.95	1,035.62	2,173.89	3,270.33	4,363.83	5,180.33	-	748.91	1,420.60	2,195.60
Accrued Interest	2,932.83	2,962.74	3,025.07	3,084.46	3,103.96	3,176.19	3,235.24	3,306.13	3,360.44	3,398.71
Allocated Accrued Interest	16.49	2,462.49	2,299.78	-	-	-	-	-	-	-
Misc Current and Accrued Liabilities	5,295.84	6,229.72	6,043.68	6,893.46	6,933.25	4,734.43	3,642.88	3,561.60	2,726.40	2,891.92
Allocated Misc Current and Accrued Liabilities	947.41	947.41	947.41	-	-	-	-	-	-	-
1/2 Deferred Rate Case Expense	11,758.92	11,432.28	11,105.64	10,779.00	10,452.36	10,125.72	9,799.08	9,472.44	9,145.80	8,819.16
1/2 Allocated Deferred Rate Case Expense	-	-	-	-	-	1,560.04	1,560.04	3,286.76	3,645.44	6,162.88
Tamiami Water Working Capital	129,553.41	125,302.66	128,018.86	133,067.32	132,023.80	45,598.30	36,003.05	19,062.03	3,262.68	24,050.77

✓ - Traced to supporting documentation w/o exception.

Issue 13: What is the appropriate revenue requirement for the test year ended in December 31, 2015?

Recommendation: Staff recommends the following revenue requirement be approved.

	Test Year Revenue	\$ Increase/ (Decrease)	Revenue Requirement	% Increase/ (Decrease)
Water	\$224,606	\$65,265	\$289,872	29.06%
Wastewater	\$1,952,477	\$311,050	\$2,263,527	15.93%

(Brown)

Staff Analysis: In its filing, Ni Florida requested revenue requirements to generate annual revenue of \$322,091 for water and \$2,404,738 for wastewater. These requested revenue requirements represent revenue increases of \$87,150, or approximately 39 percent, for water, and \$475,000, or approximately 24.60 percent, for wastewater.

Consistent with staff's recommendations concerning rate base, cost of capital, and operating income issues, staff recommends approval of rates designed to generate a water revenue requirement of \$289,872, and a wastewater revenue requirement of \$2,263,527. Staff's recommended water revenue requirement exceeds staff's adjusted test year revenue by \$65,265, or 29.06 percent. Staff's recommended wastewater revenue requirement exceeds staff's adjusted test year revenue by \$311,050, or 15.93 percent. **These recommended pre-repression revenue requirements will allow the utility the opportunity to recover its expenses and earn a 8.11 percent return on its investment in water and wastewater rate base.**

Issue 14: What are the appropriate rate structures and rates for Ni Florida's water and wastewater systems?

Recommendation: The recommended rate structures and monthly water and wastewater rates are shown on Nos. 4-A and 4-B. The utility should file revised tariff sheets and a proposed customer notice to reflect the Commission-approved rates. The approved rates should be effective for service rendered on or after the stamped approval date on the tariff sheet pursuant to Rule 25-30.475(1), F.A.C. In addition, the approved rates should not be implemented until staff has approved the proposed customer notice and the notice has been received by the customers. The utility should provide proof of the date notice was given within 10 days of the date of the notice. (Bruce)

Staff Analysis:

Water Rates

Ni Florida's water system is located in Lee County within the South Florida Water Management District. The utility buys bulk water from Lee County and resells the water to a mobile home and RV park. Approximately 30 percent of the residential customer bills during the test year had zero gallons during the test year, indicating a seasonal customer base. The average residential water demand was 1,442 gallons per month. The average water demand excluding zero gallon bills is 2,056 per month. The utility's current rate structure consists of a base facility charge (BFC) and three-tier inclining block rate structure. The rate blocks are (1) 0-3,000 gallons; (2) 3,001-6,000 gallons; and (3) all usage in excess of 6,000 gallons per month. The RV park's rate structure consists of a BFC based on 104.76 equivalent residential connections (ERC), which was approved in a settlement in Docket No. 050819-WU.³⁷ All other general service customers are billed based on a BFC and gallonage charge. In addition, the utility has a per incident charge for private fire protection.

Staff performed an analysis of the utility's billing data in order to evaluate the appropriate rate structure for the residential water customers. The goal of the evaluation was to select the rate design parameters that: 1) produce the recommended revenue requirement; 2) equitably distribute cost recovery among the utility's customers; 3) establish the appropriate non-discretionary usage threshold for restricting repression; and 4) implement, where appropriate, water conserving rate structures consistent with Commission practice.

The utility's proposed BFC allocation is 59.31 percent. Typically, the Commission allocates no greater than 40 percent of the water revenue to the BFC. However, when the utility's customer base is seasonal, it has been the Commission's practice to allocate greater than 40 percent of the revenue requirement to the BFC to address revenue stability. **Due to the low monthly average consumption and seasonal customer base, staff believes that it is appropriate to allocate 55 percent of the water revenue to the BFC for revenue stability purposes.**

The average persons per household served by the water system is two; therefore, based on the number of person per household, 50 gallons per day per persons, and the number of days per month, the non-discretionary usage threshold should be 3,000 gallons per month. Staff

³⁷Order No. PSC-06-0338-AS-WU, issued April 24, 2006, in Docket No. 050819-WU, *In re: Request to establish new class of service for RV park in Lee County, by Tamiami Village Water Company, Inc.*

Ni Florida, LLC		Schedule No. 1-A				
Schedule of Water Rate Base		Docket No. 160030-WS				
Test Year Ended 12/31/15						
Description	Test Year Per Utility	Utility Adjust- ments	Adjusted Test Year Per Utility	Staff Adjust- ments	Staff Adjusted Test Year	
1 Plant in Service	\$568,878	\$0	\$568,878	\$0	\$568,878	
2 Accumulated Depreciation	(303,287)	0	(303,287)	0	(303,287)	
3 CIAC	(110,779)	0	(110,779)	0	(110,779)	
4 Amortization of CIAC	110,779	0	110,779	0	110,779	
5 Acquisition Adjustments	1,047,160	(1,047,160)	0	0	0	
6 Accumulated Deferred Income Taxes	0	(2,173)	(2,173)	0	(2,173)	
7 Working Capital Allowance	<u>64,328</u>	<u>17,256</u>	<u>81,584</u>	<u>(4,534)</u>	<u>77,050</u>	
8 Rate Base	<u>\$1,377,079</u>	<u>(\$1,032,077)</u>	<u>\$345,002</u>	<u>(\$4,534)</u>	<u>\$340,468</u>	

29 Hose Bib signs throughout the Tamiami grounds



Ni Florida, LLC Statement of Water Operations Test Year Ended 12/31/15		Schedule No. 3-A Docket No. 160030-WS					
Description	Test Year Per Utility	Utility Adjust- ments	Adjusted Test Year Per Utility	Staff Adjust- ments	Staff Adjusted Test Year	Revenue Increase	Revenue Requirement
1 Operating Revenues:	<u>\$243,169</u>	<u>\$78,922</u>	<u>\$322,091</u>	<u>(\$97,485)</u>	<u>\$224,606</u>	<u>\$65,265</u> 29.06%	<u>\$289,872</u>
Operating Expenses							
2 Operation & Maintenance	\$238,510	\$9,115	\$247,625	(\$34,637)	\$212,988	\$0	\$212,988
3 Depreciation	19,513	817	20,330	0	20,330	0	20,330
4 Amortization	0	0	0	0	0	0	0
5 Taxes Other Than Income	10,943	3,922	14,865	(5,222)	9,643	2,937	12,580
6 Income Taxes	0	<u>12,882</u>	<u>12,882</u>	<u>(19,963)</u>	<u>(7,081)</u>	<u>23,454</u>	<u>16,373</u>
7 Total Operating Expense	<u>268,966</u>	<u>26,736</u>	<u>295,702</u>	<u>(59,822)</u>	<u>235,880</u>	<u>26,391</u>	<u>262,271</u>
8 Operating Income	<u>(\$25,797)</u>	<u>\$52,186</u>	<u>\$26,389</u>	<u>(\$37,663)</u>	<u>(\$11,274)</u>	<u>\$38,874</u>	<u>\$27,600</u>
9 Rate Base	<u>\$1,377,079</u>		<u>\$345,002</u>		<u>\$340,468</u>		<u>\$340,468</u>
10 Rate of Return:	<u>-1.87%</u>		<u>7.65%</u>		<u>-3.31%</u>		<u>8.11%</u>

NI FLORIDA, LLC. TEST YEAR ENDED 12/31/15 MONTHLY WATER RATES		SCHEDULE NO. 4-A DOCKET NO. 160030-WS			
	RATES AT TIME OF FILING	COMMISSION APPROVED INTERIM	UTILITY REQUESTED RATES	STAFF RECOMMENDED RATES	4 YEAR RATE REDUCTION
<u>Residential and General Service</u>					
Base Facility Charge by Meter Size					
5/8" x 3/4"	\$12.64	\$17.70	\$18.34	\$15.10	\$0.32
3/4"	\$18.96	\$26.54	\$27.52	\$22.65	\$0.49
1"	\$31.60	\$44.24	\$45.86	\$37.75	\$0.81
1-1/2"	\$63.21	\$88.49	\$91.73	\$75.50	\$1.62
2"	\$101.13	\$141.57	\$146.76	\$120.80	\$2.59
3"	\$202.27	\$312.69	\$293.54	\$241.60	\$5.18
4"	\$316.04	\$442.43	\$458.65	\$377.50	\$8.09
6"	\$632.08	\$884.86	\$917.29	\$755.00	\$16.19
8"	\$1,011.20	\$1,415.60	\$1,467.48	\$1,208.80	\$25.90
RV Park	\$1,324.36	\$1,854.00	\$1,921.95	\$1,343.90	\$28.81
Charge per 1,000 Gallons - Residential					
0-3,000 gallons	\$4.47	\$6.26	\$6.49		
3,001-6,000 gallons	\$5.66	\$7.92	\$8.21		
Over 6,000 gallons	\$7.88	\$11.03	\$11.44		
0-3,000 gallons				\$7.05	\$0.15
Over 3,000 gallons				\$7.88	\$0.17
Charge per 1,000 Gallons - General Service	\$4.81	\$6.73	\$6.98	\$7.28	\$0.15
<u>Typical Residential 5/8" x 3/4" Meter Bill Comparison</u>					
2,000 Gallons	\$21.58	\$30.22	\$31.32	\$15.10	
6,000 Gallons	\$43.03	\$60.24	\$62.44	\$59.89	
8,000 Gallons	\$58.79	\$82.30	\$85.32	\$75.65	

** Richard
of
Coates*

*1/1/15
1/1/15*

Date	Debit	Credit	Account	Amount	Account	Amount
08/12/2015	1128006-7	02/01/15	Lee County Utilities	302.04	233.02 - AP - N Florida, LLC	302.04
08/12/2015	1128006-5	02/01/15	Lee County Utilities	168.32	233.02 - AP - N Florida, LLC	168.32
08/12/2015	1128007-9	02/01/15	Lee County Utilities	610 - Purchased Water	610 - Purchased Water	2,086.65
08/12/2015	1128005-3	02/01/15	Lee County Utilities	610 - Purchased Water	610 - Purchased Water	3,612.78
08/12/2015	1128006-7	02/01/15	Lee County Utilities	610 - Purchased Water	610 - Purchased Water	3,034.04
08/12/2015	1128006-5	02/01/15	Lee County Utilities	610 - Purchased Water	610 - Purchased Water	1,853.72
08/12/2015	09/18/15 - 08/18/15		Business Card (BNA Visa)	387.21	233.02 - AP - N Florida, LLC	387.21
08/12/2015	09/18/15 - 08/18/15		Business Card (BNA Visa)	241.23	675.8 - Miscellaneous Expenses	241.23
08/12/2015	55018_PPN		United Mailing Service	254.62	233.02 - AP - N Florida, LLC	254.62
08/12/2015	55018_PPN		United Mailing Service	234.82	675.8 - Miscellaneous Expenses	234.82
08/12/2015	34210		InteProducts	8,650.00	233.02 - AP - N Florida, LLC	8,650.00
08/12/2015	WU220-15-W-1-R		Florida Public Service Commission	4,082.68	233.02 - AP - N Florida, LLC	4,082.68
08/12/2015	WU220-15-W-1-R		Florida Public Service Commission	4,080.88	233.02 - AP - N Florida, LLC	4,080.88
08/12/2015	34210		InteProducts	489.50	675.8 - Miscellaneous Expenses	489.50
08/12/2015	133177		RV3 Software	331.29	233.02 - AP - N Florida, LLC	331.29
08/12/2015	400792		Florida Department of Health, Lee County	8,650.00	233.02 - AP - N Florida, LLC	8,650.00
08/12/2015	030412787		SummitOne State One Call of Florida, Inc.	123.79	233.02 - AP - N Florida, LLC	123.79
08/12/2015	Apply Credit		Lee County Utilities	88.00	233.02 - AP - N Florida, LLC	88.00
08/12/2015	03051		Utility Group of Florida, LLC	3,116.00	233.02 - AP - N Florida, LLC	3,116.00
08/12/2015	Apply Credit		Lee County Utilities	48.00	610 - Purchased Water	48.00
08/12/2015	10004		Utility Group of Florida, LLC	3,116.00	610 - Purchased Water	3,116.00
08/12/2015	400792		Florida Department of Health Lee County	302.00	635 - Contractual Svcs - Testing	302.00
08/12/2015	133177		RV3 Software	239.29	638 - Contract Labor	239.29
08/12/2015	300072357		SummitOne State One Call of Florida, Inc.	1,237.79	638 - Contract Labor	1,237.79
08/12/2015	400792		Florida Department of Health Lee County	30.00	233.02 - AP - N Florida, LLC	30.00
08/12/2015	400792		Florida Department of Health Lee County	80.00	233.02 - AP - N Florida, LLC	80.00
08/12/2015	400792		Florida Department of Health Lee County	400.00	635 - Contractual Svcs - Testing	400.00
08/12/2015	400792		Florida Department of Health Lee County	400.00	635 - Contractual Svcs - Testing	400.00
08/12/2015	1128006-7		Lee County Utilities	2,662.00	233.02 - AP - N Florida, LLC	2,662.00
08/12/2015	1128007-9	07/01/15	Lee County Utilities	4,231.82	233.02 - AP - N Florida, LLC	4,231.82
08/12/2015	1128005-3	07/01/15	Lee County Utilities	161.28	233.02 - AP - N Florida, LLC	161.28
08/12/2015	1128006-5	07/01/15	Lee County Utilities	36.40	233.02 - AP - N Florida, LLC	36.40
08/12/2015	1128006-7	07/01/15	Lee County Utilities	3,662.00	610 - Purchased Water	3,662.00
08/12/2015	1128007-9	07/01/15	Lee County Utilities	1,315.82	610 - Purchased Water	1,315.82
08/12/2015	1128005-3	07/01/15	Lee County Utilities	1,161.28	610 - Purchased Water	1,161.28
08/12/2015	1128006-5	07/01/15	Lee County Utilities	282.80	610 - Purchased Water	282.80
08/12/2015	55018_PPN		United Mailing Service	234.82	233.02 - AP - N Florida, LLC	234.82
08/12/2015	55018_PPN		United Mailing Service	234.82	675.8 - Miscellaneous Expenses	234.82
08/12/2015	0008087		Utility Group of Florida, LLC	867.20	233.02 - AP - N Florida, LLC	867.20
08/12/2015	0058024		Utility Group of Florida, LLC	800.85	233.02 - AP - N Florida, LLC	800.85
08/12/2015	0058029		Utility Group of Florida, LLC	3,434.62	233.02 - AP - N Florida, LLC	3,434.62
08/12/2015	0058029		Utility Group of Florida, LLC	1,182.30	233.02 - AP - N Florida, LLC	1,182.30
08/12/2015	0058027		Utility Group of Florida, LLC	483.70	635 - Contractual Svcs - Testing	483.70
08/12/2015	0058024		Utility Group of Florida, LLC	400.85	638 - Contract Labor	400.85
08/12/2015	0058026		Utility Group of Florida, LLC	400.85	638 - Contract Labor	400.85
08/12/2015	0058029		Utility Group of Florida, LLC	1,182.30	635 - Contract Labor	1,182.30
08/12/2015	00077		Utility Group of Florida, LLC	707.16	233.02 - AP - N Florida, LLC	707.16
08/12/2015	04351		InteProducts	8,650.00	233.02 - AP - N Florida, LLC	8,650.00
08/12/2015	00077		Utility Group of Florida, LLC	400.35	634 - Contractual Svcs - Night Fee	400.35
08/12/2015	34251		InteProducts	489.50	675.8 - Miscellaneous Expenses	489.50
08/12/2015	1128006-7	08/01/15	Lee County Utilities	3,021.81	233.02 - AP - N Florida, LLC	3,021.81
08/12/2015	1128007-9	08/01/15	Lee County Utilities	3,161.87	233.02 - AP - N Florida, LLC	3,161.87
08/12/2015	1128005-3	08/01/15	Lee County Utilities	1,161.28	233.02 - AP - N Florida, LLC	1,161.28
08/12/2015	1128006-5	08/01/15	Lee County Utilities	482.81	610 - Purchased Water	482.81
08/12/2015	1128007-9	08/01/15	Lee County Utilities	4,184.33	610 - Purchased Water	4,184.33
08/12/2015	1128005-3	08/01/15	Lee County Utilities	1,161.28	610 - Purchased Water	1,161.28

Total 20000 - Accounts Payable
233 - Contractual Svcs - Testing
233 - Contract Labor
233 - AP - N Florida, LLC

Date	Account	Amount	Account	Amount
01/01/2015	General Journal		Monthly Overhead Allocated to Tamiari	675.8 - Miscellaneous Expenses
02/02/2015	General Journal		Monthly Overhead Allocated to Tamiari	675.8 - Miscellaneous Expenses
03/03/2015	General Journal		Monthly Overhead Allocated to Tamiari	675.8 - Miscellaneous Expenses
04/04/2015	General Journal		Monthly Overhead Allocated to Tamiari	675.8 - Miscellaneous Expenses
05/05/2015	General Journal		Monthly Overhead Allocated to Tamiari	675.8 - Miscellaneous Expenses
06/06/2015	General Journal		Monthly Overhead Allocated to Tamiari	675.8 - Miscellaneous Expenses

Total 233.02 - AP - N Florida, LLC

233.02 - AP - N Florida, LLC

Date	Account	Amount	Account	Amount
01/01/2015	Credit	20000	20000 - Accounts Payable	20,000.00
01/08/2015	Credit	30000	30000 - Accounts Payable	30,000.00
01/15/2015	Credit	1128007-9	1128007-9 - 01/01/15	1,161.28
01/22/2015	Credit	1128007-9	1128007-9 - 01/01/15	1,161.28
01/29/2015	Credit	1128007-9	1128007-9 - 01/01/15	1,161.28

Ni Florida, LLC
 File & Suspend Rate Case
 DKT 16030-SYS; ACN: 16-130-4-1

Accumulated Depreciation Additions & Retirements - Wastewater
 Wastewater (Hudson)

Description	FPSC Rates	Prior MFR 9/30/2012	Utility Adjustments	Order Adjustments	9/30/2012	Additions	Retirements	12/31/2012	Additions	Retirements
1	2	3	4	5	6	7	8	9	10	11
351 Organization	0.0250	\$ 6,247			\$ 6,247	\$ -	\$ -	\$ 6,247	\$ -	\$ -
352 Franchises	0.0250	-			-	-	-	-	-	-
353 Land										
354 Structures and Improvements	0.0313	1,986		(36)	1,950	24	-	1,974		96
355 Power Generation Equip.	0.0300	-			-	-	-	-	-	-
360 Collection Sewers-Force	0.0333	740,063		7,803	747,866	8,294	-	756,160		33,175
361 Collection Sewers-Gravity	0.0222	1,322,156		(98,583)	1,223,573	20,593	-	1,244,167		83,770
362 Special Collecting Structures	0.0250	157,781		119,176	276,957	2,574	-	279,531		10,285
363 Services to Customers	0.0269	391,017		(32,367)	358,650	6,815	-	365,465		28,033
364 Flow Measuring Devices	0.2000	157,854			157,854	-	-	157,854		-
366 Reuse Services	0.0250	-			-	-	-	-	-	-
367 Reuse Meters and Meter Install	0.0500	-			-	-	-	-	-	-
370 Receiving Wells	0.0333	350,874		(21,305)	329,569	4,591	-	334,160		19,364
371 Pumping Equipment	0.0556	516,592		7,091	523,683	11,460	-	535,143		46,686
374 Reuse Distribution Reservoirs	0.0270	-			-	-	-	-	-	-
375 Reuse Trans and Distrib System	0.0433	-			-	-	-	-	-	-
380 Treatment and Disposal Equip.	0.0556	-			-	-	-	-	-	-
381 Plant Sewers	0.0286	-			-	-	-	-	-	-
389 Other Plant and Misc. Equip.	0.0667	6,609		(167)	6,442	225	-	6,667		3,524
390 Office Furniture and Equip	0.0667	36,809		(35)	36,774	647	-	37,421		1,411.39
391 Transportation Equip.	0.1667	146,609			146,609	-	-	146,609		-
392 Stores Equip.	0.0556	-			-	-	-	-	-	-
393 Tools, Shop, and Garage Equipment	0.0667	10,829			10,829	-	-	10,829		-
394 Lab Equipment	0.0667	-			-	-	-	-	-	-
396 Communication Equip.	0.1000	516			516	287	-	803		1,548
397 Misc. Equip.	0.0667	2,814			2,814	-	-	2,814		-
398 Other Tangible Plant	0.1000	1,162		581	1,743	126	-	1,869		505
Wastewater Plant		\$3,854,878	\$ -	(7,822)	\$ 3,847,056	\$ 55,745	\$ -	\$ 3,902,801	\$ 227,407	\$ -

as per order excluding avg adj and proformas: 3,847,111 (55)

Source: Zacher 130018-SYS, FSC-13-0611-PA-SYS
 Issued 11/19/2013

MFR Schedule A-4:
 Variance:

Note: Per General Ledger, the Utility has been depreciating assets: 389 by (15 years) or .0667

as per Annual Reports:
 Variance:

i = immaterial

12/31/2012	Additions	Retir
3,902,801	227,407	

2012 Annual Ret	Additions	Retir
3,901,522	229,110	

Tandem Village Water Co.
 Schedule of Fixed Assets and Accumulated Depreciation

Acct	Description	Depreciable Yr	Deprec. Rate	Plant Ac. 12/31/12	Accum. Deprec. 12/31/12	2013 Ac. 12/31/13	2013 Deprec. 12/31/13	2013 Depreciation Expense														
								Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec			
331	T&D Mains	45	2.33%	\$ 242,551.75	\$ 126,154.36	\$ 109,379.07	\$ 103,663.81	\$ 471.42	\$ 471.42	\$ 471.42	\$ 471.42	\$ 471.42	\$ 471.42	\$ 471.42	\$ 471.42	\$ 471.42	\$ 471.42	\$ 471.42	\$ 471.42	\$ 471.42	\$ 471.42	\$ 471.42
332	Services	40	2.50%	\$ 50,932.00	\$ 49,749.95	\$ 90.43	\$ (0.00)															
334	Meters & Meter Installations	30	3.00%	\$ 200,720.30	\$ 80,068.30	\$ 129,640.73	\$ 119,629.22	\$ 834.25	\$ 834.25	\$ 834.25	\$ 834.25	\$ 834.25	\$ 834.25	\$ 834.25	\$ 834.25	\$ 834.25	\$ 834.25	\$ 834.25	\$ 834.25	\$ 834.25	\$ 834.25	\$ 834.25
336	Backflow Prevention Devices	25	3.67%	\$ 2,090.00	\$ 414.56	\$ 1,501.37	\$ 1,361.94	\$ 11.61	\$ 11.61	\$ 11.61	\$ 11.61	\$ 11.61	\$ 11.61	\$ 11.61	\$ 11.61	\$ 11.61	\$ 11.61	\$ 11.61	\$ 11.61	\$ 11.61	\$ 11.61	\$ 11.61
340	Office Furniture/Equipment	6 or 15	16.67%	\$ 12,331.00	\$ 11,241.75	\$ 0.00	\$ 0.00															
348	Other Tangible Plant	10	10.00%	\$ 8,450.00	\$ 3,302.06	\$ 4,091.69	\$ 3,248.69	\$ 70.42	\$ 70.42	\$ 70.42	\$ 70.42	\$ 70.42	\$ 70.42	\$ 70.42	\$ 70.42	\$ 70.42	\$ 70.42	\$ 70.42	\$ 70.42	\$ 70.42	\$ 70.42	\$ 70.42
340	FPSR Rate Case Adjustment			\$ 1,120.00	\$ (86.60)	\$ (86.60)	\$ (86.60)	\$ (7.76)	\$ (7.76)	\$ (7.76)	\$ (7.76)	\$ (7.76)	\$ (7.76)	\$ (7.76)	\$ (7.76)	\$ (7.76)	\$ (7.76)	\$ (7.76)	\$ (7.76)	\$ (7.76)	\$ (7.76)	\$ (7.76)
TOTAL				\$ 517,695.05	\$ 248,428.98	\$ 245,533.29	\$ 228,601.33	\$ 1,403.46	\$ 1,403.46	\$ 1,403.46	\$ 1,403.46	\$ 1,403.46	\$ 1,403.46	\$ 1,403.46	\$ 1,403.46	\$ 1,403.46	\$ 1,403.46	\$ 1,403.46	\$ 1,403.46	\$ 1,403.46	\$ 1,403.46	\$ 1,403.46
Additional 2012 Additions																						
334	Meters and Installation (Prof)	11/01/12	5.00%	\$ 23,708.30		\$ 21,321.39	\$ 21,321.39	\$ 98.77	\$ 98.77	\$ 98.77	\$ 98.77	\$ 98.77	\$ 98.77	\$ 98.77	\$ 98.77	\$ 98.77	\$ 98.77	\$ 98.77	\$ 98.77	\$ 98.77	\$ 98.77	\$ 98.77
334	Meters and Installation (Prof)	02/01/12	5.00%	\$ 5,058.20		\$ 4,784.69	\$ 4,784.69	\$ 21.08	\$ 21.08	\$ 21.08	\$ 21.08	\$ 21.08	\$ 21.08	\$ 21.08	\$ 21.08	\$ 21.08	\$ 21.08	\$ 21.08	\$ 21.08	\$ 21.08	\$ 21.08	\$ 21.08
2013 Additions																						
331	Transmission & Distribution	05/01/13	2.33%	\$ 4,173.71		\$ 4,108.29	\$ 4,018.92	\$ 8.11	\$ 8.11	\$ 8.11	\$ 8.11	\$ 8.11	\$ 8.11	\$ 8.11	\$ 8.11	\$ 8.11	\$ 8.11	\$ 8.11	\$ 8.11	\$ 8.11	\$ 8.11	\$ 8.11
348	Miscellaneous Equipment	08/01/13	30.00%	\$ 10,748.40		\$ 7,820.53	\$ 8,785.71	\$ 89.57	\$ 89.57	\$ 89.57	\$ 89.57	\$ 89.57	\$ 89.57	\$ 89.57	\$ 89.57	\$ 89.57	\$ 89.57	\$ 89.57	\$ 89.57	\$ 89.57	\$ 89.57	\$ 89.57
331	Transmission & Distribution	11/01/13	2.33%	\$ 1,355.90		\$ 1,749.07	\$ 2,081.10	\$ 4.41	\$ 4.41	\$ 4.41	\$ 4.41	\$ 4.41	\$ 4.41	\$ 4.41	\$ 4.41	\$ 4.41	\$ 4.41	\$ 4.41	\$ 4.41	\$ 4.41	\$ 4.41	\$ 4.41
2014 Additions																						
331	Transmission & Distribution	9/1/2014	2.33%	\$ 2,181.50		\$ 3,173.62	\$ 4.57	\$ 4.57	\$ 4.57	\$ 4.57	\$ 4.57	\$ 4.57	\$ 4.57	\$ 4.57	\$ 4.57	\$ 4.57	\$ 4.57	\$ 4.57	\$ 4.57	\$ 4.57	\$ 4.57	\$ 4.57
2015 Additions																						
331	Transmission & Distribution	1/3/2015	2.33%	\$ 3,371.30				\$ 6.48	\$ 6.48	\$ 6.48	\$ 6.48	\$ 6.48	\$ 6.48	\$ 6.48	\$ 6.48	\$ 6.48	\$ 6.48	\$ 6.48	\$ 6.48	\$ 6.48	\$ 6.48	\$ 6.48
Total				\$ 575,057.62	\$ 248,428.98	\$ 248,797.44	\$ 271,387.77	\$ 1,615.45	\$ 1,615.45	\$ 1,615.45	\$ 1,615.45	\$ 1,615.45	\$ 1,615.45	\$ 1,615.45	\$ 1,615.45	\$ 1,615.45	\$ 1,615.45	\$ 1,615.45	\$ 1,615.45	\$ 1,615.45	\$ 1,615.45	\$ 1,615.45
331	T&D Mains			\$ 258,781.27	\$ 126,154.36	\$ 115,180.43	\$ 111,594.25	\$ 894.20	\$ 894.20	\$ 894.20	\$ 894.20	\$ 894.20	\$ 894.20	\$ 894.20	\$ 894.20	\$ 894.20	\$ 894.20	\$ 894.20	\$ 894.20	\$ 894.20	\$ 894.20	\$ 894.20
332	Services			\$ 50,932.00	\$ 49,749.95	\$ 90.43	\$ (0.00)															
334	Meters & Meter Installations			\$ 200,720.30	\$ 80,068.30	\$ 129,640.73	\$ 119,629.22	\$ 834.25	\$ 834.25	\$ 834.25	\$ 834.25	\$ 834.25	\$ 834.25	\$ 834.25	\$ 834.25	\$ 834.25	\$ 834.25	\$ 834.25	\$ 834.25	\$ 834.25	\$ 834.25	\$ 834.25
336	Backflow Prevention Devices			\$ 2,090.00	\$ 414.56	\$ 1,501.37	\$ 1,361.94	\$ 11.61	\$ 11.61	\$ 11.61	\$ 11.61	\$ 11.61	\$ 11.61	\$ 11.61	\$ 11.61	\$ 11.61	\$ 11.61	\$ 11.61	\$ 11.61	\$ 11.61	\$ 11.61	\$ 11.61
340	Office Furniture/Equipment			\$ 12,331.00	\$ 11,241.75	\$ 0.00	\$ 0.00															
348	Other Tangible Plant			\$ 8,450.00	\$ 3,302.06	\$ 4,091.69	\$ 3,248.69	\$ 70.42	\$ 70.42	\$ 70.42	\$ 70.42	\$ 70.42	\$ 70.42	\$ 70.42	\$ 70.42	\$ 70.42	\$ 70.42	\$ 70.42	\$ 70.42	\$ 70.42	\$ 70.42	\$ 70.42
Summary				\$ 575,057.62	\$ 248,428.98	\$ 248,797.44	\$ 271,387.77	\$ 1,615.45	\$ 1,615.45	\$ 1,615.45	\$ 1,615.45	\$ 1,615.45	\$ 1,615.45	\$ 1,615.45	\$ 1,615.45	\$ 1,615.45	\$ 1,615.45	\$ 1,615.45	\$ 1,615.45	\$ 1,615.45	\$ 1,615.45	\$ 1,615.45

Note: Utility had FPSR adjustments of \$1,120 and \$2,101 that were made from the previous rate case ACN 13-071-4-1.

Handwritten initials: "TH" and "SB".

NI Florida, LLC
 File & Suspend Rate Case
 Dkt. 160030-WS; ACN 16-130-4-1; 12 M E 12/31/15
 Description: Accumulated Depreciation

7/1/16 BR

Type	Date	Ref	Amount	Balance	Balance
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1061 010 - Payments - Suspended Rent

1023 010 - Assets - Lease of Equip

104 270 - Misc - Misc Asset - Costs

270 - Contingency of Costs - Leases - Costs

104 270 - Misc - Misc Asset - Costs

104 270 - Misc - Misc Asset - Costs

270 - Contingency of Costs - Leases - Costs

104 270 - Misc - Misc Asset - Costs

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270 - Contingency of Costs - Leases - Costs

104 270 - Misc - Misc Asset - Costs

270 - Contingency of Costs - Leases - Costs

104 270 - Misc - Misc Asset - Costs

270 - Contingency of Costs - Leases - Costs

Total	0.00	4234.00	4234.00	0.00	4234.00
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Total	0.00	4234.00	4234.00	0.00	4234.00
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Total	0.00	4234.00	4234.00	0.00	4234.00
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Total	0.00	4234.00	4234.00	0.00	4234.00
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NI Florida, LLC
File & Suspend Rate Case
Dkt. 160030-WS; ACN 16-130-4-1; 12 M E 12/31/15
Description: General Ledger

Conrad Lozano

From: Benny Wilkinson
Sent: Tuesday, March 15, 2016 3:59 PM
To: Conrad Lozano
Subject: FW: Permits

Please make a check out to Florida Public Service Commission, with a notation of Filing Fee-2016 Rate Case; Docket No. 160030-WS. Record it to the current deferred rate case expense account. I will need by noon Friday. This email from Marty Deterding is your supporting documentation.

106.1 

Thanks...Benny

From: Marty Deterding [mailto:mdeterding@sfflaw.com]
Sent: Tuesday, March 15, 2016 3:26 PM
To: Benny Wilkinson
Subject: RE: Permits

Benny

I should be able to get it all together pretty quickly. I will need a new filing fee \$5500 payable to the PSC and a new affidavit from the VP. I will send an updated affidavit to you tomorrow

F. MARSHALL DETERDING
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2548 Blairstone Pines Drive
Tallahassee, Florida 32301
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F: 850.656.4029
www.sfflaw.com
mdeterding@sfflaw.com

3126

NI Florida, LLC

Florida Public Service Commiss
Date Type Reference
3/17/2016 Bill 2016 Rate Filing Fee

Original Amt.
5,500.00

Balance Due
5,500.00

3/17/2016 ✓
Discount

Check Amount

Payment ✓
5,500.00
5,500.00

AS
3/17/16

Bank of America - Ch Docket No. 160030-WS Rate Case Filing Fee

5,500.00