



Wills | Trusts | Probate | Real Estate | Guardianship | Medicaid | Business Law

October 10, 2017

VIA E-FILING

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

RE: Docket No.: 2017_____ -WS; River Ranch Water Management, L.L.C.; Staff Assisted
Rate Case
Our File No.: 37027.07

Dear Ms. Stauffer:

Pursuant to Commission Rule 25-30.455, enclosed is an Application for a Staff Assisted Rate Case which we are filing on behalf of River Ranch Water Management, L.L.C.

Should you or the Staff have any questions regarding this Application, please do not hesitate to give me a call.

Very truly yours,

/s/ Martin S. Friedman

MARTIN S. FRIEDMAN
For the Firm

MSF/
Enclosures

cc: Bryon Smith (via e-mail)

FLORIDA PUBLIC SERVICE COMMISSION

APPLICATION FOR A
STAFF ASSISTED RATE CASE

I. GENERAL DATA

A. Name of Utility: **River Ranch Water Management, L.L.C.**

B. Address: **5601 Windhover Dr.
Orlando, FL 32819**

1. Telephone Nos.: **(407) 351 3350**

2. County: **Polk**

Nearest City: **Lake Wales**

3. General Area Served: **River Ranch Resort**

C. Authority:

1. Water Certificate No. **603-W**

Date Received: **04/18/2003**

2. Wastewater Certificate No. **519-S**

Date Received: **04/18/2003**

3. Date Utility Started Operations: Water: **1973**

Wastewater: **1973**

D. How System Was Acquired: **Purchased at foreclosure sale with development and real estate**

If utility was purchased, give date **11/20/2001**

Amount Paid \$ **5,151,000 for entire
development, real
estate and utility**

1. Name of Seller: **Ocwen Federal Bank FSB**

2. Was seller affiliated with present owners? Yes No

3. Did you purchase: Stock or assets only

E. Type of Legal Entity:

Florida. Limited
Liability Company

Partnership

Sole Proprietorship

F. Ownership & Officers:

	Name	Title	Percent Ownership
1.	Central Florida Investments, Inc.	Manager	100%
2.	_____	_____	_____
3.	_____	_____	_____
4.	_____	_____	_____

G. List of Associated Companies and Addresses:

Grenelefe Resort Utility, Inc. & Westgate Resorts, Ltd
5601 Windhover Dr.
Orlando, FL 32819

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

<u>Name:</u>	<u>Address:</u>
Martin S. Friedman, Friedman & Friedman, P.A.	766 N. Sun Dr., Ste, 4030, Lake Mary, FL 32746
mfriedman@ff-attorneys.com	407-830-6331

II. ACCOUNTING DATA

A. Outside Accountant

1. Name: **Anthony Q. De Santis, CPA**
2. Firm: **Cronin, Jackson, Nixon & Wilson, CPAs**
3. Address: **2560 Gulf-to-Bay Blvd., Ste. 200, Clearwater, FL 33765**
4. Telephone: **(727) 791 4432**

B. Individual To Contact On Accounting Matters:

1. Name: **Tom Dugan**
2. Telephone: **(407) 351 3350**

C. Location of Books and Records: **5601 Windhover Dr., Orlando, Florida 32819**

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

Date Last Filed: **May 1, 2017**

E. Has your latest Regulatory Assessment Fee Payment been made? Yes
(January 30 or July 30 whichever is applicable) Jan 30 July 30

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

	2016	2015
1. <u>Water:</u>		
Cost of Plant In Service	\$ <u>942,594</u>	\$ <u>934,703</u>
Less Accumulated Depreciation	<u>718,063</u>	<u>687,795</u>
Less Net Contributed Plant	<u>59,312</u>	<u>69,698</u>
Net Owner's Investment	\$ 283,843	\$ 177,210
2. <u>Wastewater:</u>	2016	2015

Cost of Plant In Service	\$ 1,923,440	\$ 1,890,684
Less Accumulated Depreciation	1,281,819	1,195,312
Less Net Contributed Plant	150,040	162,524
Net Owner's Investment	\$ 491,581	\$ 532,848

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

1. <u>Water:</u>	2016	2015
Revenues (By Class)		
a. Residential	\$ 10,192	\$ 9,779
b. General Service	14,170	14,170
c. Multifamily	103,175	103,175
d. Irrigation	146,195	129,225
c. Other	7,792	7,792
Total Operating Revenues:	\$ 135,329	\$ 134,916
Less Expenses:	104,714	140,556
a. Salaries & Wages - Employees	24,568	18,805
b. Salaries & Wages - Officers, Directors, & Majority Stockholders		
c. Employee Pensions & Benefits	1,151	670
d. Purchased Water		
e. Purchased Power	6,621	12,597
f. Fuel for Power Production		
g. Chemicals	32,606	30,293
h. Materials & Supplies		149
i. Contractual Services	31,863	36,389
j. Rents	4,760	
k. Transportation Expenses	225	386
l. Insurance Expense	425	573
m. Regulatory Commission Expense	6,091	6,071
n. Bad Debt Expense	25	33
o. Miscellaneous Expense	2,971	2,196
p. Depreciation Expense	30,269	30,738
q. Property Taxes	449	202
r. Other Taxes	1,862	1,154
s. Income Taxes		
Operating Income (Loss)	\$ (8,055)	\$ (5,640)

2. <u>Wastewater</u>		2016	2015
Revenues (By Class):		\$ _____	\$ _____
a. Residential		<u>11,040</u>	<u>10,594</u>
b. General Service		<u>14,830</u>	<u>14,830</u>
c. Multifamily		<u>139,684</u>	<u>139,684</u>
Total Operating Revenues:		<u>\$ 165,554</u>	<u>\$ 165,108</u>
Less Expenses:		<u>239,513</u>	<u>198,752</u>
a. Salaries & Wages - Employees		<u>27,415</u>	<u>18,805</u>
b. Salaries & Wages - Officers, Directors, & Majority Stockholders			
c. Employee Pensions & Benefits		<u>1,151</u>	<u>670</u>
d. Purchased Wastewater Treatment			
e. Sludge Removal Expense			
f. Purchased Power		<u>27,415</u>	<u>19,243</u>
g. Fuel for Power Production			
h. Chemicals		<u>33,551</u>	<u>26,565</u>
i. Materials & Supplies		<u>688</u>	<u>563</u>
j. Contractual Services		<u>50,618</u>	<u>38,342</u>
k. Rents		<u>4,760</u>	
l. Transportation Expenses		<u>225</u>	<u>386</u>
m. Insurance Expense		<u>424</u>	<u>573</u>
n. Regulatory Commission Expense		<u>7,450</u>	<u>7,430</u>
o. Bad Debt Expense		<u>25</u>	<u>33</u>
p. Miscellaneous Expense		<u>569</u>	<u>405</u>
q. Depreciation Expense		<u>86,506</u>	<u>84,154</u>
r. Property Taxes		<u>201</u>	<u>129</u>
s. Other Taxes		<u>1,862</u>	<u>1,454</u>
t. Income Taxes			
Operating Income (Loss)		<u>\$ (73,959)</u>	<u>\$ (33,640)</u>

H. Outstanding Debt:

	Creditor	Date Borrowed	Balance Due	Interest Rate	Expiration Date
1.	<u>CFI</u>	<u>various</u>	<u>244,724</u>	_____	_____
2.	_____	_____	_____	_____	_____
3.	_____	_____	_____	_____	_____
4.	_____	_____	_____	_____	_____

I. Indicate Type of Tax Return Filed:

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

III

ENGINEERING DATA

A. Outside Engineering Consultant:

- 1. Name: **George McDonald**
- 2. Firm: **McDonald Group International**
- 3. Address: **9030 S. Brittney Path, Inverness, FL 34452**
- 4. Telephone: **(352) 637 1652**

B. Individual to contact on engineering matters:

- 1. Name: **Raymond Duncan**
- 2. Telephone: **(407) 744-1558**

C. Is the utility under citation by the Department of Environmental Protection (DEP) or County Health Department? If yes, explain: **No.**

D. List any known service deficiencies and steps taken to remedy problems: **None**

E. Name of plant operator(s) and DEP operator certificate number(s) held: **Mike Harrison, WW007196; Larry Scott, DW008567**

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

G. Wastewater:

- 1. Gallons per day capacity of treatment facilities:
 - a. Existing: **95,000**
 - b. Under Construction: **N/A**
 - c. Proposed: **N/A**
- 2. Type and make of present treatment facilities: **Active Sludge**
- 3. Approximate average daily flow of treatment plant effluent: **66,860**

4. Approximate length of wastewater mains:

Size (diameter):	3"	4"	6"	8"	10"
Linear feet:	1,860	4,330	4,510	31,432	256

- 5. Number of manholes: **43**
- 6. Number of lift stations: **6**
- 7. How do you measure treatment plant effluent? **Meter**
- 8. Is the treatment plant effluent chlorinated? Yes No

If yes, what is the normal dosage rate? **25 gpd**

9. Tap in fees – Wastewater: \$ **891 (main extension charge)**
10. Service availability fees – Wastewater: \$ **1,073**
11. Note DEP Treatment Plant Certificate Number and date of expiration: **FLA011032-007-DW3P**
Number Expiration Date: **06/25/2020**
12. Total gallons treated during most recent twelve months: **59,748,000**
13. Wastewater treatment purchased during most recent twelve months: **None**

H. Water:

1. Gallons per day capacity of treatment facilities:
a. Existing: **298,000** b. Under Construction : **N/A** c. Proposed: **N/A**
2. Type of treatment: **Aeration & Chlorination**
3. Approximate average daily flow of treated water: **163,693**
4. Source of water supply: **Groundwater**
5. Types of chemicals used and their normal dosage rates: **Chlorine - 20 gpd**

6. Number of wells in service: **2**

Total capacity in gallons per minute (gpm):

Diameter/Depth:	6" /830	/	12" /850	/	/
Motor horsepower:	5	10			
Pump capacity (gpm):	150	350			

7. Reservoirs and/or hydropneumatic tanks:

Description:	Steel-Ground	Steel-Ground	Steel-Elevated
Capacity:	50,000 gallons	50,000 gallons	100,000

8. High service pumping:

Motor horsepower:	15	20	25	
Pump capacity (gpm):	259	581	727	

9. How do you measure treatment plant production? **meter**

10. Approximate feet of water mains:

Size (diameter):	2"	3"	4"	5"
Linear feet:	16,317	5,090	400	33,330

11. Note any fire flow requirements and imposing government agency: **750 gpm**

Polk County

12. Number of fire hydrants in service: **29**

d. Unmetered

727

727

V. AFFIRMATION

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

Signed



Title

Chief Operating Officer

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

THIRD REVISED SHEET NO. 12.0
CANCELS SECOND REVISED SHEET NO. 12.0

RIVER RANCH WATER MANAGEMENT, L.L.C.
WATER TARIFF

GENERAL SERVICE

RATE SCHEDULE GS

- AVAILABILITY - Available throughout the area served by the Company.
- APPLICABILITY - For water service to all Customers for which no other schedule applies.
- LIMITATIONS - Subject to all of the Rules and Regulations of this Tariff and General Rules and Regulations of the Commission.
- BILLING PERIOD - Monthly
- FLAT RATE -
- | | |
|---|------------|
| Long Hammock Phase I/RV Phase II-V (Per Unit) | \$ 12.68 |
| Westgate Properties | \$1,141.19 |
| Church | \$ 39.62 |
| All Others (Per ERC) | \$ 15.85 |
- MINIMUM CHARGE - Flat Rate
- TERMS OF PAYMENT - Bills are due and payable when rendered and become delinquent if not paid within twenty (20) days. After five (5) working days written notice is mailed to the customer separate and apart from any other bill, service may then be discontinued.
- EFFECTIVE DATE - August 25, 2008
- TYPE OF FILING - 2008 Price Index

MARK WALTRIP
Issuing Officer

UTILITY MANAGER
Title

~~RIVER RANCH WATER MANAGEMENT, L.L.C.~~
WATER TARIFF

RESIDENTIAL SERVICE

RATE SCHEDULE RS

- AVAILABILITY - Available throughout the area served by the Company.
- APPLICABILITY - For water service for all purposes in private residences and individually metered apartment units.
- LIMITATIONS - Subject to all of the Rules and Regulations of this Tariff and General Rules and Regulations of the Commission.
- BILLING PERIOD - Monthly
- FLAT RATE -
- | | | |
|--------------------|----|-------|
| River Ranch | \$ | 15.85 |
| Shores/Countryside | | |
| Condo (Per Unit) | \$ | 12.68 |
- MINIMUM CHARGE - Flat Rate
- TERMS OF PAYMENT - Bills are due and payable when rendered and become delinquent if not paid within twenty (20) days. After five (5) working days written notice is mailed to the customer separate and apart from any other bill, service may then be discontinued.
- EFFECTIVE DATE - August 25, 2008
- TYPE OF FILING - 2008 Price Index

MARK WALTRIP
Issuing Officer

UTILITY MANAGER
Title

RIVER RANCH WATER MANAGEMENT, L.L.C.
WATER TARIFF

IRRIGATION SERVICE

RATE SCHEDULE IS

- AVAILABILITY - Available throughout the area served by the Company.
- APPLICABILITY - For water service for irrigation purposes in Long Hammock Phase I and RV Area Phase II-V.
- LIMITATIONS - Subject to all of the Rules and Regulations of this Tariff and General Rules and Regulations of the Commission.
- BILLING PERIOD - Monthly
- FLAT RATE -
- | | |
|---------------------|----------|
| <u>Long Hammock</u> | |
| Phase I | \$110.95 |
| <u>RV Area</u> | |
| Phase II | \$142.65 |
| Phase III | \$190.20 |
| Phase IV | \$ 95.09 |
| Phase V | \$ 95.09 |
- MINIMUM CHARGE - Flat Rate
- TERMS OF PAYMENT - Bills are due and payable when rendered and become delinquent if not paid within twenty (20) days. After five (5) working days written notice is mailed to the customer separate and apart from any other bill, service may then be discontinued.
- EFFECTIVE DATE - August 25, 2008
- TYPE OF FILING - 2008 Price Index

MARK WALTRIP
Issuing Officer

UTILITY MANAGER
Title

RIVER RANCH WATER MANAGEMENT, L.L.C.
WASTEWATER TARIFF

GENERAL SERVICE

RATE SCHEDULE GS

- AVAILABILITY - Available throughout the area served by the Company.
- APPLICABILITY - For wastewater service to all Customers for which no other schedule applies.
- LIMITATIONS - Subject to all of the Rules and Regulations of this Tariff and General Rules and Regulations of the Commission.
- BILLING PERIOD - Monthly
- FLAT RATE -
- | | |
|---|------------|
| Long Hammock Phase I/RV Phase II-V (Per Unit) | \$ 17.16 |
| Westgate Properties | \$1,218.42 |
| All Others (Per ERC) | \$ 17.16 |
- MINIMUM CHARGE - Flat Rate
- TERMS OF PAYMENT - Bills are due and payable when rendered and become delinquent if not paid within twenty (20) days. After five (5) working days written notice is mailed to the customer separate and apart from any other bill, service may then be discontinued.
- EFFECTIVE DATE - August 25, 2008
- TYPE OF FILING - 2008 Price Index

MARK WALTRIP
Issuing Officer

UTILITY MANAGER
Title

RIVER RANCH WATER MANAGEMENT, L.L.C.
WASTEWATER TARIFF

RESIDENTIAL SERVICE

RATE SCHEDULE RS

AVAILABILITY - Available throughout the area served by the Company.

APPLICABILITY - For wastewater service to all Customers for which no other schedule applies.

LIMITATIONS - Subject to all of the Rules and Regulations of this Tariff and General Rules and Regulations of the Commission.

BILLING PERIOD - Monthly

FLAT RATE -

River Ranch Shores/Countryside \$ 17.16

Condo (Per Unit) \$ 17.16

MINIMUM CHARGE - Flat Rate

TERMS OF PAYMENT - Bills are due and payable when rendered and become delinquent if not paid within twenty (20) days. After five (5) working days written notice is mailed to the customer separate and apart from any other bill, service may then be discontinued.

EFFECTIVE DATE - August 25, 2008

TYPE OF FILING - 2008 Price Index

MARK WALTRIP
Issuing Officer

UTILITY MANAGER
Title