

**Brandy Butler**

---

**From:** Brandy Butler on behalf of Records Clerk  
**Sent:** Monday, June 25, 2018 7:40 AM  
**To:** 'james colandrea'  
**Cc:** Consumer Contact  
**Subject:** RE: Comments reference to Docket number 20170219-WS

Good morning Mr. Colandrea,

We will be placing your comments below in consumer correspondence in Docket No. 20170219 and forwarding your comments to the Office of Consumer Assistance and Outreach.

Sincerely,

*Brandy Butler*

Commission Deputy Clerk I  
Florida Public Service Commission  
2540 Shumard Oak Boulevard  
Tallahassee, FL 32399  
Phone: (850) 413-7123

---

**From:** james colandrea [<mailto:jcoland@msn.com>]  
**Sent:** Saturday, June 23, 2018 9:23 PM  
**To:** Records Clerk  
**Subject:** Fw: Comments reference to Docket number 20170219-WS

Docket Number 20170219-WS

To whom it may concern:

My name is James Colandrea and I am writing this email in order to make comment on Docket Number 20170219-WS. I have reviewed the rate case overview for this case. I am a property owner in the affected area and will be affected by the proposed rate changes if the change is approved.

I will begin by saying that I understand that the River Ranch Water Management, LLC has a desire to have a fair return on their investment. Seeing that the last rate change was approved in 2003, it is clear that a rate adjustment is seemingly necessary.

Upon receiving the information which was provided, I thoroughly reviewed the information and have found that the proposed rates seem to be unfairly applied to the various customers who receive water and wastewater services from the River Ranch Water Management, LLC. Some of the customers seem to be given favoritism and decreased rates while the rates of other customers are proposed to be raised in excess of 200% for water and around 130% increase for wastewater. In developments where the number of units is provided or the proposed per unit charges is provided, there again is a disparity in the proposed "Per Unit Rate". The

per unit rates for water range from \$9.70 to \$47.51 per month. For wastewater, the rates would range from \$7.89 to \$39.35 per unit per month.

According to my calculations, the proposed rate changes for water per month are as follows:

- River Ranch Shores/Countryside: Approximately a 200% increase to \$47.51 per unit per month.
- The Chapel: \$2 increase for the chapel (which is about 5%)
- Long Hammock MHP 247% increase or \$44 per unit per month after increase.
- Westgate Properties 10% increase
- River Ranch Condos would **decrease** 23% to \$9.70 per unit per month.
- River Ranch RV Park would increase 56% to \$22.48 per unit per month.
  - Above rates were rounded

According to my calculations, the proposed rate changes for wastewater per month are as follows:

- River Ranch Shores/Countryside: Approximately a 129% increase to \$39.35 per unit per month.
- The Chapel: 95% increase
- Long Hammock MHP: 102% increase or \$34.63 per unit per month after increase.
- Westgate Properties: 11% **Decrease**
- River Ranch Condos: **Decrease** of 54% to \$7.89 per unit per month.
- River Ranch RV Park: Increase .85% to \$17.30 per month.
  - Above rates were rounded

While I understand that all of the affected areas are different types of units (some residences, some businesses, and some resorts) and this may explain some of the disparity in the monthly rates, I am still a little confused when there are decreases in one customer's rates while there are similar customer types that have major increases in the same rate. The rates for a commercial customer of considerable size which operates all year and maintains many units and commercial buildings and grounds receives a minimal increase in water and a decrease in wastewater rates.

In conclusion, while I don't necessarily oppose a rate adjustment, I do oppose the rate adjustment as proposed. Thank you for your time and attention in this matter.

- Please disregard a previous email sent by me. While making changes, it was sent unintentionally.