

Dear PSC Commissioners:

Re: River Ranch Water Management, LLC Rate Increase Proposals

We, the owners of Lot 33 West Appaloosa Trail, Phase I, Long Hammock, respectfully submit the following information regarding the grossly overstated water and sewage rate increases being proposed by Westgate River Ranch and the Board of Commissioners as pertains to Long Hammock Phase I Property Association:

1) Long Hammock is NOT a year-round Mobile Home Park. The vast majority of residents are snowbirds staying approx. 4 to 6 months of the year. Several lots, like our own, are only RV lots, without double wide homes, and unused the balance of the year.

2) We do NOT have full property irrigation systems throughout Phase I, Long Hammock like the balance of the other RV phases. We do NOT have swimming pools and laundry facilities like the other phases.

3) Westgate River Ranch Resort has greatly UNDERSTATED its properties that use water and sewer year-round. Consider these additional properties and their water and sewer usage year-round:

- a) full service restaurant and marina with rest rooms
- b) General store with food service and rest rooms
- c) Convention center with full food service, catering and rest rooms and commercial kitchen
- d) Saloon with bar and rest rooms
- e) rodeo with food service and rest rooms and showers
- f) Multi unit camp ground with showers and rest rooms including dump station
- g) Glamping Village with deluxe tents, sewer, water and showers with plans for many more to build.
- h) Deluxe full-facility teepee Village with Water, Sewer, Electric.
- i) Ten cabins with full facilities, Water, Sewer, Electric.
- j) Time share housing with full Water, Sewer, Electric
- k) Many Condo's, Motel Units, Duplex Homes with water, sewer, electric
- l) Support staff facilities with office, with water, sewer, electric
- m) RV and mobile home area for employees with water, sewer and electric
- n) Trap and Skeet Range with rest rooms
- o) airport with rest rooms
- p) petting zoo with water and rest rooms, water for animals

In closing, anyone looking for equitable and fair rate increases ----the GROSSLY OVERSTATED water and sewer rate increases for Long Hammock Phase I, are by far unrealistic in comparison to the other facilities. A rate increase of fair and equitable proportion is understandable, but one look at the list of properties and proposed rate increases should immediately show the inequities especially for Phase I, Long Hammock Property Owners of which we are.

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It behooves you to take another look at your rate increases for Phase I, Long Hammock, to take a more realistic and common-sense approach to analyze the aforementioned information, in setting more fair and equitable rates for all concerned, especially Long Hammock, Phase I.

Respectfully Yours,

Brent Schiefelbein
Lorna Schiefelbein 6-27-18

Brent and Lorna Schiefelbein
Owners of Lot 33 West Appaloosa Trail
Long Hammock, Phase I, River Ranch, FL 33867

Home address:
8848 North State Road 59
Milton, Wisconsin 53563
608 774 7891

email: lornagrace41@yahoo.com