

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Application for staff-assisted rate case in  
Lake County by Pine Harbour Waterworks,  
Inc.

DOCKET NO. 20180022-WU  
ORDER NO. PSC-2018-0552-PAA-WU  
ISSUED: November 19, 2018

The following Commissioners participated in the disposition of this matter:

ART GRAHAM, Chairman  
JULIE I. BROWN  
DONALD J. POLMANN  
GARY F. CLARK  
ANDREW GILES FAY

NOTICE OF PROPOSED AGENCY ACTION  
ORDER APPROVING RATE INCREASE FOR PINE HARBOUR WATERWORKS, INC.  
AND FINAL ORDER ON RECOVERY OF RATE CASE EXPENSES, TEMPORARY  
RATES, AND ACCOUNTING ADJUSTMENTS

BY THE COMMISSION:

NOTICE is hereby given by the Florida Public Service Commission (Commission) that the actions discussed herein, except for (1) the reduction of rates after four years based upon the recovery of rate case expense, (2) the granting of temporary rates in the event of protest, and (3) the requirement for proof of adjustment of books and records, are preliminary in nature and will become final unless a person whose interests are substantially affected files a petition for a formal proceeding, pursuant to Rule 25-22.029, Florida Administrative Code (F.A.C.). The reduction of rates after four years, the granting of temporary rates in the event of protest, and the requirement for proof of adjustment of books and records are final agency actions and subject to reconsideration and appeal as described below under the heading, "NOTICE OF FURTHER PROCEEDINGS OR JUDICIAL REVIEW."

**Background**

Pine Harbour Waterworks, Inc. (Pine Harbour or Utility) is a Class C utility serving approximately 62 residential and 2 general service water customers in Lake County. Wastewater service is provided by septic tanks. The service area is located in the St. Johns River Water Management District (SJRWMD), which has enacted district-wide irrigation restrictions. According to the Utility's 2017 Annual Report, total gross revenues were \$23,286, and total operating expenses were \$26,383, resulting in a net operating loss of \$3,097.

The Utility has been under Commission jurisdiction since 1985, when it was granted Certificate No. 450-W.<sup>1</sup> The Utility's ownership subsequently changed in 1991, 2008, and 2016.<sup>2</sup> The Utility has never had a rate case, but received approval to charge miscellaneous service charges in a 2009 tariff filing and in the 2016 transfer docket.<sup>3</sup> On January 23, 2018, Pine Harbour filed an application for a staff-assisted rate case (SARC). Our staff selected the 12-month period ended December 31, 2017, as the test year for the instant case. A customer meeting was held in Eustis, Florida on July 26, 2018.

We have jurisdiction in this case pursuant to Sections 367.011, 367.081, 367.0812, 367.0814, and 367.121, Florida Statutes (F.S.).

## **Review and Decision**

### 1. Quality of Service

Pursuant to Section 367.081(2)(a)1., F.S., in water and wastewater rate cases, we shall consider the overall quality of service provided by a utility. Rule 25-30.433(1), F.A.C., provides for the consideration of three separate components of the utility's operations.<sup>4</sup> The components are: (1) the quality of the utility's product; (2) the utility's attempt to address customer satisfaction; and (3) the operating conditions of the utility's plant and facilities. 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), F.S., requires us to consider the extent to which the utility provides water service that meets secondary water quality standards as established by DEP.

#### *A. Quality of the Utility's Product*

In the evaluation of Pine Harbour's product quality, we reviewed the Utility's compliance with the DEP's primary and secondary drinking water standards. Primary standards protect

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<sup>1</sup>Water certificate issued pursuant to Order No. 15285, issued October 22, 1985, in Docket No. 19850417-WU, *In re: Application of Earl W. Stockwell for a certificate to provide water service to the Pine Harbour Subdivision in Lake County, Florida pursuant to the provisions of Section 367.041, Florida Statutes.*

<sup>2</sup>Order No. 24273, issued March 21, 1991, in Docket No. 19900525-WU, *In Re: Application for transfer of Certificate No. 450-W from Mr. Earl W. Stockwell (Pine Harbour) to Pine Harbour Water Utilities in Lake County.*; Order No. PSC-08-0645-FOF-WU, issued October 6, 2008, in Docket No. 20080269-WU, *In re: Application for authority to transfer water Certificate No. 450-W, held by Pine Harbour Water Utilities, from Jim C. Branham to Pine Harbour Water Utilities, LLC, in Lake County.*; Order No. PSC-17-0043-PAA-WU, issued February 2, 2017, in Docket No. 20160169-WU, *In re: Application for authority to transfer water system and Certificate No. 450-W from Pine Harbour Water Utilities, LLC to Pine Harbour Waterworks, Inc. in Lake County.*

<sup>3</sup>Order No. PSC-10-0328-CO-WU, issued May 21, 2010, in Docket No. 20090429-WU, *In re: Request for approval of imposition of miscellaneous service charges, delinquent payment charge and meter tampering charge in Lake County, by Pine Harbour Water Utilities, LLC.*; and Order No. PSC-17-0043-PAA-WU, issued February 2, 2017, in Docket No. 20160169-WU, *In re: Application for authority to transfer water system and Certificate No. 450-W from Pine Harbour Water Utilities, LLC to Pine Harbour Waterworks, Inc. in Lake County.*

<sup>4</sup>Rule 25-30.433(1), F.A.C., was amended on July 11, 2018. Our analysis is based on the Rule at the time of the Utility's filing.

public health, while secondary standards regulate contaminants that may impact the taste, odor, and color of drinking water. In January 2018, the Utility tested its water for compliance with primary and secondary water standards. The results of the test indicate that all contaminants (primary and secondary) and disinfectants were below the DEP established maximum contaminant levels. Therefore, we find that the quality of Pine Harbour's product is satisfactory.

*B. Utility's Attempt to Address Customer Satisfaction*

We reviewed the Commission's customer complaint records dating back to January 1, 2013, and no complaints were found. The DEP found no complaints in their database record for the test year and four years prior.

A customer meeting was held on July 26, 2018, at the American Legion Building in Eustis, Florida. Two persons attended the customer meeting, neither of whom chose to speak. As of September 20, 2018, no written comments have been filed in the docket.

In response to a data request issued by our staff, the Utility provided its record of customer communications including service complaints, during the test year and four years prior to the test year. We reviewed those communications and it appears the majority of the service complaints were related to four specific events: Hurricane Irma, a loss of water due to a power failure, a malfunction in the air compressor at the water plant, and low water pressure/water quality issues related to hydrant flushing. We also note that many of those communications were from the same customers. For example, two customers contacted the Utility eight times each; with several of those contacts being informational. It appears that the Utility responded to customers' concerns in a timely manner and to the satisfaction of its customers. Therefore, we find that the Utility is adequately attempting to address customer satisfaction. Table 1 below summarizes customer complaints by source and subject.

**Table 1**  
**Number of Complaints by Source and Subject**

<b>Subject of Complaint</b>	<b>PSC Records</b>	<b>DEP Records</b>	<b>Utility Records</b>
Color / smell / taste	-	-	13
Low water pressure	-	-	6
Excessive gallonage / Leak / Billing Errors	-	-	8
Others	-	-	5
Total*	-	-	32

\*A single customer complaint may be counted multiple times if it meets multiple categories.

*C. Operating Condition of the Utility's Plant and Facilities*

The Utility's water treatment plant (WTP) is served by a single well, where raw water is pumped from a well rated at 600 gallons per minute. The Utility's water system has an aeration concrete tank and a steel hydropneumatic tank. We reviewed the most recent DEP sanitary survey report conducted on September 16, 2015. The sanitary survey stated that there were no significant deficiencies at the Utility's facilities; however, one minor deficiency was identified. The deficiency, which was related to the calibration of the water plant distribution flow meter, was corrected on October 6, 2015. The next sanitary survey report is due to be completed by the end of 2018. Based on the Utility's compliance with DEP, we find that the operating condition of Pine Harbour's plant and facilities is satisfactory.

*D. Conclusion*

Pine Harbour is currently in compliance with DEP rules and regulations. Additionally the Utility appears to be responding adequately to the concerns of its customers. Therefore, we find that the overall quality of service provided by Pine Harbour is satisfactory.

2. Used and Useful (U&U)

The Utility's WTP is served by a single well, where raw water is pumped from a well rated at 600 gallons per minute. The Utility's water system has one 10,000 gallon concrete ground storage tank and one 6,000 gallon steel hydropneumatic tank. Pine Harbour's distribution system is composed of 2,170 linear feet of 6-inch polyvinyl chloride (PVC) pipe, 200 linear feet of 4-inch PVC pipe and 930 linear feet of 2-inch PVC pipe.

*A. Water Treatment Plant U&U*

Pursuant to Rule 25-30.4325, F.A.C., a water treatment system is considered 100 percent U&U if the service territory the system is designed to serve is built out and there is no apparent potential for expansion of the service territory, or the system is served by a single well. As stated earlier, a single well serves the Utility, therefore, the water treatment system shall be considered 100 percent U&U.

*B. Excessive Unaccounted for Water (EUW)*

Rule 25-30.4325, F.A.C., additionally provides factors to be considered in determining whether adjustments to operating expenses are necessary for EUW. EUW is defined as "unaccounted for water in excess of 10 percent of the amount produced." Unaccounted for water is all water that is produced that is not sold, metered or accounted for in the records of the Utility. Unaccounted for water is calculated by subtracting both the gallons used for other purposes, such as flushing, and the gallons sold to customers from the total gallons pumped for the test year.

Based on the Utility's monthly operation reports, Pine Harbour treated 5,238,641 gallons of water from January 1, 2017, to December 31, 2017, the test year. In response to a data request

issued by our staff, the Utility stated that 42,000 gallons were used for flushing during the test year, 100,000 gallons were lost in December 2017 due to a water line leak and 4,641,000 gallons of finished water were sold throughout the test year.

On May 23, 2018, the drinking-water flow meter was tested by the Florida Rural Water Association (FRWA) and it was revealed that the meter was under-registering by approximately 14.3 percent. Considering the inaccuracy of the meter, we find that the amount of produced water shall be adjusted to 5,987,767 gallons ( $5,238,641 \times 1.143$ ). The Utility replaced the drinking-water flow meter on September 4, 2018.

Based on the values discussed above, the unaccounted for water for Pine Harbour is calculated to be 20.1 percent  $[(5,987,767 - 100,000 - 4,641,000 - 42,000) / 5,987,767]$ , which yields an EUW amount of 10.1 percent. Therefore, we find that a corresponding adjustment to operating expenses for chemicals and purchased power shall be made.

### *C. Water Storage U&U*

Pursuant to Rule 25-30.4325(8), F.A.C., the used and useful calculation of storage is made by dividing the peak demand by the usable storage of the storage tank. Usable storage capacity less than or equal to the peak day demand shall be considered 100 percent U&U. Pursuant to Rule 25-30.4325(1)(d), F.A.C., peak demand for storage includes the utility's maximum day demand, excluding excessive unaccounted for water, plus a growth allowance based on the requirements of Rule 25-30.431, F.A.C., and, where provided, a minimum of either the fire flow required by the local governmental authority or two hours at 500 gallons per minute.

The maximum day demand is the single maximum day in the test year where there is no unusual occurrence. Based on information provided to our staff, the maximum day demand (24,000 gallons) occurred on April 28, 2017. The ground storage tank capacity is 10,000 gallons. The EUW amount is 2,424 gallons ( $24,000 \times 10.1\%$ ). The Utility indicated in its SARC application that Lake County requires 500 gallons per minute for fire flow. Consequently the fire flow requirement is 60,000 gallons ( $500 \times 60 \times 2$ ). The maximum usable storage capacity of 10,000 gallons is less than the peak demand of 81,576 gallons ( $24,000 - 2,424 + 60,000$ ). Therefore, the storage shall be considered 100 percent U&U.

### *D. Water Distribution System U&U*

In our past decisions regarding distribution system U&U, consideration has been given to potential future growth and whether or not the distribution system is built-out. Based on a review of Pine Harbour's service territory map as well as our staff's observation during a site visit, the Utility's service territory appears to be built-out. Therefore, the water distribution system shall be considered 100 percent U&U.

### *E. Conclusion*

We find that Pine Harbour's WTP, storage, and water distribution system shall be considered 100 percent U&U. We further find that a 10.1 percent adjustment to operating expenses for chemicals and purchased power shall be made for EUW.

### 3. Rate Base

The appropriate components of the Utility's rate base include utility plant in service, land, contributions-in-aid-of-construction (CIAC), accumulated depreciation, amortization of CIAC, and working capital. The Utility has never had a rate case and rate base has never been established. Pine Harbour's net book value for transfer purposes was last determined by Order No. PSC-17-0043-PAA-WU in the 2016 certificate transfer docket.<sup>5</sup> Our staff selected the test year ended December 31, 2017 for the instant case. Our audit staff determined that the Utility's books and records are in compliance with the National Association of Regulatory Utility Commissioners' Uniform System of Accounts (NARUC USOA). A summary of each component of rate base and our ordered adjustments are discussed below.

#### *A. Utility Plant in Service (UPIS)*

The Utility recorded \$93,021 in UPIS. During 2016, the Utility installed a new water line and meter for a new customer connection. The Utility correctly recorded the CIAC received from the new customer, but did not record the associated plant additions. Therefore, we increased UPIS by \$5,475 and \$82 to reflect the new water line installation and new meter installation, respectively. During the test year, the Utility experienced hurricane damage to a shed roof. We increased Account No. 304 by \$1,077 and decreased Account No. 320 by \$1,077 to reclassify the shed roof repair to the appropriate account. The reclassification has no effect on the UPIS balance, but is necessary to depreciate the repair at the correct depreciation rate. Subsequent to the test year, the Utility replaced 44 residential water meters due to age. We increased UPIS by \$1,930 to reflect the pro forma meter replacements and decreased UPIS by \$1,448 to reflect the associated retirement of the replaced meters.

In addition, Pine Harbour requested consideration of one pro forma project in this rate case to replace the water plant distribution flow meter (flow meter). Based on communications with the FRWA, an error within five percent is considered acceptable for flow meters. Pine Harbour's flow meter was tested on May 23, 2018, by the FRWA, and it was found to be running erratically with an accuracy of 85.7 percent. Giving consideration to the test results discussed above, we find the meter replacement appropriate.

Based on an estimate received from the Utility, the cost to replace the flow meter is \$2,370, which includes \$2,023 for the meter and \$347 for labor. The Utility also provided a

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<sup>5</sup>Order No. PSC-17-0043-PAA-WU, issued February 2, 2017, in Docket No. 20160169-WU, *In re: Application for authority to transfer water system and Certificate No. 450-W from Pine Harbour Water Utilities, LLC to Pine Harbour Waterworks, Inc. in Lake County.*

second proposal that quoted a cost of \$2,779 for the new flow meter.<sup>6</sup> Estimating the same labor cost of \$347 results in a cost of \$3,126. Accordingly, we increased UPIS by \$2,370 to reflect the pro forma flow meter replacement and decreased UPIS by \$1,778 to reflect the associated retirement of the replaced flow meter.

At the customer meeting, a customer provided comments after the conclusion of the meeting concerning the exterior lighting at the WTP. The next day both Utility representatives and our staff conducted an onsite review of the WTP. At that time, it was discovered that although the WTP had existing exterior lighting and a timer, they were inoperable. The Utility replaced the lighting and timer in early August.<sup>7</sup> We believe that lighting improves security and safety. Also, if Utility employees needed to make any necessary repairs at night, lights would assist in the repair work. The exterior lights and timer were inspected and repaired/replaced by U.S. Water Services Corporation (USWSC) whom the Utility has an existing agreement with. For the reasons above, we find that the exterior lighting and timer replacement is appropriate. We increased UPIS by \$927 to reflect the pro forma lighting and timer replacements and decreased UPIS by \$695 to reflect the associated retirement of the replaced lighting and timer.

The Utility also requested recovery to replace the fence at the WTP. The existing fence is in disrepair and is in need of replacement for security reasons. The Utility indicated to our staff that the existing fence needs to be replaced with a six foot security fence as soon as possible. Pine Harbour provided two quotes, one from Fritz Fence for \$5,200, and another from Hercules Fence Company for \$3,200.<sup>8</sup> We find that the fence replacement and pro forma cost of \$3,200 is appropriate. Given the current state of the fence, we anticipate that this repair will take place as soon as possible. We increased UPIS by \$3,200 to reflect the pro forma fence replacement and decreased UPIS by \$2,400 to reflect the associated retirement of the replaced fence.

Finally, we decreased UPIS by \$3,230 to reflect an averaging adjustment for additions made during the test year. Consistent with our practice, no averaging adjustments are applied to pro forma additions. Our adjustments to UPIS reflect a net increase of \$4,434. Therefore, we find that the appropriate UPIS balance is \$97,455.

#### *B. Land and Land Rights*

This Commission approved a land balance of \$5,000 in the Utility's 2016 transfer docket. Our audit staff determined that there have been no additions to land since the transfer; therefore, no adjustments are necessary. We find that the appropriate land and land rights balance is \$5,000.

#### *C. Non-U&U Plant*

As discussed in the U&U section, Pine Harbour's WTP, storage and water distribution system shall be considered 100 percent U&U. Therefore, a U&U adjustment is not necessary.

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<sup>6</sup>Document No. 04347-2018, filed on June 22, 2018.

<sup>7</sup>Document No. 05703-2018, filed August 30, 2018.

<sup>8</sup>Document Nos. 05550-2018, filed August 27, 2018 and 05650-2018, filed August 28, 2018.

*D. Contribution in Aid of Construction*

The Utility recorded test year CIAC of \$62,440. Our audit staff determined that no adjustments are necessary. Therefore, we find that the appropriate balance for CIAC is \$62,440.

*E. Accumulated Depreciation*

The Utility recorded \$70,927 in accumulated depreciation. In order to reflect the appropriate test year balance as of December 31, 2017, we calculated accumulated depreciation using the prescribed rates set forth in Rule 25-30.140, F.A.C. We increased accumulated depreciation by \$135 to reflect the appropriate test year balance. In addition, we find that adjustments associated with the pro forma plant projects discussed above are appropriate. We increased this account by \$28 to reflect the incremental increase in accumulated depreciation associated with the new residential water meters, and decreased this account by \$1,448 to remove the accumulated depreciation associated with the retired meters. We also increased this account by \$19 to reflect the increase in accumulated depreciation associated with the new flow meter, and decreased this account by \$1,778 to remove the accumulated depreciation associated with the replaced flow meter. We increased this account by \$9 to reflect the incremental increase in accumulated depreciation associated with the new exterior lighting and timer, and decreased this account by \$695 to remove the accumulated depreciation associated with the retired exterior lighting and timer. We increased this account by \$30 to reflect the incremental increase in accumulated depreciation associated with the new WTP fence and decreased this account by \$2,400 to remove the accumulated depreciation associated with the retired fence. Finally, we decreased the test year total accumulated depreciation by \$1,102 to reflect an averaging adjustment. Our adjustments to this account result in a net decrease of \$7,202. Therefore, we find that the appropriate balance for accumulated depreciation is \$63,725.

*F. Accumulated Amortization of CIAC*

Pine Harbour recorded an amortization of CIAC balance of \$57,037. We increased this account by \$7 to reflect the appropriate amortization of CIAC. We also decreased this account by \$74 to reflect an averaging adjustment for the test year. Our adjustment is a net decrease of \$67. Therefore, we find that the appropriate balance for accumulated amortization of CIAC is \$56,970.

*G. Working Capital Allowance*

Working capital is defined as the short-term investor-supplied funds that are necessary to meet operating expenses of the Utility. Consistent with Rule 25-30.433(2), F.A.C., we used the one-eighth of the operation and maintenance (O&M) expense formula approach for calculating the working capital allowance. We also removed the unamortized balance of rate case expense of \$269 pursuant to Section 367.081(9), F.S.<sup>9</sup> Applying this formula, we find that a working capital

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<sup>9</sup>Section 367.081(9), F.S., which became effective July 1, 2016, states, "A utility may not earn a return on the unamortized balance of the rate case expense. Any unamortized balance of rate case expense shall be excluded in calculating the utility's rate base." Therefore, we excluded rate case expense from the working capital calculations.



allowance of \$3,355 ( $\$26,844/8$ ) is appropriate, based on the adjusted O&M expense of \$26,844 ( $\$27,113 - \$269$ ).

#### *H. Rate Base Summary*

Based on the foregoing, we find that the appropriate average test year rate base is \$36,616. Rate base is shown on Schedule No. 1-A. The related adjustments are shown on Schedule No. 1-B.

#### 4. Return on Equity (ROE)

Pine Harbour's capital structure consists of \$33,018 in common equity and \$56 in customer deposits. Our audit staff verified that the Utility has no debt, and that no adjustments are necessary.

The Utility's capital structure has been reconciled with the approved rate base. The appropriate ROE is 8.11 percent based upon the Commission-approved leverage formula currently in effect.<sup>10</sup> Therefore, we hereby approve an ROE of 8.11 percent, with a range of 7.11 percent to 9.11 percent, and an overall rate of return of 8.10 percent. The ROE and overall rate of return are shown on Schedule No. 2.

#### 5. Test Year Revenues

Pine Harbour recorded total test year revenues of \$23,286. The Utility's test year revenues included \$22,418 of service revenues and \$868 of miscellaneous revenues. Based on our review of the Utility's billing determinants and the service rates that were in effect during the test year, we determined test year service revenues should be \$23,019. This results in an increase of \$601 ( $\$23,019 - \$22,418$ ) to service revenues. This adjustment to service revenues is due to a timing difference between the billing register and the general ledger. Based on our review of the number of miscellaneous service occurrences during the test year and the Utility's approved miscellaneous service charges, we find that the Utility's recorded miscellaneous revenues of \$868 are appropriate. Based on the above, we find that the appropriate test year revenues for Pine Harbour are \$23,887 ( $\$23,019 + \$868$ ).

#### 6. Operating Expense

Pine Harbour recorded operating expense of \$26,383 for the test year ended December 31, 2017. The test year O&M expenses have been reviewed, including invoices, canceled checks, and other supporting documentation. We have made several adjustments to the Utility's operating expenses as summarized below.

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<sup>10</sup>Order No. PSC-2018-0327-PAA-WS, issued June 26, 2018, in Docket No. 20180006-WS, *In re: Water and wastewater industry annual reestablishment of authorized range of return on common equity for water and wastewater utilities pursuant to Section 367.081(4)(f), F.S.*

*A. Operation and Maintenance Expenses*

**Salaries and Wages - Officers (603)**

The Utility recorded \$3,200 in this account for the test year to reflect the president's monthly salary of \$267. According to the Utility's 2017 Annual Report, Pine Harbour's officers also include a vice-president who does not receive a salary. In addition, the Utility indicated in audit work papers that the president only receives compensation through distribution of retained earnings if there are any net operating profits from operations that are not used for continuing operations or capital improvements. While we compared the amount to Pine Harbour's sister utilities and found it to be below the average, we find that it is appropriate to reduce salaries by \$200.<sup>11</sup> Sister utility Country Walk Utilities, Inc. (Country Walk), which serves 70 residential customers and one general service water customer and has a more complicated system, reflected salaries of \$3,000. Pine Harbour serves 62 residential and 2 general service water customers. Therefore, we hereby approve a salaries and wages - officers expense for the test year of \$3,000.

**Purchased Power (615)**

The Utility recorded purchased power expense of \$939. As discussed in the U&U section, we approved an EUW adjustment of 10.1 percent. Therefore, we decreased this account by \$95 ( $\$939 \times .101 = \$95$ ) to reflect a 10.1 percent EUW adjustment. Therefore, we hereby approve a purchased power expense of \$844 ( $\$939 - \$95$ ).

**Chemicals (618)**

The Utility recorded chemicals expense of \$540. As discussed in the U&U section, we approved an EUW adjustment of 10.1 percent. Therefore, we decreased this account by \$55 ( $\$540 \times .101 = \$55$ ) to reflect a 10.1 percent EUW adjustment. Therefore, we hereby approve a chemicals expense for the test year of \$485 ( $\$540 - \$55$ ).

**Contractual Services – Professional (631)**

The Utility recorded contractual services – professional expense of \$1,395, which was comprised of \$350 for accounting and \$1,045 for various legal fees. Supporting documentation confirming the accounting expense was used for corporate tax preparation was provided. We made no adjustments to accounting expense. The Utility also provided support documentation related to legal expenses which reflected \$300 for an annual corporate maintenance fee, \$230 related to the annual report filing and associated fees, and \$515 for work related to shareholder agreements. We find that a portion of the test year legal fees related to shareholder activities represents non-recurring expenses that should be amortized. This reflects a similar adjustment which was made in a sister utility rate case in 2017.<sup>12</sup> As such, we decreased this account by

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<sup>11</sup>This Commission has approved officer salaries for sister utilities in seven dockets from 2015-2017, resulting in average officer salaries of \$4,427.

<sup>12</sup>Order No. PSC-2017-0428-PAA-WS, issued November 7, 2017, in Docket No. 20160195-WS, *In re: Application for staff-assisted rate case in Lake County by Lakeside Waterworks, Inc.*

\$412 (\$515 - \$103) to reflect the five-year amortization of the non-recurring legal fees. Therefore, we hereby approve a contractual services – professional expense for the test year of \$983 (\$1,395 - \$412).

### **Contractual Services - Other (636)**

The Utility recorded \$15,367 in this account. Pine Harbour receives all of its operational and administrative services under a contract with an affiliated company, USWSC. In its filing, the Utility advised us of changes to the USWSC contract effective October 1, 2017, that increased the costs charged to the Utility. The revised USWSC contract takes into consideration similar USWSC agreements approved in prior cases involving seven of Pine Harbour's "sister" utilities during nine rate case proceedings.<sup>13</sup> Two sister utilities, LP Waterworks, Inc. and Lakeside Waterworks, Inc., have each had two SARCs in which this Commission reviewed and approved expenses related to the USWSC management services contract. The Utility's test year expenses include nine months at the prior fee and three months at the revised fee. We find it is appropriate to reflect the current contract fees in the revenue requirement. Therefore, we increased this account by \$4,356 to annualize this expense to reflect the current monthly service fee. Therefore, we hereby approve a contractual services – other expense for the test year of \$19,723.

We note that there are significant changes between the current USWSC contract, and the contract as revised on October 1, 2013. The 2017-revised contract removes the addition of 1,000 potential equivalent residential connections (ERC) that were included in the 2013 contract for a growth allowance that is no longer expected to occur. Actual costs for fuel and maintenance utilized in 2016 are included in the management and administrative portion of the 2017-revised contract. Also included in the 2017-revised contract are the allocated costs for in-house customer service and billing as well as necessary operator and maintenance technician positions previously excluded from the 2013 contract. According to USWSC, the 2013 contract did not reflect the full actual cost for other services incurred such as inspections required by DEP or calibrating the water well meter. The 2017 contract adjusted these costs to reflect the actual costs incurred by the Utility.

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<sup>13</sup>Order No. PSC-14-0413-PAA-WS, issued August 14, 2014, in Docket No. 20130153-WS, *In re: Application for staff-assisted rate case in Highlands County, by L.P. Utilities Corporation c/o LP Waterworks, Inc.*; Order No. PSC-15-0013-PAA-WS, issued January 2, 2015, in Docket No. 20130194-WS, *In re: Application for staff-assisted rate case in Lake County by Lakeside Waterworks, Inc.*; Order No. PSC-15-0282-PAA-WS, issued July 8, 2015, in Docket No. 20140158-WS, *In re: Application for increase in water/wastewater rates in Highlands County by HC Waterworks, Inc.*; Order No. PSC-15-0329-PAA-WU, issued August 14, 2015, in Docket No. 20140186-WU, *In re: Application for staff-assisted rate case in Brevard County by Brevard Waterworks, Inc.*; Order No. PSC-15-0335-PAA-WS, issued August 20, 2015, in Docket No. 20140147-WS, *In re: Application for staff-assisted rate case in Sumter County by Jumper Creek Utility Company.*; Order No. PSC-16-0256-PAA-WU, issued June 30, 2016, in Docket No. 20150199-WU, *In re: Application for staff-assisted rate case in Lake County by Raintree Waterworks, Inc.*; Order No. PSC-16-0305-PAA-WU, issued July 28, 2016, in Docket No. 20150236-WU, *In re: Application for staff-assisted rate case in Lake County, by Lake Idlewild Utility Company.*; Order No. PSC-2017-0334-PAA-WS, issued August 23, 2017, in Docket No. 20160222-WS, *In re: Application for staff-assisted rate case in Highlands County by LP Waterworks, Inc.*; Order No. PSC-2017-0428-PAA-WS, issued November 7, 2017, in Docket No. 20160195-WS, *In re: Application for staff-assisted rate case in Lake County by Lakeside Waterworks, Inc.*

In order to analyze the reasonableness of the USWSC service contract, we compared the total O&M costs recommended in the instant case with the Commission-approved O&M amounts for the similarly sized sister utilities, Lake Idlewild and Charlie Creek.<sup>14</sup> We indexed the amounts from those cases using the Commission-approved index factors.<sup>15</sup> This analysis resulted in O&M per ERC of \$418 for Lake Idlewild and \$454 for Charlie Creek. With the approved adjustment to contractual services – other, O&M expense in the instant case equates to \$427 per ERC. Based on this analysis, we find that the revised USWSC service contract amount is reasonable.

### **Insurance Expense (655)**

The Utility recorded \$1,112 in this account for test year insurance expense. Pine Harbour's actual test year insurance expense was \$1,112, therefore, no adjustments are necessary. The Utility provided documentation supporting this amount.<sup>16</sup> As such, we hereby approve an insurance expense for the test year of \$1,112.

### **Regulatory Commission Expense (665)**

The Utility did not record any regulatory commission expense in this account. Rule 25-30.433(8), F.A.C., requires that non-recurring expenses be amortized over a five-year period unless a shorter or longer period of time can be justified. Accordingly, we increased this account by \$150 ( $\$750/5$ ) to reflect the five-year amortization of the 2016 certificate transfer application filing fee. The remaining unamortized portion of the filing fee shall be recorded in Account No. 186 – Miscellaneous Deferred Debits.

Regarding the instant case, the Utility is required by Rule 25-22.0407, F.A.C., to provide notices of the customer meeting and notices of final rates in this case to its customers. For noticing, we estimated \$96 for postage expense, \$57 for printing expense, and \$10 for envelopes. This results in \$163 for the noticing requirement. The Utility also paid a \$500 rate case filing fee.

The Utility requested travel and lodging expense of \$250 to attend the customer meeting and \$250 to attend the Commission Conference. We adjusted those amounts based on actual mileage and hotel receipts. We further adjusted these amounts in order to share them with Country Walk. Country Walk is a sister utility of Pine Harbour that had its customer meeting the day before Pine Harbour's, and was considered at the same Commission Conference. Based on these adjustments, we find that \$238 to attend the customer meeting and \$175 to attend the Commission Conference is appropriate. As such, we hereby approve a travel expense of \$413 ( $\$238 + \$175$ ). We note that this Commission previously approved rate case related travel

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<sup>14</sup>Order No. PSC-16-0305-PAA-WU, issued July 28, 2016, in Docket No. 20150236-WU, *In re: Application for staff-assisted rate case in Lake County, by Lake Idlewild Utility Company*; Order No. PSC-17-0144-PAA-WA, issued April 27, 2017, in Docket No. 20160143-WU, *In re: Application for staff-assisted rate case in Hardee County by Charlie Creek Utilities, LLC*.

<sup>15</sup>Order No. PSC-2017-0480-PAA-WS, issued December 21, 2017, in Docket No. 20170005-WS, *In re: Annual reestablishment of price increase or decrease index of major categories of operating costs incurred by water and wastewater utilities pursuant to Section 367.081(4)(a), F.S.*

<sup>16</sup>Document No. 03438-2018, filed May 3, 2018.

expenses ranging from \$450 to \$1,570 in the seven most recent dockets for Pine Harbour's sister utilities. Based on our review, the requested travel expense appears reasonable.

Based on the information above, the appropriate total rate case expense is \$1,077 (\$163 + \$500 + \$413), which amortized over four years is \$269. Our total adjustment to this account is an increase of \$419 (\$150 + \$269). Therefore, we hereby approve a regulatory commission expense of \$419.

### **Bad Debt Expense (670)**

The Utility recorded \$217 in this account for test year bad debt expense, which equals 0.91 percent of the test year revenues or 0.63 percent of the approved revenue requirement. While we have calculated bad debt expense using a three-year average, three years of records are not yet available for the current owners. Generally, the basis for determining bad debt expense has been whether the amount is representative of the bad debt expense to be incurred by the Utility. As such, we find that the Utility's recorded bad debt expense is reasonable and is likely to be representative of the Utility's expected bad debt expense going forward. Therefore, we hereby approve a bad debt expense for the test year of \$217.

### **Miscellaneous Expense (675)**

The Utility recorded \$116 for miscellaneous expense. In response to a data request issued by our staff, the Utility provided documentation related to non-recurring ground storage tank repairs that took place in May 2018.<sup>17</sup> We find that these repairs were necessary to ensure the quality of the water the Utility provides to its customers is maintained. Rule 25-30.433(9), F.A.C., requires that non-recurring expenses be amortized over a five-year period unless a shorter or longer period of time can be justified. Accordingly, we increased this account by \$213 (\$1,065/5) to reflect the five-year amortization of the ground storage tank repair expense. As such, we hereby approve a miscellaneous expense of \$329 (\$116 + \$213) for the test year.

### **Operation and Maintenance Expense (O&M Summary)**

Based on the above adjustments, O&M expense shall be increased by \$4,227, resulting in total O&M expense of \$27,113. The approved adjustments to O&M expense are shown on Schedule Nos. 3-A, 3-B, and 3-C.

### **Depreciation Expense (Net of Amortization of CIAC)**

The Utility's records reflect test year depreciation of \$2,113 and CIAC amortization of \$133, for a net depreciation expense of \$1,980 (\$2,113 - \$133). We calculated depreciation expense using the prescribed rates set forth in Rule 25-30.140, F.A.C., and determined test year depreciation expense to be \$2,237, resulting in an increase to this account of \$124. We also increased this account by \$340 to reflect the incremental increases in depreciation expense

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<sup>17</sup>Document Nos. 05703-2018, filed August 30, 2018, and 05871-2018, filed September 7, 2018.

related to several pro forma projects, and decreased this account by \$256 to reflect the associated retirements. These projects were previously discussed in the Rate Base section and the related adjustments to depreciation expense are summarized in Table 2 below.

**Table 2**  
**Pro Forma Depreciation Expense**

Pro Forma Project	Depreciation Expense (Addition)	Depreciation Expense (Retirement)
Meter Replacement	\$114	(\$85)
Well Meter	74	(56)
Exterior Lighting/Timer	34	(26)
WTP Fence	<u>118</u>	<u>(89)</u>
Total	<u>\$340</u>	<u>(\$256)</u>

Our total adjustment to depreciation expense is a net increase of \$208 ( $\$124 + \$340 - \$256$ ). In addition, we calculated test year CIAC amortization expense of \$149. Accordingly, we decreased this account by \$16 ( $\$133 - \$149$ ). This results in a net depreciation expense of \$2,173 ( $\$1,980 + \$208 - \$16$ ). Therefore, we hereby approve a net depreciation expense of \$2,173.

#### **Taxes Other Than Income (TOTI)**

Pine Harbour recorded TOTI of \$1,517 for the test year. The Utility recorded \$1,048 for regulatory assessment fees (RAFs). Based on the approved test year revenues of \$23,887, the Utility's RAFs should be \$1,075. Therefore, we increased this account by \$27 to reflect the appropriate RAFs. Also, the Utility recorded property tax accruals of \$469 during the test year. We increased this account by \$29 to reflect the incremental increase in property taxes associated with the pro forma projects discussed in the Rate Base section. Therefore, our total adjustment to test year TOTI is an increase of \$56 ( $\$27 + \$29$ ).

In addition, as we discuss in the Revenue Requirement section, revenues have been increased by \$10,405 to reflect the change in revenue required to cover expenses and allow the opportunity to earn the recommended rate of return. As a result, TOTI shall be increased by \$468 to reflect RAFs of 4.5 percent of the change in revenues. Therefore, we hereby approve TOTI of \$2,041.

### **Operating Expenses Summary**

The application of the approved adjustments to Pine Harbour's test year operating expenses result in operating expenses of \$31,327. Operating expenses are shown on Schedule No. 3-A. The adjustments are shown on Schedule No. 3-B.

### **7. Revenue Requirement**

We hereby find that the appropriate revenue requirement for Pine Harbour is \$34,292, resulting in an annual increase of \$10,405 (43.56 percent). The calculations are as follows in Table 3 below:

**Table 3  
Water Revenue Requirement**

Adjusted Rate Base	\$36,616
Rate of Return	x 8.10%
Return on Rate Base	\$2,966
Adjusted O&M Expense	27,113
Depreciation Expense (Net)	2,173
Taxes Other Than Income	2,041
Income Taxes	0
Revenue Requirement	\$34,292
Less Adjusted Test Year Revenues	23,887
Annual Increase	\$10,405
Percent Increase	43.56%

### **8. Rates and Rate Structure**

Pine Harbour is located in Lake County within the SJRWMD and provides water service to approximately 62 residential and 2 general service customers. Approximately 5.23 percent of the residential monthly customer bills during the test year had zero gallons indicating a non-seasonal customer base. The average residential water demand is 5,608 gallons per month. The Utility's current water system rate structure for residential customers consists of a base facility charge (BFC) based on meter size and a gallonage charge of \$2.17 per 1,000 gallons. The Utility currently does not have any general service rates and has been charging its two general service customers its Commission-approved rates for residential service.

We 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 our practice.

In order to design gallonage charges that will send the appropriate pricing signals to target non-discretionary usage, we find that 43 percent of the revenue requirement shall be recovered through the BFC to reflect the non-seasonal customer base and avoid a reduction to the current BFC. The average number of people per household served by the water system is 2.5; therefore, based on the number of persons per household, 50 gallons per day per person, and the number of days per month, the non-discretionary usage threshold should be 4,000 gallons per month. We hereby approve a BFC and a two-tier gallonage charge rate structure for residential customers. The rate tiers shall be: (1) 0-4,000 gallons and (2) all usage in excess of 4,000 gallons per month. We find that transitioning the Utility from a uniform gallonage charge to a two-tier gallonage rate structure for residential customers will encourage water conservation and mitigate the impact of the recommended revenue requirement increase for customers using 4,000 gallons of water or less per month. Further, we hereby approve a BFC and uniform gallonage charge rate structure for general service customers as shown in Schedule No. 4.

Based on the approved revenue increase of approximately 43.56 percent, the residential consumption can be expected to decline by 681,000 gallons resulting in anticipated average residential demand of 4,717 gallons per month. We hereby approve a 15.9 percent reduction in total test year residential gallons for rate setting purposes and corresponding reductions of \$133 for purchased power, \$77 for chemicals, and \$10 for RAFs to reflect anticipated repression. These adjustments result in a post repression revenue requirement of \$33,204.



**Table 4**  
**Water Rate Structures and Rates**

	<b>RATES AT TIME OF FILING</b>	<b>COMMISSION APPROVED RATES (43% BFC)</b>
<b><u>Residential</u></b>		
5/8" x 3/4" Meter Size	\$17.28	\$17.78
Charge per 1,000 gallons	\$2.17	
0-4,000 gallons		\$4.42
Over 4,000 gallons		\$6.40
0-5,000 gallons		
Over 5,000 gallons		
<b><u>Typical Residential 5/8" x 3/4" Meter Bill Comparison</u></b>		
4,000 Gallons	\$25.96	\$35.46
6,000 Gallons	\$30.30	\$48.26
8,000 Gallons	\$34.64	\$61.06

Based on the above, the approved rate structure and monthly water rates are shown on Schedule No. 4. The Utility shall file revised tariff sheets and a proposed customer notice to reflect the Commission-approved rates. The approved rates shall be effective for service rendered on or after the stamped approval date on the tariff sheets pursuant to Rule 25-30.475(1), F.A.C. In addition, the approved rates shall not be implemented until our staff has approved the proposed customer notice and the notice has been received by the customers. The Utility shall provide proof of the date notice was given within 10 days of the date of the notice.

#### 9. Customer Deposits

Rule 25-30.311, F.A.C., provides the criteria for collecting, administering, and refunding customer deposits. Customer deposits are designed to minimize the exposure of bad debt expense for the utility and, ultimately, the general body of ratepayers. An initial customer deposit ensures that the cost of providing service is recovered from the cost causer. Historically, this Commission has set initial customer deposits equal to two times the average estimated bill.<sup>18</sup> Currently, the Utility has an initial customer deposit of \$56. However, this amount does not cover two months' average bills based on the approved rates. The post-repression average monthly residential usage is approximately 4,703 gallons per customer. Therefore, the average residential monthly bill based on the approved rates is approximately \$40.25.

<sup>18</sup>Order No. PSC-2018-0446-FOF-SU, issued September 4, 2018, in Docket No. 20170141-SU, *In re: Application for increase in wastewater rates in Monroe County by K W Resort Utilities Corp.*

We hereby find that the appropriate initial customer deposits shall be \$80 for the residential 5/8 inch x 3/4 inch meter size. The initial customer deposits for all other residential meter sizes and all general service meter sizes shall be two times the average estimated monthly bill. The approved initial customer deposits shall be effective for service rendered or connections made on or after the stamped approval date on the tariff sheets pursuant to Rule 25-30.475, F.A.C. The Utility shall be required to collect the approved deposits until authorized to change them by us in a subsequent proceeding.

10. Rate Case Expense (Final Agency Action)

Pine Harbour's water rates shall be reduced immediately following the expiration of the four-year rate case expense recovery period by the amount of the rate case expense previously included in the rates, pursuant to Section 367.081(8), F.S. The reduction will reflect the removal of revenues associated with the amortization of rate case expense and the gross-up for RAFs which is \$282 for water. Using the Utility's current revenues, expenses, and customer base, the reduction in revenues will result in the rate decrease shown on Schedule No. 4.

Pine Harbour shall be required to file revised tariff sheets no later than one month prior to the actual date of the required rate reduction. The Utility also shall be required to file a proposed customer notice setting forth the lower rates and the reason for the reduction. If Pine Harbour files this reduction in conjunction with a price index or pass-through rate adjustment, separate data shall be filed for the price index and/or pass-through increase or decrease and the reduction in the rates due to the amortized rate case expense.

11. Temporary Rates (Final Agency Action)

This Order approves an increase in rates. A timely protest might delay what may be a justified rate increase resulting in an unrecoverable loss of revenue to the Utility. Therefore, pursuant to Section 367.0814(7), F.S., in the event of a protest filed by a party other than the Utility, the Commission-approved rates shall be approved as temporary rates. The Utility shall file revised tariff sheets and a proposed customer notice to reflect the Commission-approved rates. The approved rates shall 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 temporary rates shall not be implemented until our staff has approved the proposed notice, and the notice has been received by the customers. The Commission-approved rates collected by the Utility shall be subject to the refund provisions discussed below.

The Utility shall be authorized to collect the temporary rates upon our staff's approval of an appropriate security for the potential refund and the proposed customer notice. Security shall be in the form of a bond or letter of credit in the amount of \$7,028. Alternatively, the Utility could establish an escrow agreement with an independent financial institution.

If the Utility chooses a bond as security, the bond shall contain wording to the effect that it will be terminated only under the following conditions:

1. The Commission approves the rate increase; or,

2. If the Commission denies the increase, the Utility shall refund the amount collected that is attributable to the increase.

If the Utility chooses a letter of credit as a security, it shall contain the following conditions:

1. The letter of credit is irrevocable for the period it is in effect.
2. The letter of credit will be in effect until a final Commission order is rendered, either approving or denying the rate increase.

If security is provided through an escrow agreement, the following conditions shall be part of the agreement:

1. The Commission Clerk, or his or her designee, must be a signatory to the escrow agreement.
2. No monies in the escrow account may be withdrawn by the Utility without the prior written authorization of the Commission Clerk, or his or her designee.
3. The escrow account shall be an interest bearing account.
4. If a refund to the customers is required, all interest earned by the escrow account shall be distributed to the customers.
5. If a refund to the customers is not required, the interest earned by the escrow account shall revert to the Utility.
6. All information on the escrow account shall be available from the holder of the escrow account to a Commission representative at all times.
7. The amount of revenue subject to refund shall be deposited in the escrow account within seven days of receipt.
8. This escrow account is established by the direction of the Florida Public Service Commission for the purpose(s) set forth in its order requiring such account. Pursuant to *Cosentino v. Elson*, 263 So. 2d 253 (Fla. 3d DCA 1972), escrow accounts are not subject to garnishments.
9. The account must specify by whom and on whose behalf such monies were paid.

In no instance shall the maintenance and administrative costs associated with the refund be borne by the customers. These costs are the responsibility of, and shall be borne by, the Utility. Irrespective of the form of security chosen by the Utility, an account of all monies received as a result of the rate increase shall be maintained by the Utility. If a refund is ultimately required, it shall be paid with interest calculated pursuant to Rule 25-30.360(4), F.A.C.

The Utility shall maintain a record of the amount of the bond, and the amount of revenues that are subject to refund. In addition, after the increased rates are in effect, pursuant to Rule 25-30.360(6), F.A.C., the Utility shall file reports with the Office of Commission Clerk no later than the 20th of every month indicating the monthly and total amount of money subject to refund at the end of the preceding month. The report filed shall also indicate the status of the security being used to guarantee repayment of any potential refund.

12. Adjustments to National Association of Regulatory Commissioners (NARUC) Uniform System of Accounts (USOA) Primary Accounts (Final Agency Action)

The Utility shall be required to notify us, in writing that it has adjusted its books in accordance with the our decision. Schedule No. 5 reflects the accumulated plant, depreciation, CIAC, and amortization of CIAC balances as of December 31, 2017. Pine Harbour shall submit a letter within 90 days of the final order in this docket, confirming that the adjustments to all the applicable NARUC USOA primary accounts, as shown on Schedule No. 5, have been made to the Utility's books and records. In the event the Utility needs additional time to complete the adjustments, notice shall be provided within seven days prior to the deadline. Upon providing good cause, our staff is hereby given administrative authority to grant an extension of up to 60 days.

Based on the foregoing, it is

ORDERED by the Florida Public Service Commission that the overall quality of service provided by Pine Harbour Waterworks Inc. is satisfactory. It is further

ORDERED that Pine Harbour Waterworks Inc.'s water treatment plant, storage, and water distribution system shall be considered 100 percent U&U. It is further

ORDERED that that a 10.1 percent adjustment to operating expenses for chemicals and purchased power shall be made for excessive unaccounted for water. It is further

ORDERED that the appropriate average test year rate base for Pine Harbour Waterworks Inc. is \$36,616. It is further

ORDERED that the approved return on equity for Pine Harbour Waterworks Inc. is 8.11 percent, with a range of 7.11 percent to 9.11 percent. The approved overall rate of return of 8.10 percent. It is further

ORDERED that the appropriate test year revenues for Pine Harbour Waterworks Inc. are \$23,887. It is further

ORDERED that Pine Harbour Waterworks Inc.'s approved operating expense is \$31,327. It is further

ORDERED that the appropriate revenue requirement for Pine Harbour Waterworks Inc. is \$34,292, resulting in an annual increase of \$10,405 (43.56 percent). It is further

ORDERED that Pine Harbour Waterworks Inc.'s approved rate structure and monthly water rates are shown on Schedule No. 4. It is further

ORDERED that Pine Harbour Waterworks Inc. shall file revised tariff sheets and a proposed customer notice to reflect the Commission-approved rates. The approved rates shall be

effective for service rendered on or after the stamped approval date on the tariff sheets pursuant to Rule 25-30.475(1), F.A.C. In addition, the approved rates shall not be implemented until our staff has approved the proposed customer notice and the notice has been received by the customers. The Utility shall provide proof of the date notice was given within 10 days of the date of the notice. It is further

ORDERED that the appropriate initial customer deposits shall be \$80 for the residential 5/8 inch x 3/4 inch meter size. The initial customer deposits for all other residential meter sizes and all general service meter sizes shall be two times the average estimated monthly bill. The approved initial customer deposits shall be effective for service rendered or connections made on or after the stamped approval date on the tariff sheets pursuant to Rule 25-30.475, F.A.C. Pine Harbour Waterworks Inc. shall be required to collect the approved deposits until authorized to change them by us in a subsequent proceeding. It is further

ORDERED that Pine Harbour Waterworks Inc.'s rates shall be reduced as shown on Schedule No. 4, to remove rate case expense grossed-up for RAFs and amortized over a four-year period. The decrease in rates shall become effective immediately following the expiration of the four-year rate case expense recovery period. Pine Harbour Waterworks Inc. shall be required to file revised tariffs and a proposed customer notice setting forth the lower rates and the reason for the reduction no later than one month prior to the actual date of the required rate reduction. If Pine Harbour Waterworks Inc. files this reduction in conjunction with a price index or pass-through rate adjustment, separate data shall be filed for the price index and/or pass-through increase or decrease and the reduction in the rates due to the amortized rate case expense. (*Final Agency Action*) It is further

ORDERED that the rates for Pine Harbour Waterworks Inc. are approved on a temporary basis, subject to refund, in the event of a protest filed by a party other than the Utility. Pine Harbour Waterworks Inc. shall file revised tariff sheets and a proposed customer notice to reflect the Commission-approved rates. The approved rates shall 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. The temporary rates shall not be implemented until our staff has approved the proposed notice, and the notice has been received by the customers. (*Final Agency Action*) It is further

ORDERED that Pine Harbour Waterworks Inc. shall provide appropriate security. Temporary rates collected by Pine Harbour Waterworks Inc. shall be subject to refund as provided in the body of this Order. (*Final Agency Action*) It is further

ORDERED that after the increased rates are in effect, pursuant to Rule 25-30.360(6), F.A.C., Pine Harbour Waterworks Inc. shall file reports with the Office of Commission Clerk no later than the 20th of every month indicating the monthly and total amount of money subject to refund at the end of the preceding month. The report filed shall also indicate the status of the security being used to guarantee repayment of any potential refund. (*Final Agency Action*) It is further

ORDERED that Pine Harbour Waterworks Inc. shall be required to notify this Commission, in writing that it has adjusted its books in accordance with the our decision. Pine Harbour Waterworks Inc. shall submit a letter within 90 days of the final order in this docket, confirming that the adjustments to all the applicable National Association of Regulatory Commissioners Uniform System of Accounts primary accounts, as shown on Schedule No. 5, have been made to the Utility's books and records. In the event Pine Harbour Waterworks Inc. needs additional time to complete the adjustments, notice shall be provided within seven days prior to the deadline. Upon providing good cause, our staff is hereby given administrative authority to grant an extension of up to 60 days. (*Final Agency Action*) It is further

ORDERED that the provisions of this Order, issued as proposed agency action, shall become final and effective upon the issuance of a Consummating Order unless an appropriate petition, in the form provided by Rule 28-106.201, Florida Administrative Code, is received by the Commission Clerk, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, by the close of business on the date set forth in the "Notice of Further Proceedings" attached hereto. It is further

ORDERED that if no person whose substantial interests are affected by the proposed agency action files a protest within 21 days of the issuance of the order, a consummating order shall be issued. The docket shall remain open for our staff's verification that the revised tariff sheets and customer notice have been filed by the Utility and approved by our staff, and the Utility has submitted a letter to our staff confirming that the adjustments to all the applicable National Association of Regulatory Commissioners Uniform System of Accounts primary accounts as shown on Schedule No. 5 have been made to the Utility's books and records. Once these actions are complete, this docket shall be closed administratively.

By ORDER of the Florida Public Service Commission this 19th day of November, 2018.



CARLOTTA S. STAUFFER  
Commission Clerk  
Florida Public Service Commission  
2540 Shumard Oak Boulevard  
Tallahassee, Florida 32399  
(850) 413-6770  
www.floridapsc.com

Copies furnished: A copy of this document is provided to the parties of record at the time of issuance and, if applicable, interested persons.

MAD

NOTICE OF FURTHER PROCEEDINGS OR JUDICIAL REVIEW

The Florida Public Service Commission is required by Section 120.569(1), Florida Statutes, to notify parties of any administrative hearing or judicial review of Commission orders that is available under Sections 120.57 or 120.68, Florida Statutes, as well as the procedures and time limits that apply. This notice should not be construed to mean all requests for an administrative hearing or judicial review will be granted or result in the relief sought.

As identified in the body of this order, our actions, except for (1) the reduction of rates after four years based upon the recovery of rate case expense, (2) the granting of temporary rates in the event of protest, and (3) the requirement for proof of adjustment of books and records, are preliminary in nature. Any person whose substantial interests are affected by the action proposed by this order may file a petition for a formal proceeding, in the form provided by Rule 28-106.201, Florida Administrative Code. This petition must be received by the Office of Commission Clerk, at 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, by the close of business on December 10, 2018. If such a petition is filed, mediation may be available on a case-by-case basis. If mediation is conducted, it does not affect a substantially interested person's right to a hearing. In the absence of such a petition, this order shall become effective and final upon the issuance of a Consummating Order.

Any objection or protest filed in this docket before the issuance date of this order is considered abandoned unless it satisfies the foregoing conditions and is renewed within the specified protest period.

Any party adversely affected by the Commission's final action in this matter may request: (1) reconsideration of the decision by filing a motion for reconsideration with the Office of Commission Clerk, within fifteen (15) days of the issuance of this order in the form prescribed by Rule 25-22.060, Florida Administrative Code; or (2) judicial review by the Florida Supreme Court in the case of an electric, gas or telephone utility or the First District Court of Appeal in the case of a water or wastewater utility by filing a notice of appeal with the Office of Commission Clerk and filing a copy of the notice of appeal and the filing fee with the appropriate court. This filing must be completed within thirty (30) days after the issuance of this order, pursuant to Rule 9.110, Florida Rules of Appellate Procedure. The notice of appeal must be in the form specified in Rule 9.900(a), Florida Rules of Appellate Procedure.



<b>PINE HARBOUR WATERWORKS, INC.</b>		<b>SCHEDULE NO. 1-A</b>	
<b>TEST YEAR ENDED 12/31/17</b>		<b>DOCKET NO. 20180022-WU</b>	
<b>SCHEDULE OF WATER RATE BASE</b>			
<b>DESCRIPTION</b>	<b>BALANCE PER UTILITY</b>	<b>COMMISSION ADJUSTMENTS TO UTILITY BALANCE</b>	<b>COMMISSION APPROVED BALANCE</b>
1. UTILITY PLANT IN SERVICE	\$93,021	\$4,434	\$97,455
2. LAND & LAND RIGHTS	5,000	0	5,000
3. NON-USED AND USEFUL COMPONENTS	0	0	0
4. CIAC	(62,440)	0	(62,440)
5. ACCUMULATED DEPRECIATION	(70,927)	7,202	(63,725)
6. AMORTIZATION OF CIAC	57,037	(67)	56,970
7. WORKING CAPITAL ALLOWANCE	<u>0</u>	<u>3,355</u>	<u>3,355</u>
8. WATER RATE BASE	<u>\$21,691</u>	<u>\$14,925</u>	<u>\$36,616</u>

**PINE HARBOUR WATERWORKS, INC.**  
**TEST YEAR ENDED 12/31/17**  
**ADJUSTMENTS TO RATE BASE**

**SCHEDULE NO. 1-B**  
**DOCKET NO. 120180022-WU**

**WATER**

**UTILITY PLANT IN SERVICE**

1.	To reflect water line installation for new customer to Acct. No. 331.	\$5,475
2.	To reflect meter installation for new customer to Acct. No.	82
3.	To reclassify shed roof repair from Acct. No. 320 to Acct. No. 304.	1,077
4.	To reclassify shed roof repair to Acct. No. 304 from Acct. No. 320.	(1,077)
5.	To reflect pro forma meter replacements to Acct. No. 334.	1,930
6.	To reflect retirement of replaced meters.	(1,448)
7.	To reflect pro forma well meter replacement to Acct. No. 309.	2,370
8.	To reflect retirement of replaced well meter.	(1,778)
9.	To reflect pro forma exterior lighting/timer replacement to Acct. No. 304.	927
10.	To reflect retirement of replaced exterior lighting/timer.	(695)
11.	To reflect pro forma fence replacement to Acct. No. 307.	3,200
12.	To reflect retirement of replaced fence.	(2,400)
13.	To reflect an averaging adjustment.	(3,230)
	Total	<u>\$4,434</u>

**ACCUMULATED DEPRECIATION**

1.	To reflect accumulated depreciation per Rule 25-30.140, F.A.C.	(\$135)
2.	To reflect pro forma meter replacements.	(28)
3.	To reflect retirement of replaced meters.	1,448
4.	To reflect pro forma well meter replacement.	(19)
5.	To reflect retirement of replaced well meter.	1,778
6.	To reflect pro forma exterior lighting/timer replacement.	(9)
7.	To reflect retirement of replaced exterior lighting/timer.	695
8.	To reflect pro forma fence replacement.	(30)
9.	To reflect retirement of replaced fence.	2,400
10.	To reflect an averaging adjustment.	<u>1,102</u>
	Total	<u>\$7,202</u>

**AMORTIZATION OF CIAC**

1.	To reflect appropriate amortization of CIAC	\$7
2.	To reflect an averaging adjustment	(74)
	Total	<u>(\$67)</u>

**WORKING CAPITAL ALLOWANCE**

	To reflect 1/8 of test year O&M expenses.	<u>\$3,355</u>
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**PINE HARBOUR WATERWORKS, INC.**  
**TEST YEAR ENDED 12/31/17**  
**SCHEDULE OF CAPITAL STRUCTURE**

**SCHEDULE NO. 2**  
**DOCKET NO. 20180022-WU**

<b>CAPITAL COMPONENT</b>	<b>PER UTILITY</b>	<b>SPECIFIC ADJUSTMENTS</b>	<b>BALANCE BEFORE RECONCILE TO RATE BASE</b>	<b>ADJUSTMENTS</b>	<b>BALANCE PER COMMISSION</b>	<b>PERCENT OF TOTAL</b>	<b>COST</b>	<b>WEIGHTED COST</b>
1. COMMON STOCK	\$0	\$0	\$0					
2. RETAINED EARNINGS	0	0	0					
3. PAID IN CAPITAL	0	0	0					
4. OTHER COMMON EQUITY	<u>33,018</u>	<u>0</u>	<u>33,018</u>					
TOTAL COMMON EQUITY	\$33,018	\$0	\$33,018	\$3,542	\$36,560	99.85%	8.11%	8.10%
5. LONG TERM DEBT	\$0	\$0	\$0	\$0	\$0	0.00%	0.00%	0.00%
6. SHORT-TERM DEBT	0	0	0	0	0	0.00%	0.00%	0.00%
7. PREFERRED STOCK	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0.00%</u>	0.00%	0.00%
TOTAL DEBT	\$0	\$0	\$0	\$0	\$0	0.00%		
8. CUSTOMER DEPOSITS	<u>\$56</u>	<u>\$0</u>	<u>\$56</u>	<u>\$0</u>	<u>\$56</u>	<u>0.15%</u>	2.00%	<u>0.003%</u>
9. TOTAL	<u>\$33,074</u>	<u>\$0</u>	<u>\$33,074</u>	<u>\$3,542</u>	<u>\$36,616</u>	<u>100.00%</u>		<u>8.10%</u>
<b>RANGE OF REASONABLENESS</b>						<b>LOW</b>	<b>HIGH</b>	
RETURN ON EQUITY						<u>7.11%</u>	<u>9.11%</u>	
OVERALL RATE OF RETURN						<u>7.10%</u>	<u>9.10%</u>	

PINE HARBOUR WATERWORKS, INC. TEST YEAR ENDED 12/31/17 SCHEDULE OF WATER OPERATING INCOME					SCHEDULE NO. 3-A DOCKET NO. 20180022-WU	
	TEST YEAR PER UTILITY	COMMISSION ADJUSTMENTS	COMMISSION ADJUSTED TEST YEAR	ADJUST. FOR INCREASE	REVENUE REQUIREMENT	
1. OPERATING REVENUES	<u>\$23,286</u>	<u>\$601</u>	<u>\$23,887</u>	<u>\$10,405</u> 43.56%	<u>\$34,292</u>	
<b>OPERATING EXPENSES:</b>						
2. OPERATION & MAINTENANCE	\$22,886	\$4,227	\$27,113	\$0	\$27,113	
3. DEPRECIATION (NET)	1,980	193	2,173	0	2,173	
4. TAXES OTHER THAN INCOME	1,517	56	1,573	468	2,041	
5. INCOME TAXES	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	
6. TOTAL OPERATING EXPENSES	<u>\$26,383</u>	<u>\$4,476</u>	<u>\$30,858</u>	<u>\$468</u>	<u>\$31,327</u>	
7. OPERATING INCOME/(LOSS)	<u>(\$3,097)</u>		<u>(\$6,971)</u>		<u>\$2,966</u>	
8. WATER RATE BASE	<u>\$21,691</u>		<u>\$36,616</u>		<u>\$36,616</u>	
9. RATE OF RETURN	<u>(14.28%)</u>		<u>(19.04%)</u>		<u>8.10%</u>	

<b>PINE HARBOUR WATERWORKS, INC.</b>		<b>SCHEDULE NO. 3-B</b>
<b>TEST YEAR ENDED 12/31/17</b>		<b>DOCKET NO. 20180022-WU</b>
<b>ADJUSTMENTS TO OPERATING INCOME</b>		<b><u>WATER</u></b>
<b>OPERATING REVENUES</b>		
	To reflect test year revenues.	<u>\$601</u>
<b>OPERATION AND MAINTENANCE EXPENSES</b>		
1.	Salaries and Wages – Officers (603) To reflect appropriate salaries.	<u>(\$200)</u>
2.	Purchased Power (615) To reflect 10.1% excessive unaccounted for water adjustment.	<u>(\$95)</u>
3.	Chemicals (618) To reflect 10.1% excessive unaccounted for water adjustment.	<u>(\$55)</u>
4.	Contractual Services – Professional (631) To reflect 5-year amortization of non-recurring legal fees.	<u>(\$412)</u>
5.	Contractual Services - Other (636) To annualize operations and maintenance service fees.	<u>\$4,356</u>
6.	Regulatory Commission Expense (665)	
	a. To reflect 5-year amortization of transfer filing fee (Docket No. 20160169-WU).	\$150
	b. To reflect 4-year amortization of rate case expense (\$1,041/4).	<u>269</u>
	Subtotal	<u>\$419</u>
7.	Miscellaneous Expense (675) To reflect 5-year amortization of repair expense (\$1,065/5).	<u>\$213</u>
<b>TOTAL OPERATION &amp; MAINTENANCE ADJUSTMENTS</b>		<u>\$4,227</u>
<b>DEPRECIATION EXPENSE</b>		
1.	To reflect appropriate depreciation calculated per Rule 25-30.140, F.A.C.	\$124
2.	To reflect pro forma meter replacements.	114
3.	To reflect retirement of replaced meters.	(85)
4.	To reflect pro forma well meter replacement.	74
5.	To reflect retirement of replaced well meter.	(56)
6.	To reflect pro forma exterior lighting/timer replacement.	34
7.	To reflect retirement of replaced exterior lighting/timer.	(26)
8.	To reflect pro forma fence replacement.	118
9.	To reflect retirement of replaced fence.	(89)
10.	To reflect appropriate amortization of CIAC.	<u>(16)</u>
	Total	<u>\$193</u>
<b>TAXES OTHER THAN INCOME</b>		
1.	To reflect appropriate test year RAFs.	\$27
2.	To reflect pro forma increase in Utility property taxes.	<u>29</u>
	Total	<u>\$56</u>

<b>PINE HARBOUR WATERWORKS, INC.</b>		<b>SCHEDULE NO. 3-C</b>	
<b>TEST YEAR ENDED 12/31/17</b>		<b>DOCKET NO. 20180022-WU</b>	
<b>ANALYSIS OF WATER OPERATION AND MAINTENANCE EXPENSE</b>			
	<b>TOTAL PER UTILITY</b>	<b>COMMISSION ADJUST- MENTS</b>	<b>TOTAL PER COMMISSION</b>
(601) SALARIES AND WAGES - EMPLOYEES	\$0	\$0	\$0
(603) SALARIES AND WAGES - OFFICERS	3,200	(200)	3,000
(604) EMPLOYEE PENSIONS AND BENEFITS	0	0	0
(610) PURCHASED WATER	0	0	0
(615) PURCHASED POWER	939	(95)	844
(616) FUEL FOR POWER PRODUCTION	0	0	0
(618) CHEMICALS	540	(55)	485
(620) MATERIALS AND SUPPLIES	0	0	0
(630) CONTRACTUAL SERVICES - BILLING	0	0	0
(631) CONTRACTUAL SERVICES - PROFESSIONAL	1,395	(412)	983
(635) CONTRACTUAL SERVICES - TESTING	0	0	0
(636) CONTRACTUAL SERVICES - OTHER	15,367	4,356	19,723
(640) RENTS	0	0	0
(650) TRANSPORTATION EXPENSE	0	0	0
(655) INSURANCE EXPENSE	1,112	0	1,112
(665) REGULATORY COMMISSION EXPENSE	0	419	419
(670) BAD DEBT EXPENSE	217	0	217
(675) MISCELLANEOUS EXPENSE	<u>116</u>	<u>213</u>	<u>329</u>
	<u>\$22,886</u>	<u>\$4,227</u>	<u>\$27,113</u>

<b>PINE HARBOUR WATERWORKS, INC.</b>		<b>SCHEDULE NO. 4</b>	
<b>TEST YEAR ENDED DECEMBER 31, 2017</b>		<b>DOCKET NO. 20180022-WU</b>	
<b>MONTHLY WATER RATES</b>			
	<b>UTILITY CURRENT RATES</b>	<b>COMMISSION APPROVED RATES</b>	<b>4 YEAR RATE REDUCTION</b>
<b><u>Residential and General Service</u></b>			
Base Facility Charge by Meter Size			
5/8" x 3/4"	\$17.28	\$17.78	\$0.15
3/4"	\$25.92	\$26.67	\$0.23
1"	\$43.22	\$44.45	\$0.38
1-1/2"	\$86.41	\$88.90	\$0.76
2"	\$138.27	\$142.24	\$1.21
3"	\$276.51	\$284.48	\$2.42
4"	\$432.04	\$444.50	\$3.78
Charge per 1,000 gallons - Residential			
0 - 4,000 gallons	\$2.17	N/A	
All Over 4,000 gallons	N/A	\$4.42	\$0.04
		\$6.40	\$0.05
Charge per 1,000 gallons - General Service			
		\$5.22	\$0.04
<b><u>Typical Residential 5/8" x 3/4" Meter Bill Comparison</u></b>			
4,000 Gallons	\$25.96	\$35.46	
6,000 Gallons	\$30.30	\$48.26	
8,000 Gallons	\$34.64	\$61.06	

PINE HARBOUR WATERWORKS, INC.			SCHEDULE NO. 5	
TEST YEAR ENDED 12/31/2017			DOCKET NO. 20180022-WU	
SCHEDULE OF WATER PLANT, DEPRECIATION, CIAC, & CIAC AMORTIZATION BALANCES				
ACCT NO.	DEPR. RATE PER RULE 25-30.140, F.A.C.	DESCRIPTION	UPIS 12/31/2017 (DEBIT)*	ACCUM. DEPR. 12/31/2017 (CREDIT)*
301	2.50%	Organization	\$500	\$400
303	N/A	Land and Land Rights	5,000	N/A
304	3.70%	Structures and Improvements	9,318	863
307	3.70%	Wells and Springs	7,763	7,044
309	3.13%	Supply Mains	6,885	3,013
311	5.88%	Pumping Equipment	16,314	16,314
320	5.88%	Water Treatment Equipment	350	350
330	3.03%	Distribution Reservoirs and Standpipes	15,811	12,047
331	2.63%	Transmission and Distribution Mains	27,943	18,946
333	2.86%	Services	5,692	5,115
334	5.88%	Meters and Meters Installations	3,455	3,335
335	2.50%	Hydrants	4,547	3,637
		Total Including Land	<u>\$103,578</u>	<u>\$71,063</u>
			<b>CIAC AMORT. 12/31/2017 (DEBIT)*</b>	<b>CIAC 12/31/2017 (CREDIT)</b>
			<u>\$57,044</u>	<u>\$62,440</u>

\* The plant and accumulated depreciation balances exclude the pro forma meter replacements, well meter replacement, exterior lighting and timer replacement, and fence replacement. Also, the plant, accumulated depreciation, and accumulated amortization of CIAC balances exclude the approved averaging adjustments that are used only for rate setting purposes and should not be reflected on the Utility's books.