

**BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION**

In re: Application for a Limited Alternative Rate Increase by Country Walk Utilities, Inc. in Highlands County	Docket No. 2021xxxxx-WU Filed: November 11, 2021
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**APPLICATION OF COUNTRY WALK UTILITIES, INC. FOR LIMITED ALTERNATIVE RATE INCREASE IN HIGHLANDS COUNTY**

County Walk Utilities, Inc. (hereinafter referred to as "Country Walk" or "Utility"), by and through its undersigned representative and pursuant Chapter 25-30.457, Florida Administrative Code (F.A.C.), hereby files this Application for a limited alternative rate increase (LARI) in Highlands County. In support thereof, Country Walk provides the following:

**I. FILING REQUIREMENTS**

1. The Utility's name as it should appear on its certificate and its mailing address are:

- COM \_\_\_\_\_
- AFD \_\_\_\_\_
- APA \_\_\_\_\_
- ECO** \_\_\_\_\_
- ENG \_\_\_\_\_
- GCL \_\_\_\_\_
- IDM \_\_\_\_\_
- CLK \_\_\_\_\_

*3 copies of Application*

Country Walk Utilities, Inc.  
 4939 Cross Bayou Blvd.  
 New Port Richey, Florida 34652  
 (727) 848-8292 (Telephone)  
 (727) 848-7701 (Facsimile)

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 COMMISSION CLERK

2. Country Walk was incorporated on September 4, 2013 under the laws of Florida and is currently authorized to conduct business in Florida under registration number P13000073199. The Utility is conducting business as an S corporation.

3. The names and addresses of the Utility's authorized representatives are:

Troy Rendell  
 Vice President – Investor Owned Utilities  
 U.S. Water Services Corporation  
 4939 Cross Bayou Blvd.

Check received with filing and forwarded to Fiscal for deposit. Fiscal to forward deposit information to Records.

Initials of person who forwarded check:

*TRC*  
 11/16/21

New Port Richey, Florida 34652  
(727) 848-8292, ext. 245 (Telephone)  
(727) 848-7701 (Facsimile)

4. The persons who own five percent or more of the Utility's stock are:

Gary A. Deremer – 100% shares  
President and CEO  
4939 Cross Bayou Blvd.  
New Port Richey, FL 34652

5. Attached hereto as **Exhibit "A"** as support of the Utility's request are:

a. A schedule showing the annualized revenues by customer class and meter size for the most recent 12-month period using the rates in effect at the time the utility files its application;

b. A schedule showing the current and proposed rates for all classes of customers;

c. A schedule or comparison of the Utility's last approved revenue and expenses from its last Staff Assisted Rate Case (SARC) Order to the year 2020 and to the twelve month period ending September 30, 2021 (Test Year);

d. An Income Statement for the last twelve months ending September 30, 2021 Test Year;

e. A Balance Sheet as of September 30, 2021;

f. Schedules from a SARC example showing Test Year Rate Base, Income Statement, Capital Structure, Operation and Maintenance Expenses, Taxes Other Than Income, and Current and Proposed Rates.

g. Copies of the Highlands County Tax bills for 2020 and 2021.

6. The Utility is currently underearning and is projected to earn even less due to an increase in Highlands County property and ad valorem taxes in 2021. The primary reasons for this underearning are a decrease in revenues, increase in operating expenses, and increase in Highlands County taxes. The comparison attached hereto illustrates these factors.

7. Country Walk's 2020 Annual Report also illustrates the underearning of the Utility due to a reduction in revenues and increase in expenses.

8. The SARC schedules attached hereto were compiled using the most recent approved leverage formula. The rate of return on equity used was 7.85% based upon 100% equity. In the Utility's last SARC, the Commission approved an ROE of 8.11%.

9. The Utility made a pro forma adjustment in the SARC schedules to include the increase in Highlands County Taxes. Also an adjustment was made to include noticing in this LARI and to attend the agenda conference in Tallahassee.

10. The attached SARC schedules indicate that Country Walk is entitled to a 8.18% increase in revenues.

11. The Utility's last SARC was approved in PSC-2018-0553-PAA-WU, issued November 19, 2018 in Docket No. 20180021-WU. (SARC Order)

12. This SARC Order established the Utility's rate base, capital structure, annual operating expenses and revenues and was issued for the Utility within the 7-year period prior to the official date of filing of the application.

13. The figures and calculations upon which the change in rates is based are accurate and that the change will not cause the utility to exceed its last authorized rate of return on equity.

14. The utility is currently in compliance with its annual report filing in accordance with subsection 25-30.110(3), F.A.C.

15. The utility has paid all required regulatory assessment fees.

16. The appropriate filing fee of \$500 accompanies this Application as required by Section 367.145(2), F.S., and Rule 25-30.020, F.A.C.

WHEREFORE, the Utility respectfully requests that the Commission:

- A. Accept jurisdiction of this Application;
- B. Grant Utility's request for a limited alternative rate increase;
- C. Grant such further relief as the Commission deems fair, just, equitable and appropriate.

Respectfully submitted this 11<sup>th</sup> day of November 2021.



Troy Rendell  
Country Walk Utilities, Inc.  
4939 Cross Bayou Blvd.  
New Port Richey, Florida 34652  
(727) 848-8292 (Telephone)

**Exhibit A**

**Annualized Revenue**

12 Month ending 09/30/2021

<u>Residential</u>	<u>Bills</u>	<u>Rate</u>	<u>Annualized Revenue</u>
5/8 x 3/4"	838	\$ 29.65	\$24,846.70

Gallons

0 - 3000 gal	1599	\$ 13.29	\$21,250.71
Over 3,000 gal	392	\$ 24.15	\$ 9,466.80

**General Service**

5/8 x 3/4"	12	\$ 29.65	\$ 355.80
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Gallons	8	\$ 15.45	\$ 123.60
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Annualized Revenue \$56,043.61

**Country Walk Utilities, Inc.  
Water Monthly Service Rates  
Test Year Ended 09/30/2021**

	<b>Rates Prior to Filing</b>	<b>Utility Requested Final</b>
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**Residential Service (RS)**

Base Facility Charge by Meter Size:

5/8" x 3/4"	\$29.65	\$32.08
3/4"	\$44.48	\$48.12
1"	\$74.13	\$80.19
1-1/2"	\$148.25	\$160.38
2"	\$237.20	\$256.61
3"	\$474.40	\$513.21
4"	\$741.25	\$801.89
6"	\$1,482.50	\$1,603.78

Gallonage Charge

0 - 3,000 gallon	\$13.29	\$14.38
Over 3,000 gallons	\$24.15	\$26.13

**General Service (GS)**

Base Facility Charge by Meter Size:

5/8" x 3/4"	\$29.65	\$32.08
3/4"	\$44.48	\$48.12
1"	\$74.13	\$80.19
1-1/2"	\$148.25	\$160.38
2"	\$237.20	\$256.61
3"	\$474.40	\$513.21
4"	\$741.25	\$801.89
6"	\$1,482.50	\$1,603.78

Gallonage Charge, per 1,000 Gallons	\$15.45	\$16.71
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**Typical Residential Bills 5/8" x 3/4" Meter**

3,000 Gallons	\$69.52	\$75.22
5,000 Gallons	\$96.10	\$103.98
10,000 Gallons	\$162.55	\$175.88

**Country Walk Utilities  
Comparison**

ACCT NO.	ACCOUNT TITLE	FPSC	Year End		Test Period	
		Approved SARC	2020	Difference	Ending 09/30/21	Difference
	REVENUE REQUIREMENT APPROVED	\$ 56,960				
	TOTAL ACTUAL REVENUES		\$ 53,820	\$ (3,140)	\$ 55,267	\$(1,693)
603	SALARIES: OFFICERS, DIRECTORS, ETC.	3,000	3,000	\$0	3,000	\$0
615	PURCHASED POWER	1,152	1,001	-\$151	1,172	\$19
618	CHEMICALS	2,819	1,538	-\$1,281	1,447	-\$1,372
632	CONTRACTUAL SERVICES - ACCT.	350	400	\$50	425	\$75
633	CONTRACTUAL SERVICES - LEGAL	530	300	-\$230	300	-\$230
635	CONTRACTUAL SERVICES - TESTING	0		\$0	364	\$364
636	CONTRACTUAL SERVICES - OTHER	21,828	24,812	\$2,984	25,053	\$3,225
657	INSURANCE-GENERAL LIABILITY	1,300	1,164	-\$136	1,237	-\$63
665	AMORT. OF RATE CASE EXPENSE	401	250	-\$151	250	-\$151
670	BAD DEBT EXPENSE	570	507	-\$63	398	-\$172
675	MISCELLANEOUS EXPENSES	100	250	\$150	1,250	\$1,150
	TOTAL OPERATION AND MAINTENANCE	<u>\$32,050</u>	<u>\$33,221</u>	<u>\$1,171</u>	<u>\$34,896</u>	<u>\$2,846</u>
403	DEPRECIATION EXPENSE	11,328	11,381	\$53	\$11,495	\$167
408.1	REGULATORY ASSESSMENT FEES	2,527	2,238	-\$289	\$2,487	-\$40
408.3	PROPERTY & AD VALOREM TAXES	538	320	-\$218	\$329	-\$209 **

**\*\*for this year property tax will be \$1,850**

		2020 Tax Bill	2021 Tax Bill	Difference
Country Walk	C16 36 29 010 00A1 0000	\$ 294.26	\$ 77.59	
Country Walk	B-4079-00	\$ 14.28	\$ 1,772.52	
		<u>\$ 308.54</u>	<u>\$ 1,850.11</u>	\$ 1,541.57

**Country Walk Utilities, Inc.**  
**Profit Loss Test Year**  
**October 2020 through September 2021**

	Oct 20	Nov 20	Dec 20	Jan 21	Feb 21	Mar 21	Apr 21
<b>Ordinary Income/Expense</b>							
<b>Income</b>							
<b>400 · Services Income</b>							
460.1 · Residential	4,099.84	4,441.11	4,104.95	4,762.94	8,047.89	2,397.16	5,606.64
460.2 · Commercial	29.16	44.35	59.54	29.16	44.35	29.16	59.54
<b>Total 400 · Services Income</b>	<b>4,129.00</b>	<b>4,485.46</b>	<b>4,164.49</b>	<b>4,792.10</b>	<b>8,092.24</b>	<b>2,426.32</b>	<b>5,666.18</b>
<b>471 · Other Water Revenues</b>							
471.2 · Reconnect Fees	57.10	93.30	62.20	31.10	0.00	0.00	0.00
471.4 · Late Fees	19.50	19.50	45.50	13.00	32.50	26.00	32.50
471.5 · Return Check Fees	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total 471 · Other Water Revenues</b>	<b>76.60</b>	<b>112.80</b>	<b>107.70</b>	<b>44.10</b>	<b>32.50</b>	<b>26.00</b>	<b>32.50</b>
<b>Total Income</b>	<b>4,205.60</b>	<b>4,598.26</b>	<b>4,272.19</b>	<b>4,836.20</b>	<b>8,124.74</b>	<b>2,452.32</b>	<b>5,698.68</b>
<b>Gross Profit</b>	<b>4,205.60</b>	<b>4,598.26</b>	<b>4,272.19</b>	<b>4,836.20</b>	<b>8,124.74</b>	<b>2,452.32</b>	<b>5,698.68</b>
<b>Expense</b>							
<b>401 · Operating Expense</b>							
403 · Depreciation	933.67	980.70	980.59	950.00	950.00	954.16	954.14
406 · Amortization Aquisition Adjus	-194.74	-194.74	-194.74	-194.74	-194.74	-75.32	-75.32
407 · Amortization - CIAC	-96.65	-101.50	-101.49	-97.36	-97.27	-97.38	-97.67
407.2 · Amortization - Hydro Tank Rehab	112.79	112.79	112.79	112.79	112.79	112.79	112.79
407.3 · Amorization Expense - Rate Case	20.83	20.83	20.83	20.83	20.83	20.83	20.83
<b>408 · Taxes</b>							
408.10 · Regulatory Assesment Fees	189.25	206.92	8.79	401.09	365.62	110.35	256.44
408.3 · Property	24.77	36.23	36.24	25.71	25.71	25.71	25.71
<b>Total 408 · Taxes</b>	<b>214.02</b>	<b>243.15</b>	<b>45.03</b>	<b>426.80</b>	<b>391.33</b>	<b>136.06</b>	<b>282.15</b>
<b>427 · Interest Expense</b>							
427.4 · Interest on Customer Deposits	0.00	0.00	32.52	32.52	0.00	0.00	0.00
<b>Total 427 · Interest Expense</b>	<b>0.00</b>	<b>0.00</b>	<b>32.52</b>	<b>32.52</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>Total 401 · Operating Expense</b>	<b>989.92</b>	<b>1,061.23</b>	<b>895.53</b>	<b>1,250.84</b>	<b>1,182.94</b>	<b>1,051.14</b>	<b>1,196.92</b>
<b>401.1 · Water System O&amp;M</b>							
<b>600 · Expense</b>							
603 · Officer's Salaries	250.00	250.00	250.00	250.00	250.00	250.00	250.00
615 · Purchased Power	78.98	78.70	87.61	147.29	100.64	98.53	99.07
618 · Chemicals	186.75	0.00	0.00	731.50	0.00	0.00	0.00
632 · Accounting Fees	0.00	0.00	0.00	0.00	425.00	0.00	0.00
633 · Legal Fees	0.00	0.00	0.00	300.00	0.00	0.00	0.00
635 · Laboratory Services	0.00	224.00	56.00	0.00	0.00	0.00	0.00
636 · Contractual Service - Other	1,963.47	1,963.47	1,963.47	1,963.47	1,963.47	1,963.47	1,986.44
657 · Insurance - Gen Liability	103.08	103.08	103.08	103.08	103.08	103.08	103.08
670 · Bad Debt	0.00	0.00	0.00	0.00	-70.10	70.10	0.00
675 · Miscellaneous	0.00	0.00	0.00	150.00	0.00	0.00	0.00
<b>Total 600 · Expense</b>	<b>2,582.28</b>	<b>2,619.25</b>	<b>2,460.16</b>	<b>3,645.34</b>	<b>2,772.09</b>	<b>2,485.18</b>	<b>2,438.59</b>
<b>Total 401.1 · Water System O&amp;M</b>	<b>2,582.28</b>	<b>2,619.25</b>	<b>2,460.16</b>	<b>3,645.34</b>	<b>2,772.09</b>	<b>2,485.18</b>	<b>2,438.59</b>
<b>Total Expense</b>	<b>3,572.20</b>	<b>3,680.48</b>	<b>3,355.69</b>	<b>4,896.18</b>	<b>3,955.03</b>	<b>3,536.32</b>	<b>3,635.51</b>
<b>Net Ordinary Income</b>	<b>633.40</b>	<b>917.78</b>	<b>916.50</b>	<b>-59.98</b>	<b>4,169.71</b>	<b>-1,084.00</b>	<b>2,063.17</b>
<b>Net Income</b>	<b>633.40</b>	<b>917.78</b>	<b>916.50</b>	<b>-59.98</b>	<b>4,169.71</b>	<b>-1,084.00</b>	<b>2,063.17</b>

**Country Walk Utilities, Inc.**  
**Profit Loss Test Year**  
**October 2020 through September 2021**

	<b>TOTAL</b>					
	<b>May 21</b>	<b>Jun 21</b>	<b>Jul 21</b>	<b>Aug 21</b>	<b>Sep 21</b>	<b>Oct - Sept</b>
<b>Ordinary Income/Expense</b>						
<b>Income</b>						
<b>400 · Services Income</b>						
<b>460.1 · Residential</b>	2,850.88	7,199.38	1,829.45	5,016.44	3,537.38	53,894.06
<b>460.2 · Commercial</b>	29.16	44.35	29.16	45.58	29.65	473.16
<b>Total 400 · Services Income</b>	2,880.04	7,243.73	1,858.61	5,062.02	3,567.03	54,367.22
<b>471 · Other Water Revenues</b>						
<b>471.2 · Reconnect Fees</b>	93.30	62.20	62.73	0.00	58.08	520.01
<b>471.4 · Late Fees</b>	19.50	39.00	52.96	39.72	39.72	379.40
<b>471.5 · Return Check Fees</b>	0.00	0.00	0.00	0.00	0.00	0.00
<b>Total 471 · Other Water Revenues</b>	112.80	101.20	115.69	39.72	97.80	899.41
<b>Total Income</b>	2,992.84	7,344.93	1,974.30	5,101.74	3,664.83	55,266.63
<b>Gross Profit</b>	2,992.84	7,344.93	1,974.30	5,101.74	3,664.83	55,266.63
<b>Expense</b>						
<b>401 · Operating Expense</b>						
<b>403 · Depreciation</b>	955.36	959.08	959.04	959.29	959.24	11,495.27
<b>406 · Amortization Aquisition Adjus</b>	-75.32	-75.32	-75.32	-75.32	-75.32	-1,500.94
<b>407 · Amortization - CIAC</b>	-97.71	-98.09	-98.08	-98.11	-98.10	-1,179.41
<b>407.2 · Amortization - Hydro Tank Rehab</b>	112.79	112.79	112.79	112.79	112.79	1,353.48
<b>407.3 · Amorization Expense - Rate Case</b>	20.83	20.83	20.83	20.83	20.83	249.96
<b>408 · Taxes</b>						
<b>408.10 · Regulatory Assesment Fees</b>	134.68	330.52	88.84	229.58	164.92	2,487.00
<b>408.3 · Property</b>	25.71	25.71	25.71	25.71	25.71	328.63
<b>Total 408 · Taxes</b>	160.39	356.23	114.55	255.29	190.63	2,815.63
<b>427 · Interest Expense</b>						
<b>427.4 · Interest on Customer Deposits</b>	0.00	0.00	0.00	0.00	0.00	65.04
<b>Total 427 · Interest Expense</b>	0.00	0.00	0.00	0.00	0.00	65.04
<b>Total 401 · Operating Expense</b>	1,076.34	1,275.52	1,033.81	1,174.77	1,110.07	13,299.03
<b>401.1 · Water System O&amp;M</b>						
<b>600 · Expense</b>						
<b>603 · Officer's Salaries</b>	250.00	250.00	250.00	250.00	250.00	3,000.00
<b>615 · Purchased Power</b>	89.05	103.82	83.06	80.20	124.55	1,171.50
<b>618 · Chemicals</b>	528.87	0.00	0.00	0.00	0.00	1,447.12
<b>632 · Accounting Fees</b>	0.00	0.00	0.00	0.00	0.00	425.00
<b>633 · Legal Fees</b>	0.00	0.00	0.00	0.00	0.00	300.00
<b>635 · Laboratory Services</b>	0.00	84.00	0.00	0.00	0.00	364.00
<b>636 · Contractual Service - Other</b>	1,986.44	1,986.44	1,986.44	1,986.44	1,986.44	23,699.46
<b>657 · Insurance - Gen Liability</b>	103.08	103.08	103.08	103.08	103.08	1,236.96
<b>670 · Bad Debt</b>	573.41	-187.65	98.61	-160.85	74.87	398.39
<b>675 · Miscellaneous</b>	0.00	1,000.00	100.00	0.00	0.00	1,250.00
<b>Total 600 · Expense</b>	3,530.85	3,339.69	2,621.19	2,258.87	2,538.94	33,292.43
<b>Total 401.1 · Water System O&amp;M</b>	3,530.85	3,339.69	2,621.19	2,258.87	2,538.94	33,292.43
<b>Total Expense</b>	4,607.19	4,615.21	3,655.00	3,433.64	3,649.01	46,591.46
<b>Net Ordinary Income</b>	-1,614.35	2,729.72	-1,680.70	1,668.10	15.82	8,675.17
<b>Net Income</b>	-1,614.35	2,729.72	-1,680.70	1,668.10	15.82	8,675.17

Country Walk Utilities, Inc.

Balance Sheet

As of September 30, 2021

Sep 30, 21

115 · Accum Amort-Acquisition Adjustm	
115.1 · Water	18,053.89
Total 115 · Accum Amort-Acquisition Adjustm	18,053.89
270 · CIAC	
271 · Contributions in Aid of Constr	-24,200.00
272 · Acc Amortiz CIAC	21,894.80
Total 270 · CIAC	-2,305.20
Total Fixed Assets	143,859.28
<b>TOTAL ASSETS</b>	<b>180,716.03</b>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
231 · Accounts Payable	124.55
Total Accounts Payable	124.55
Other Current Liabilities	
235 · Customer Deposits	2,946.00
236 · Accrued Taxes	
236.1 · Property / Tangible Taxes	231.39
Total 236 · Accrued Taxes	231.39
241 · Accrued Liabilities	
241.1 · Officers Salaries	250.00
241.2 · Regulatory Assessment Fees	1,898.59
Total 241 · Accrued Liabilities	2,148.59
Total Other Current Liabilities	5,325.98
Total Current Liabilities	5,450.53
Total Liabilities	5,450.53
Equity	
500 · Equity	
152 · Capital Stock	250.00
502 · Capital	137,537.44
503 · Paid in Excess	-2,450.60
Total 500 · Equity	135,336.84
5000 · Retained Earnings	33,721.17
Net Income	6,207.49
Total Equity	175,265.50
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>180,716.03</b>

**Country Walk Utilities, Inc.**  
**Schedule of Water Rate Base**  
**Test Year Ended 09/30/2021**

**Schedule No. 1-A**  
**Docket No.2021XXX-WU**

Description	Per Utility	Adjustments	Adjusted Test Year
1 Plant in Service	\$236,621	\$0	\$236,621
2 Land and Land Rights	1,495	0	1,495
3 Non-used and Useful Components	0	0	0
4 Accumulated Depreciation	-89,942	0	-89,942
5 CIAC	-24,200	0	-24,200
6 Amortization of CIAC	21,895	0	21,895
7 Acquisition Adjustment	-20,064	0	-20,064
8 Accumulated Amortizaion - Acq Adj	18,054	0	18,054
9 Working Capital Allowance	<u>4,162</u>	<u>36</u>	<u>4,198</u>
10 <b>Rate Base</b>	<u>\$148,021</u>	<u>\$36</u>	<u>\$148,057</u>

Country Walk Utilities, Inc.  
Statement of Water Operations  
Test Year Ended 09/30/2021

Revised Schedule No. 3-A  
Docket No.2021XXX-WU

Description	Per Utility	Adjustments	Adjusted Test Year	Revenue Increase	Revenue Requirement
<b>1 Operating Revenues:</b>	<u>\$55,267</u>	<u>\$1,676</u>	<u>\$56,943</u>	<u>\$4,658</u> 8.18%	<u>\$61,602</u>
<b>Operating Expenses</b>					
<b>2 Operation &amp; Maintenance</b>	33,292	288	33,581	0	33,581
<b>3 Depreciation</b>	11,495	0	11,495		11,495
<b>4 Amortization - CIAC &amp; Deferred Expense</b>	424	0	424		424
<b>5 Amortization - Aquis Adjust</b>	-1,501				
<b>6 Taxes Other Than Income</b>	2,816	1,597	4,413	210	4,622
<b>7 Income Taxes</b>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>	<u>0</u>
<b>8 Total Operating Expense</b>	<u>46,526</u>	<u>1,885</u>	<u>49,913</u>	<u>210</u>	<u>50,122</u>
<b>9 Operating Income</b>	<u>\$8,740</u>	<u>-\$209</u>	<u>\$7,030</u>	<u>\$4,449</u>	<u>\$11,479</u>
<b>10 Rate Base</b>	<u>\$148,021</u>		<u>\$148,057</u>		<u>\$148,057</u>
<b>11 Rate of Return</b>	<u>5.90%</u>		<u>4.75%</u>		<u>7.75%</u>

Country Walk Utilities, Inc.  
 Adjustments to Rate Base  
 Test Year Ended 09/30/2021

Schedule No. 1-C  
 Docket No.2021XXX-WU

Explanation		Water	Wastewater
<u>Plant In Service</u>			
1		\$0	\$0
2		\$0	\$0
3		\$0	\$0
	Total	<u>\$0</u>	<u>\$0</u>
<u>Land</u>			
1		\$0	\$0
<u>Accumulated Depreciation</u>			
1	Annualization adjustment for full year	\$0	\$0
2		<u>\$0</u>	<u>\$0</u>
	Total	<u>\$0</u>	<u>\$0</u>
<u>CIAC</u>			
1		<u>\$0</u>	<u>\$0</u>
	Total	<u>\$0</u>	<u>\$0</u>
<u>Accumulated Amortization of CIAC</u>			
1	Annualization adjustment for full year	\$0	\$0
2		<u>\$0</u>	<u>\$0</u>
	Total	<u>\$0</u>	<u>\$0</u>
<u>Working Capital</u>			
1		<u>\$36</u>	<u>\$0</u>

Country Walk Utilities, Inc.  
 Adjustment to Operating Income  
 Test Year Ended 09/30/2021

Revised Schedule 3-C  
 Docket No.2021XXX-WU

Explanation	Water	Wastewater
<u>Operating Revenues</u>		
1 Annualized Revenue	\$ 1,676.39	\$0
2	<u>\$0</u>	<u>\$0</u>
Total	<u>\$1,676</u>	<u>\$0</u>
<u>Operation and Maintenance Expense</u>		
3	\$0	\$0
4 Rate Case Expense Amortization	\$288	\$0
5	\$0	\$0
6	\$0	\$0
7 Total	<u>\$288</u>	<u>\$0</u>
<u>Depreciation Expense - Net</u>		
8	\$0	\$0
9	\$0	\$0
Total	<u>\$0</u>	<u>\$0</u>
<u>Amortization Expense</u>		
12 Annualization adjustment for full year	\$0	
<u>Taxes Other Than Income</u>		
2021 Property & Ad Valorem Tax	\$1,521	
13 To reflect appropriate RAFs test year revenues	<u>\$75</u>	<u>\$0</u>
Total	<u>\$1,597</u>	<u>\$0</u>
<b>Additional Pro Forma Adjustments</b>		
<u>Operation and Maintenance Expense</u>		
14 Bad Debt Expense on Revenue Increase (2%)	<u>\$0</u>	
<u>TAXES OTHER THAN INCOME TAX</u>		
15 RAF on Revenue Adjustment @ 4.5%	<u>\$210</u>	

Country Walk Utilities, Inc.  
 Capital Structure  
 Test Year Ended 09/30/2021

Schedule No. 2  
 Docket No.2021XXX-WU

Description	Total Capital	Specific Adjustments	Subtotal Adjusted Capital	Prorata Adjustments	Capital Reconciled to Rate Base	Ratio	Cost Rate	Weighted Cost
<b>Per Utility</b>								
11 Long-term Debt	\$0	\$0	\$0	\$0	\$0	0.00%	0.00%	0.00%
12 Short-term Debt	0	0	\$0	\$0	0	0.00%	0.00%	0.00%
13 Preferred Stock	0	0	\$0	\$0	0	0.00%	0.00%	0.00%
14 Common Equity	175,266	0	\$175,266	-\$29,656	145,609	98.35%	7.85%	7.72%
15 Customer Deposits	2,946	0	\$2,946	-\$498	2,448	1.65%	2.00%	0.03%
16 Deferred Income Taxes	0	0	\$0	\$0	0	0.00%	0.00%	0.00%
20 <b>Total Capital</b>	<u>\$178,212</u>	<u>\$0</u>	<u>\$178,212</u>	<u>-\$30,155</u>	<u>\$148,057</u>	<u>100.00%</u>		<u>7.75%</u>
						<b>LOW</b>	<b>HIGH</b>	
					RETURN ON EQUITY	<u>6.85%</u>	<u>8.85%</u>	
					OVERALL RATE OF RETURN	<u>6.77%</u>	<u>8.74%</u>	

**Country Walk Utilities, Inc.**  
**O&M EXPENSES-WATER**  
**Test Year Ended 09/30/2021**

**Docket No.2021XXX-WU**

ACCT NO.	ACCOUNT TITLE	TEST	ADJUST.	ADJUSTED
		PERIOD		TEST YEAR
		OCT 20 - SEPT 21		
601	SALARIES AND WAGES - EMPLOYEES	\$0	\$0	\$0
603	SALARIES: OFFICERS, DIRECTORS, ETC.	3,000	\$0	3,000
604	EMPLOYEE PENSIONS AND BENEFITS	0	\$0	0
610	PURCHASED WATER	0	\$0	0
615	PURCHASED POWER	1,172	\$0	1,172
616	FUEL FOR POWER PRODUCTION	0	\$0	0
618	CHEMICALS	1,447	\$0	1,447
620	MATERIALS AND SUPPLIES	0	\$0	0
631	CONTRACTUAL SERVICES - ENGINEERING	0	\$0	0
632	CONTRACTUAL SERVICES - ACCT.	425	\$0	425
633	CONTRACTUAL SERVICES - LEGAL	300	\$0	300
634	CONTRACTUAL SERVICES - TESTING	364	\$0	364
636	CONTRACTUAL SERVICES - OTHER	23,699	\$0	23,699
641	RENTAL OF BUILDING/REAL PROPERTY	0	\$0	0
642	RENTAL OF EQUIPMENT	0	\$0	0
650	TRANSPORTATION EXPENSES	0	\$0	0
656	INSURANCE-VEHICLE	0	\$0	0
657	INSURANCE-GENERAL LIABILITY	1,237	\$0	1,237
658	INSURANCE-WORKMAN'S COMP.	0	\$0	0
659	INSURANCE-OTHER	0	\$0	0
660	ADVERTISING EXPENSE	0	\$0	0
666	AMORT. OF RATE CASE EXPENSE	0	\$288	288
667	REGULATORY COMM. EXPENSES - OTHER	0	\$0	0
670	BAD DEBT EXPENSE	398	\$0	398
675	MISCELLANEOUS EXPENSES	<u>1,250</u>	\$0	<u>1,250</u>
	TOTAL OPERATION AND MAINTENANCE	<u>\$33,292</u>	<u>\$288</u>	<u>\$33,581</u>

**Analysis of Rate Case Expense**

**Florida Public Service Commission**

**Country Walk Utilities, Inc.**  
**Docket No.2021XXX-WU**  
 Test Year Ended 09/30/2021

Schedule: RCE  
 Page: 1 of 1

Explanation: Provide the total amount of rate case expense requested in the application. State whether the total includes the amount up to proposed agency action or through a hearing before the Commission. Provide a breakdown of the total by persons assisting in the application, including the hours billed, the hourly rate, and a detailed list of services provided. Also provide the amortization and its allocation, including support behind this determination.

Line No.	(1) Firm or Vendor Name	(2) Counsel, Consultant or Witness	(3) Hourly Rate	(4) Total Est of Firm's Charges	(5) Type of Service Rendered	(6) Comments	(7) Hours
1	<u>Legal</u>						
2	N/A			0	Legal		
3	<u>Sub-Total Legal</u>			<u>0</u>			
4							
5							
6	<u>Other</u>						
7	Customer Notice - Customer Meeting	Rendell		\$ 76.65	Notices - printing & mailing	PSC Rule - past Commission practice	
8	Customer Notice - Final Rates	Rendell		\$ 76.65	Notices - printing & mailing	PSC Rule - past Commission practice	
9	Travel - Customer Meeting	Rendell, Purviance		\$ 250.00	Attend Customer Meeting	Customer Meeting - Lodging, Mileage & Meals	
10	Filing Fee	Rendell		\$ 500.00	Filing Fee	PSC Rule	
11	Travel - PAA Agenda	Rendell / Deremer		\$ 250.00	Attend PAA Agenda	PAA Agenda - Lodging, Mileage & Meals	
12	<u>Sub-Total Other</u>			<u>1,153</u>			
13	Total Estimate Through PAA [ X ] or Commission Hearing [			<u>1,153</u>			
14	Allocation to this Rate Group:						
15		Water	Water	Sewer	Sewer		
16		Allocation %	Amount	Allocation %	Amount		
17	Allocated Total	100.00%	1,153	0.00%	0		
18	Amortization of Rate Case Expense:						
19	Amortization Period in Years:		<u>4</u>		<u>4</u>		
20	Amortization Amount per year		<u>288</u>		<u>0</u>		
21	Deferred Rate Case Expense (for CWC on A-3)						
22	=(Allocated Total less first year amortization)/2		<u>432</u>		<u>0</u>		
23							
24	Method of Allocation Between Systems (Provide Calculation):						
25	Note: Allocation is by # of customers of the systems in this rate case filing						

WATER	Per Utility	UTILITY ADJUSTMENTS	UTILITY ADJUSTED TEST YEAR	ADJUSTMENTS	ADJUSTED TEST YEAR	REVENUE INCREASE	REVENUE REQUIREMENT
PERSONAL PROPERTY	\$329	\$1,521	\$1,850	\$0	\$1,850		\$1,850
	0	0	0	0	0		0
REGULATORY ASSESSMENT FEES	2,487	75	2,562	0	2,562	210	2,772
OTHER	0	0	0	0	0		0
<b>TOTAL</b>	<b><u>\$2,816</u></b>	<b><u>\$1,597</u></b>	<b><u>\$4,413</u></b>	<b><u>\$0</u></b>	<b><u>\$4,413</u></b>	<b><u>\$210</u></b>	<b><u>\$4,622</u></b>

**NOTICE OF AD VALOREM TAXES AND NON-ADVALOREM ASSESSMENTS**

ACCOUNT NUMBER	PROPERTY ADDRESS	EXEMPTION CODES	ESCROW
B000000-00040790000	29 LAKE SIDE TRL	*A1	

P

\*See reverse side for description.



1/4  
7-43887

COUNTRY WALK UTILITIES  
4939 CROSS BAYOU BLVD  
NEW PORT RICHEY FL 34652-3434



**PAY IN U.S. FUNDS TO ERIC T. ZWAYER, TAX COLLECTOR • 540 S. COMMERCE AVE • SEBRING, FL. 33870-3867 • (863) 402-6685**

AD VALOREM TAXES						
TAXING AUTHORITY		ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	MILLAGE RATE	TAXES LEVIED
COUNTY GENERAL	863-402-8520	25,999	25,000	999	3.5500	8.54
SCHOOL GENERAL FUND	863-471-6555	25,999	25,000	999	3.8270	3.82
SCHOOL BASIC DISCRETIONARY	863-471-6555	25,999	25,000	999	0.7480	0.75
SCHOOL CAPITAL IMPROVEMENT	863-471-6555	25,999	25,000	999	1.5000	1.50
SWEWM DISTRICT	352-798-7211	25,999	25,000	999	0.2669	0.27
					14.89190	14.88

NON-AD VALOREM ASSESSMENTS	
LEVYING AUTHORITY	AMOUNT
	0.00

**COMBINED TAXES AND ASSESSMENTS** 14.88 *See reverse side for important information.*

Nov 30, 2020 14.28	Dec 31, 2020 14.43	Jan 31, 2021 14.58	Feb 28, 2021 14.73	Mar 31, 2021 14.88	April 1 <sup>st</sup> Taxes are Delinquent
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RETAIN THIS PORTION FOR YOUR RECORDS. WALK-IN CUSTOMERS, PLEASE BRING FOR RECEIPT.

◀ IF PAID BY

**NOTICE OF AD VALOREM TAXES AND NON-ADVALOREM ASSESSMENTS**

ACCOUNT NUMBER	PROPERTY ADDRESS	EXEMPTION CODES	ESCROW
C163629-01000A10000	29 LAKE SIDE TRL		

R

COUNTRY WALK  
 PB 15 PG 50  
 WATER PLANT SITE  
 WITHIN TRACT A



114  
 7-43863

COUNTRY WALK UTILITIES INC  
 4939 CROSS BAYOU BLVD  
 NEW PORT RICHEY FL 34652-3434



**PAY IN U.S. FUNDS TO ERIC T. ZWAYER, TAX COLLECTOR • 540 S. COMMERCE AVE • SEBRING, FL. 33870-3867 • (863) 402-6685**

AD-VALOREM TAXES						
TAXING AUTHORITY		ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	MILLAGE RATE	TAXES LEVIED
COUNTY GENERAL	863-402-6520	18,892		18,892	8.6500	164.53
SCHOOL GENERAL FUND	863-471-5555	18,892		18,892	3.8270	72.30
SCHOOL BASIC DISCRETIONARY	863-471-5555	18,892		18,892	0.7480	14.13
SCHOOL CAPITAL IMPROVEMENT	863-471-5555	18,892		18,892	1.8000	28.34
SWEWIM DISTRICT	362-796-7211	18,892		18,892	0.2669	5.04
					14.89190	281.34

NON-AD VALOREM ASSESSMENTS	
LEVYING AUTHORITY	AMOUNT
COUNTY FIRE - PARCEL	25.18
25.18	

**COMBINED TAXES AND ASSESSMENTS** 306.52 See reverse side for important information.

Nov 30, 2020	Dec 31, 2020	Jan 31, 2021	Feb 28, 2021	Mar 31, 2021	April 1 <sup>st</sup> Taxes are Delinquent
294.26	297.32	300.39	303.45	306.52	

RETAIN THIS PORTION FOR YOUR RECORDS.  
 WALK-IN CUSTOMERS,  
 PLEASE BRING FOR RECEIPT.

← IF PAID BY

**ERIC T. ZWAYER**  
HIGHLANDS COUNTY TAX COLLECTOR

2021 TANGIBLE PERSONAL PROPERTY

120397

**NOTICE OF AD VALOREM TAXES AND NON-ADVALOREM ASSESSMENTS**

ACCOUNT NUMBER	PROPERTY ADDRESS	EXEMPTION CODES	ESCROW
B000000-00040790000	29 LAKE SIDE TRL	*A1	

\*See reverse side for description.

P



120  
6-46428

COUNTRY WALK UTILITIES  
4939 CROSS BAYOU BLVD  
NEW PORT RICHEY FL 34652-3434



**PAY IN U.S. FUNDS TO ERIC T. ZWAYER, TAX COLLECTOR • 540 S. COMMERCE AVE • SEBRING, FL. 33870-3867 • (863) 402-6685**

AD VALOREM TAXES						
TAXING AUTHORITY		ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	MILLAGE RATE	TAXES LEVIED
COUNTY GENERAL	(863) 402-6620	150,754	25,000	125,754	8.5500	1,075.20
SCHOOL GENERAL FUND	(863) 471-5555	150,754	25,000	125,754	3.6310	454.26
SCHOOL BASIC DISCRETIONARY	(863) 471-5555	150,754	25,000	125,754	0.7480	94.06
SCHOOL CAPITAL IMPROVEMENT	(863) 471-5555	150,754	25,000	125,754	1.5000	188.63
<del>SWFWM DISTRICT</del>	<del>(352) 796-7211</del>	<del>150,754</del>	<del>25,000</del>	<del>125,754</del>	<del>0.2535</del>	<del>33.56</del>
					14.68250	1,872.71

RETAIN THIS PORTION FOR YOUR RECORDS, WALK-IN CUSTOMERS, PLEASE BRING FOR RECEIPT.

NON-AD VALOREM ASSESSMENTS	
LEVYING AUTHORITY	AMOUNT
	0.00

<b>COMBINED TAXES AND ASSESSMENTS</b>					1,872.71		See reverse side for important information.
Nov 30, 2021	Dec 31, 2021	Jan 31, 2022	Feb 28, 2022	Mar 31, 2022	April 1 <sup>st</sup> Taxes are Delinquent		
1,797.80	1,816.53	1,835.26	1,853.98	1,872.71			

◀ IF PAID BY

2021 TANGIBLE PERSONAL PROPERTY

126397

**ERIC T. ZWAYER**  
HIGHLANDS COUNTY TAX COLLECTOR

**NOTICE OF AD VALOREM TAXES AND NON-ADVALOREM ASSESSMENTS**

Nov 30, 2021	Dec 31, 2021	Jan 31, 2022	Feb 28, 2022	Mar 31, 2022	April 1 <sup>st</sup> Taxes are Delinquent
1,797.80	1,816.53	1,835.26	1,853.98	1,872.71	

**PAY IN U.S. FUNDS TO ERIC T. ZWAYER, TAX COLLECTOR • 540 S. COMMERCE AVE • SEBRING, FL. 33870-3867 • (863) 402-6685**

RETURN WITH PAYMENT. P

COUNTRY WALK UTILITIES  
4939 CROSS BAYOU BLVD  
NEW PORT RICHEY, FL 34652-3434



\* 2021-B000000-00040790000 \*

\*See reverse side for description.

ACCOUNT NUMBER	PROPERTY ADDRESS	EXEMPTION CODES	ESCROW
B000000-00040790000	29 LAKE SIDE TRL	*A1	

\*00126397 2021\*

**ERIC T. ZWAYER**  
HIGHLANDS COUNTY TAX COLLECTOR

2021 REAL ESTATE

00001

**NOTICE OF AD VALOREM TAXES AND NON-ADVALOREM ASSESSMENTS**

ACCOUNT NUMBER	PROPERTY ADDRESS	EXEMPTION CODES	ESCROW
C163629-01000A10000	29 LAKE SIDE TRL		

R

COUNTRY WALK  
PB 15 PG 50  
WATER PLANT SITE  
WITHIN TRACT A



120  
6-46424

COUNTRY WALK UTILITIES INC  
4939 CROSS BAYOU BLVD  
NEW PORT RICHEY FL 34652-3434



**PAY IN U.S. FUNDS TO ERIC T. ZWAYER, TAX COLLECTOR • 540 S. COMMERCE AVE • SEBRING, FL. 33870-3867 • (863) 402-6685**

AD VALOREM TAXES						
TAXING AUTHORITY		ASSESSED VALUE	EXEMPTION AMOUNT	TAXABLE VALUE	MILLAGE RATE	TAXES LEVIED
COUNTY GENERAL	(863) 402-6520	3,790		3,790	8.5500	32.40
SCHOOL GENERAL FUND	(863) 471-5555	3,790		3,790	3.6310	13.76
SCHOOL BASIC DISCRETIONARY	(863) 471-5555	3,790		3,790	0.7480	2.83
SCHOOL CAPITAL IMPROVEMENT	(863) 471-5555	3,790		3,790	1.5000	5.69
SWFWM-DISTRICT	(352) 796-7211	3,790		3,790	0.2535	0.96
					14.68250	55.64

RETAIN THIS PORTION FOR YOUR RECORDS.  
WALK-IN CUSTOMERS,  
PLEASE BRING FOR RECEIPT.

NON-AD VALOREM ASSESSMENTS		AMOUNT
LEVYING AUTHORITY		25.18
COUNTY FIRE - PARCEL		
		25.18

<b>COMBINED TAXES AND ASSESSMENTS</b>	<b>80.82</b>	See reverse side for important information.
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Nov 30, 2021 77.59	Dec 31, 2021 78.40	Jan 31, 2022 79.20	Feb 28, 2022 80.01	Mar 31, 2022 80.82	April 1st Taxes are Delinquent
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◀ IF PAID BY

2021 REAL ESTATE

66381

**ERIC T. ZWAYER**  
HIGHLANDS COUNTY TAX COLLECTOR

**NOTICE OF AD VALOREM TAXES AND NON-ADVALOREM ASSESSMENTS**

Nov 30, 2021 77.59	Dec 31, 2021 78.40	Jan 31, 2022 79.20	Feb 28, 2022 80.01	Mar 31, 2022 80.82	April 1st Taxes are Delinquent
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**PAY IN U.S. FUNDS TO ERIC T. ZWAYER, TAX COLLECTOR • 540 S. COMMERCE AVE • SEBRING, FL. 33870-3867 • (863) 402-6685**

RETURN WITH PAYMENT.

R

COUNTRY WALK UTILITIES INC  
4939 CROSS BAYOU BLVD  
NEW PORT RICHEY, FL 34652



\* 2021 - C 163629 - 01000A10000 \*

ACCOUNT NUMBER	PROPERTY ADDRESS	EXEMPTION CODES	ESCROW
C163629-01000A10000	29 LAKE SIDE TRL		

\*00066381 2021\*