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**Attorneys and Counselors at Law**  
Orlando  
Fort Pierce  
Tallahassee  
Viera/Melbourne

**MARTIN FRIEDMAN**  
407-310-2077  
mfriedman@deanmead.com

February 11, 2022  
via e filing

Adam Tietzman, Commission Clerk  
Office of Commission Clerk  
Florida Public Service Commission  
2540 Shumard Oak Blvd.  
Tallahassee, FL 32399-0850

RE: Docket No. 2022\_\_\_\_-WS; Application for staff-assisted rate case in Polk County by Anglers  
Cove West, Ltd

Dear Mr. Tietzman:

Enclosed is the Application for a staff-assisted rate case in Polk County by Anglers Cove West, Ltd. The Utility is also requesting pro forma adjustments for installation of AMR meters and for site renovation at the wastewater treatment plant. The documentation that we currently have for these proforma projects is attached to the Application.

Should you have any questions, please do not hesitate to give me a call.

Very truly yours,



MARTIN S. FRIEDMAN  
For the Firm

MSF/  
Cc: Brian Altman (via email)

FLORIDA PUBLIC SERVICE COMMISSION

APPLICATION FOR A  
STAFF ASSISTED RATE CASE

**I. GENERAL DATA**

A. Name of Utility: **Anglers Cove West, Ltd**

B. Address: **500 S. Florida Ave., Suite 700  
Lakeland, FL 33801**

1. Telephone Nos.: **(863) 647 1581**

2. County: **Polk** Nearest City: **Lakeland**

3. General Area Served: **Anglers Cove Mobile Home Park  
Anglers Cove West Mobile Home Park**

C. Authority:

1. Water Certificate No. **610-W** Date Received: **6/21/1999**

2. Wastewater Certificate No. **526-S** Date Received: **6/21/1999**

3. Date Utility Started Operations: Water: **1986** Wastewater: **1986**

D. How System Was Acquired: **Built**

If utility was purchased, give date Amount Paid \$

1. Name of Seller:

2. Was seller affiliated with present owners?  Yes  No

3. Did you purchase:  Stock  or assets only

E. Type of Legal Entity:

Limited Partnership  Corporation  Sole Proprietorship

F. Ownership & Officers:

Name	Title	Percent Ownership
1. <u><b>Brian Altman</b></u>	<u><b>VP of GP</b></u>	<u>                    </u>
2. <u><b>ATA Properties, Inc.</b></u>	<u><b>General Partner</b></u>	<u><b>1</b></u>
<u><b>Mildred Moats</b></u>	<u><b>Limited Partner</b></u>	<u><b>10</b></u>
3. <u><b>John Maxwell</b></u>	<u><b>Limited Partner</b></u>	<u><b>20</b></u>
<u><b>T &amp; A Investments, Inc.</b></u>	<u><b>Limited Partner</b></u>	<u><b>5</b></u>
4. <u><b>813 North LLC</b></u>	<u><b>Limited Partner</b></u>	<u><b>64</b></u>

G. List of Associated Companies and Addresses:

**S. V. Utilities, Ltd., CHC VII, LTD, Hidden Cove, Ltd, Four Lakes, Ltd.  
Century Companies LLC**

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

Name:

Address:

**Martin S. Friedman,**

**420 S. Orange Ave., Ste. 700**

**Dean Mead Law Firm**

**Orlando, FL 32801**

**407-310-2077**

**mfriedman@deanmead.com**

**II. ACCOUNTING DATA**

A. Outside Accountant

- 1. Name:
- 2. Firm:
- 3. Address:
- 4. Telephone: ( )

B. Individual To Contact On Accounting Matters:

- 1. Name: **Kim S. Kelley**
- 2. Telephone: **(863) 647 1581**

C. Location of Books and Records: **Company Offices - Lakeland**

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

Date Last Filed: **5/4/2021 for year ended 12/31/2020**

E. Has your latest Regulatory Assessment Fee Payment been made?

(January 30 or July 30 whichever is applicable)  Jan 30  July 30

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

1. Water:

	<b>2020</b>	<b>2019</b>
Cost of Plant In Service	\$ <b>166,904</b>	\$ <b>166,904</b>
Less Accumulated Depreciation	<b>149,516</b>	<b>143,138</b>
Less Contributed Plant		
Net Owner's Investment	\$ <b>17,388</b>	\$ <b>23,766</b>

2. Wastewater:

**2020**                      **2019**

Cost of Plant In Service	\$ 444,078	\$ 442,907
Less Accumulated Depreciation	377,330	373,876
Less Contributed Plant		
Net Owner's Investment	\$ 66,748	\$ 69,031

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

1. <u>Water:</u>	2020	2019
Revenues (By Class)		
a. <b>Residential</b>	\$ 73,182	\$ 74,891
b. <b>Commercial</b>	3,878	2,773
c.		
Total Operating Revenues:	\$ 77,060	\$ 77,664
Less Expenses:	87,638	73,841
a. Salaries & Wages - Employees	25,077	21,030
b. Salaries & Wages - Officers, Directors, & Majority Stockholders		
c. Employee Pensions & Benefits		
d. Purchased Water	41,284	34,545
e. Purchased Power		
f. Fuel for Power Production		
g. Chemicals		
h. Materials & Supplies	3,211	3,218
i. Contractual Services	997	685
j. Rents		
k. Transportation Expenses	2,469	2,391
l. Insurance Expense	2,767	943
m. Regulatory Commission Expense		
n. Bad Debt Expense	1,965	625
o. Miscellaneous Expense	22	128
p. Depreciation Expense	6,378	6,781
q. Property Taxes		
r. Other Taxes	3,468	3,495
s. Income Taxes		
Operating Income (Loss)	\$ (3,373)	\$ 3,823

2. <u>Wastewater</u>		<b>2020</b>	<b>2019</b>
Revenues (By Class):		\$	\$
a. <b>Residential</b>		<u>72,389</u>	<u>74,166</u>
b. <b>Commercial</b>		<u>2,340</u>	<u>1,722</u>
c.			
Total Operating Revenues:		<u>\$ 74,729</u>	<u>\$ 75,888</u>
Less Expenses:		<u>78,102</u>	<u>76,359</u>
a. Salaries & Wages - Employees		<u>22,824</u>	<u>23,737</u>
b. Salaries & Wages - Officers, Directors, & Majority Stockholders			
c. Employee Pensions & Benefits			
d. Purchased Wastewater Treatment			
e. Sludge Removal Expense		<u>5,130</u>	<u>9,255</u>
f. Purchased Power		<u>6,305</u>	<u>5,766</u>
g. Fuel for Power Production			
h. Chemicals		<u>3,251</u>	<u>3,179</u>
i. Materials & Supplies		<u>2,441</u>	<u>2,245</u>
j. Contractual Services		<u>8,699</u>	<u>3,211</u>
k. Rents			
l. Transportation Expenses		<u>2,069</u>	<u>2,094</u>
m. Insurance Expense		<u>2,283</u>	<u>618</u>
n. Regulatory Commission Expense			
o. Bad Debt Expense		<u>59</u>	<u>428</u>
p. Miscellaneous Expense		<u>94</u>	<u>288</u>
q. Depreciation Expense		<u>5,684</u>	<u>5,760</u>
r. Property Taxes		<u>15,899</u>	<u>16,363</u>
s. Other Taxes		<u>3,363</u>	<u>3,415</u>
t. Income Taxes			
Operating Income (Loss)		<u>\$ (10,578)</u>	<u>\$ (471)</u>

H. Outstanding Debt:

	Creditor	Date Borrowed	Balance Due	Interest Rate	Expiration Date
1.	<b>Walker &amp; Dunlap, LLC</b>		<b>14,788,000</b>	<b>6.24%</b>	
2.					
3.					
4.					

I. Indicate Type of Tax Return Filed:

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

III

ENGINEERING DATA

A. Outside Engineering Consultant:

- 1. Name:
- 2. Firm:
- 3. Address:
- 4. Telephone: ( )

B. Individual to contact on engineering matters:

- 1. Name:
- 2. Telephone: ( )

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

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

E. Name of plant operator(s) and DEP operator certificate number(s) held: **Jason Wright (C-13909) - Wastewater**

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

G. Wastewater:

- 1. Gallons per day capacity of treatment facilities:
  - a. Existing: **0.70 MGD**
  - b. Under Construction: **0**
  - c. Proposed: **0**
- 2. Type and make of present treatment facilities: **Extended Aeration Concrete**
- 3. Approximate average daily flow of treatment plant effluent: **24,495**

4. Approximate length of wastewater mains:

Size (diameter):	<b>4"</b>	<b>8"</b>			
Linear feet:	<b>2,200</b>	<b>10,271</b>			

- 5. Number of manholes: **41**
- 6. Number of lift stations: **4**
- 7. How do you measure treatment plant effluent? **Elapsed time meter**
- 8. Is the treatment plant effluent chlorinated?  Yes  No

If yes, what is the normal dosage rate? **6 gallons/day**

- 9. Tap in fees – Wastewater: \$ **0**
- 10. Service availability fees – Wastewater: \$ **0**
- 11. Note DEP Treatment Plant Certificate Number and date of expiration: **FLA013062**  
Expiration Date: **September 2, 2024**
- 12. Total gallons treated during most recent twelve months: **8,965,000**
- 13. Wastewater treatment purchased during most recent twelve months: **0**

H. Water:

- 1. Gallons per day capacity of treatment facilities:
  - a. Existing: **Purchase water from City of Lakeland**
  - b. Under Construction : **0**
  - c. Proposed: **0**
- 2. Type of treatment:
- 3. Approximate average daily flow of treated water:
- 4. Source of water supply:
- 5. Types of chemicals used and their normal dosage rates:

- 6. Number of wells in service:  
Total capacity in gallons per minute (gpm):

Diameter/Depth:	_____ / _____	_____ / _____	_____ / _____
Motor horsepower:	_____	_____	_____
Pump capacity (gpm):	_____	_____	_____

- 7. Reservoirs and/or hydropneumatic tanks:

Description:	_____	_____	_____
Capacity:	_____	_____	_____

- 8. High service pumping:

Motor horsepower:	_____	_____	_____	_____
Pump capacity (gpm):	_____	_____	_____	_____

- 9. How do you measure treatment plant production?

- 10. Approximate feet of water mains:

Size (diameter):	2"	4"	6"	_____
Linear feet:	3,700	1,625	5,835	_____

- 11. Note any fire flow requirements and imposing government agency: **500GPM**

- 12. Number of fire hydrants in service: **7**

- 13. Do you have a meter change out program?  No  Yes
- 14. Meter installation or tap in fees - Water \$ 0
- 15. Service availability fees - Water \$ 0
- 16. Has the existing treatment facility been approved by DEP?  No  Yes
- 17. Total gallons pumped during most recent twelve months: 0
- 18. Total gallons sold during most recent twelve months: **7,087,000**
- 19. Gallons unaccounted for during most recent twelve months: **661,000**
- 20. Gallons purchased during most recent twelve months: **8,086,000**

**IV. RATE DATA**

A. Individual to contact on tariff matters:

- 1. Name: Brian Altman
- 2. Telephone Number: (863) 647 1581

B. Schedule of present rates: (Attach additional sheets if more space is needed)

1. Water:

- a. Residential Water \_\_\_\_\_
- b. General Service \_\_\_\_\_
- c. Special Contract \_\_\_\_\_
- d. Other - Specify \_\_\_\_\_

2. Wastewater:

- a. Residential Wastewater \_\_\_\_\_
- b. General Service \_\_\_\_\_
- c. Special Contract \_\_\_\_\_
- d. Other - Specify \_\_\_\_\_


C. Number of Customers: (*Most recent two years*)

1. Water Metered	<b>2020</b>	<b>2019</b>
a. Residential	<u>338</u>	<u>341</u>
b. General Service	<u>6</u>	<u>6</u>
c. Special Contract	_____	_____
d. Other - Specify	_____	_____
2. Water Unmetered	<b>20</b>	<b>20</b>
a. Residential	_____	_____
b. General Service	_____	_____
c. Special Contract	_____	_____
d. Other - Specify	_____	_____
3. Wastewater	<b>2020</b>	<b>2019</b>
a. Residential	<u>338</u>	<u>341</u>
b. General Service	<u>2</u>	<u>2</u>
c. Special Contract	_____	_____
d. Other - Specify	_____	_____



**V. AFFIRMATION**

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

Signed  \_\_\_\_\_

Title Vice President of General Partner

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

GENERAL SERVICE

RATE SCHEDULE (GS)

- AVAILABILITY - Available throughout the area served by the Company.
- APPLICABILITY - For water service to all Customers for which no other schedule applies.
- LIMITATIONS - Subject to all of the Rules and Regulations of this Tariff and General Rules and Regulations of the Commission.
- BILLING PERIOD - Monthly

RATE -

<u>Meter Sizes</u>	<u>Base Facility Charge</u>
5/8" x 3/4"	\$ 8.61
3/4"	\$ 12.91
1"	\$ 21.52
1 1/2"	\$ 43.03
2"	\$ 68.84
3"	\$ 137.68
4"	\$ 215.13
6"	\$ 430.26
Charge per 1,000 gallons	\$ 5.69

- MINIMUM CHARGE - Base Facility Charge
- TERMS OF PAYMENT - Bills are due and payable when rendered. In accordance with Rule 25-30.320, Florida Administrative Code, if a Customer is delinquent in paying the bill for water service, service may then be discontinued.

- EFFECTIVE DATE - June 30, 2015
- TYPE OF FILING - Reorganization to Conform to Model Tariff

RESIDENTIAL SERVICE

RATE SCHEDULE (RS)

AVAILABILITY – Available throughout the area served by the Company.

APPLICABILITY – For water service for all purposes in private residences and individually metered apartment units.

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

BILLING PERIOD – Monthly

RATE –

<u>Meter Sizes</u>	<u>Base Facility Charge</u>
5/8" x 3/4"	\$ 8.61
3/4"	\$ 12.91
1"	\$ 21.52
1-1/2"	\$ 43.03
2"	\$ 68.84
3"	\$ 137.68
4"	\$ 215.13
6"	\$ 430.26
Charge per 1,000 gallons	\$5.69

MINIMUM CHARGE – Base Facility Charge

TERMS OF PAYMENT – Bills are due and payable when rendered. In accordance with Rule 25-30.320, Florida Administrative Code, if a Customer is delinquent in paying the bill for water service, service may then be discontinued.

EFFECTIVE DATE – June 30, 2015

TYPE OF FILING – Reorganization to Conform to Model Tariff

GENERAL SERVICE

RATE SCHEDULE (GS)

- AVAILABILITY - Available throughout the area served by the Company.
- APPLICABILITY - For wastewater service to all Customers for which no other schedule applies.
- LIMITATIONS - Subject to all of the Rules and Regulations of this tariff and General Rules and Regulations of the Commission.
- BILLING PERIOD - Monthly

RATE -

<u>Meter Sizes</u>	<u>Base Facility Charge</u>
5/8" x 3/4"	\$ 10.61
3/4"	\$ 15.92
1"	\$ 26.52
1 1/2"	\$ 53.04
2"	\$ 84.86
3"	\$ 169.72
4"	\$ 265.19
6"	\$ 530.39
Charge per 1,000 gallons	\$ 5.83

- MINIMUM CHARGE - Base Facility Charge
- TERMS OF PAYMENT - Bills are due and payable when rendered. In accordance with Rule 25-30.320, Florida Administrative Code, if a Customer is delinquent in paying the bill for water service, service may then be discontinued.

- EFFECTIVE DATE - June 30, 2015
- TYPE OF FILING - Reorganization to Conform to Model Tariff

RESIDENTIAL SERVICE

RATE SCHEDULE (RS)

- AVAILABILITY - Available throughout the area served by the Company.
- APPLICABILITY - For wastewater service for all purposes in private residences and individually metered apartment units.
- LIMITATIONS - Subject to all of the Rules and Regulations of this Tariff and General Rules and Regulations of the Commission.
- BILLING PERIOD - Monthly
- RATE -
- |  |    |       |
|--|----|-------|
| <u>Base Facility Charge</u>                  |    |       |
| All Meter Sizes                              | \$ | 10.61 |
| Charge per 1,000 gallons<br>6,000 gallon cap | \$ | 4.87  |
- MINIMUM CHARGE - Base Facility Charge
- TERMS OF PAYMENT - Bills are due and payable when rendered. In accordance with Rule 25-30.320, Florida Administrative Code, if a Customer is delinquent in paying the bill for water service, service may then be discontinued.
- EFFECTIVE DATE - June 30, 2015
- TYPE OF FILING - Reorganization to Conform to Model Tariff

## ADDENDUM TO STAFF ASSISTED RATE CASE APPLICATION

1. If appropriate, the Utility requests the operating ratio set forth in Rule 25-30.4575 be applied.
2. If appropriate, the Utility requests a repression adjustment.
2. The Utility also requests the revenue requirement associated with a pro forma projects to install AMR meters, and for site renovations at the WWTP.

\$94,612.74



Customer  
CENTURY COMPANIES  
PO BOX 330  
LAKELAND, FL 33802

EMPIRE PIPE - ORLANDO  
EMPIRE PIPE & SUPPLY - ORLANDO  
2301 ALTON ROAD  
BIRMINGHAM, AL 35210

Telephone: 407-295-2400

Bid expires on 12/03/21

11/03/21 Bid ID: 5009282 ANGLER'S COVER METER INSTALL JOB Page 1

Line	Quantity	Sell Per	Description	Net Price	Extended Price
10	190	EA	5/8X3/4 BL MTR NL 3G USG PB	194.92	37,034.80
20	2	EA	1 BL MTR NL 3G USG PB	266.86	533.72
30	1	EA	2 THD MS MTR NL 3G USG	663.23	663.23
			METER INSTALLATION & CHANGE OUT		
70	190	EA	5/8" X 3/4" METER CHANGE OUT	56.84	10,799.60
80	2	EA	1" METER CHANGE OUT	56.84	113.68
90	1	EA	2" METER CHANGE OUT	275.79	275.79

Subtotal:	49,420.82
Tax:	3,015.25
Bid Total:	52,436.07

**All purchases are subject to a 1.5% service charge after due date. It is specifically understood and agreed that the title parts and materials listed or included on above delivery receipt shall remain the property of Empire Pipe & Supply Co. until full payment of same has been received. The purchaser agrees to pay all costs of collection, including a reasonable attorney's fee in the event it becomes necessary to enforce payment thereof. RETURNS: MUST HAVE OUR PRIOR CONSENT, ORIGINAL INVOICE NO. WITH DATE MUST BE FURNISHED, RESTOCKING, RECONDITIONING & FRT. CHARGES ARE APPLICABLE ON ALL RETURNS.**

THIS DELIVERY TICKET EVIDENCES A SALE ON THE FOLLOWING TERMS AND CONDITIONS. Buyer's assent thereto shall be deemed expressed either: (a) by Buyer's acceptance of the goods delivered pursuant hereto, or (b) by Buyer's separate written agreement with Seller that all sales to Buyer are governed by and subject to the terms hereof. Empire Pipe and Supply Company (Seller) makes no representations or warranties, expresses or implied, with respect to the goods described on this delivery ticket except as specifically set forth on a separate written product warranty provided to the original purchaser of such goods. Such warranty, if any, run solely to the original purchaser and not to any person or entity that purchases such goods. Seller specifically excludes and disclaims any implied warranty of merchantability and any implied warranty of fitness for a particular purpose. No one is authorized to make any warranty, create any obligation or assume any liability for or on behalf of Seller in connection with goods to be delivered hereunder. Seller's liability is limited to actual replacement of any product proven to have been defective at the time Seller's delivery hereunder. Seller's liability is limited to actual replacement of any product proven to have been defective at the time of Seller's delivery, or the product's specific net purchase value at the time of delivery, whichever is less. In no event will Seller be liable for damages that occur to its product after delivery has been made. In no event will Seller be liable to buyer for any business expenses, loss of profits, penalties or incidental or consequential damages, however caused, whether by Seller's sole or concurrent negligence or otherwise.





**Customer**

CENTURY COMPANIES  
 PO BOX 330  
 LAKELAND, FL 33802

EMPIRE PIPE - ORLANDO  
 EMPIRE PIPE & SUPPLY - ORLANDO  
 2301 ALTON ROAD  
 BIRMINGHAM, AL 35210

Telephone: 407-295-2400

~~Bid expires on 12/03/21~~

11/03/21 Bid ID: 5009283 ANGLERS COVE WEST METER INSTALL JOB Page 1

Line	Quantity	Sell Per	Description	Net Price	Extended Price
10	154	EA	5/8X3/4 BL MTR NL 3G USG PB	194.92	30,017.68
20	3	EA	1 BL MTR NL 3G USG PB	266.86	800.58
			METER INSTALLATION & CHANGE OUT		
70	154	EA	5/8" X 3/4" METER CHANGE OUT	56.84	8,753.36
80	3	EA	1" METER CHANGE OUT	56.84	170.52

Subtotal:	39,742.14
Tax:	2,434.53
Bid Total:	42,176.67

**All purchases are subject to a 1.5% service charge after due date. It is specifically understood and agreed that the title parts and materials listed or included on above delivery receipt shall remain the property of Empire Pipe & Supply Co. until full payment of same has been received. The purchaser agrees to pay all costs of collection, including a reasonable attorney's fee in the event it becomes necessary to enforce payment thereof. RETURNS: MUST HAVE OUR PRIOR CONSENT, ORIGINAL INVOICE NO. WITH DATE MUST BE FURNISHED, RESTOCKING, RECONDITIONING & FRT. CHARGES ARE APPLICABLE ON ALL RETURNS.**

THIS DELIVERY TICKET EVIDENCES A SALE ON THE FOLLOWING TERMS AND CONDITIONS. Buyer's assent thereto shall be deemed expressed either: (a) by Buyer's acceptance of the goods delivered pursuant hereto, or (b) by Buyer's separate written agreement with Seller that all sales to Buyer are governed by and subject to the terms hereof. Empire Pipe and Supply Company (Seller) makes no representations or warranties, expresses or implied, with respect to the goods described on this delivery ticket except as specifically set forth on a separate written product warranty provided to the original purchaser of such goods. Such warranty, if any, run solely to the original purchaser and not to any person or entity that purchases such goods. Seller specifically excludes and disclaims any implied warranty of merchantability and any implied warranty of fitness for a particular purpose. No one is authorized to make any warranty, create any obligation or assume any liability for or on behalf of Seller in connection with goods to be delivered hereunder. Seller's liability is limited to actual replacement of any product proven to have been defective at the time Seller's delivery hereunder. Seller's liability is limited to actual replacement of any product proven to have been defective at the time of Seller's delivery, or the product's specific net purchase value at the time of delivery, whichever is less. In no event will Seller be liable for damages that occur to its product after delivery has been made. In no event will Seller be liable to buyer for any business expenses, loss of profits, penalties or incidental or consequential damages, however caused, whether by Seller's sole or concurrent negligence or otherwise.