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MARTIN FRIEDMAN
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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 Hidden Cove, Ltd

Dear Mr. Tietzman:

Enclosed is the Application for a staff-assisted rate case in Polk County by Hidden Cove, Ltd. The Utility is also requesting pro forma adjustments for recoating the interior of the water storage tank, and for a back-up generator for the water treatment plant. The documentation that we currently have for the 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: **Hidden Cove, Ltd**

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

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

2. County: **Polk** Nearest City: **Winter Haven**

3. General Area Served: **Hidden Cove Mobile Home Park**

C. Authority:

1. Water Certificate No. **607-W** Date Received: **6/22/1999**

2. Wastewater Certificate No. **523-S** Date Received: **6/22/1999**

3. Date Utility Started Operations: Water: **1982** Wastewater: **1982**

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:

Corporation Partnership Sole Proprietorship

F. Ownership & Officers:

	Name	Title	Percent Ownership
1.	<u>Brian Altman</u>	<u>V-P of General Partner</u>	<u> </u>
2.	<u>A.T.A. Properties, Inc.</u>	<u>General Partner</u>	<u>2</u>
3.	<u>John Maxwell</u>	<u>Limited Partner</u>	<u>10</u>
	<u>T & A Family Partnership</u>	<u>Limited Partner</u>	<u>49</u>
4.	<u>813 North LLC</u>	<u>Limited Partner</u>	<u>39</u>

G. List of Associated Companies and Addresses:

**S. V. Utilities, Ltd, CHC VII, Ltd., Angler's Cover West, Ltd., Four Lakes Golf Club, 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:

	2020	2019
Cost of Plant In Service	\$ <u>55,481</u>	\$ <u>55,481</u>
Less Accumulated Depreciation	<u>47,800</u>	<u>46,303</u>
Less Contributed Plant	<u> </u>	<u> </u>
Net Owner's Investment	\$ 7,681	\$ 9,178

2. Wastewater:

2020 2019

Cost of Plant In Service	\$ 121,756	\$ 120,477
Less Accumulated Depreciation	112,821	110,795
Less Contributed Plant		
Net Owner's Investment	\$ 8,935	\$ 9,682

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

1. <u>Water:</u>	2020	2019
Revenues (By Class)		
a. Residential	\$ 17,175	\$ 17,457
b. Commercial	1,504	1,377
c.		
Total Operating Revenues:	\$ 18,679	\$ 18,834
Less Expenses:	30,846	35,214
a. Salaries & Wages - Employees	9,740	10,344
b. Salaries & Wages - Officers, Directors, & Majority Stockholders		
c. Employee Pensions & Benefits		
d. Purchased Water		
e. Purchased Power	2,043	2,978
f. Fuel for Power Production		
g. Chemicals	1,712	513
h. Materials & Supplies	3,684	5,003
i. Contractual Services	8,547	11,517
j. Rents		
k. Transportation Expenses	927	1,306
l. Insurance Expense	835	656
m. Regulatory Commission Expense		
n. Bad Debt Expense	1	187
o. Miscellaneous Expense	608	905
p. Depreciation Expense	1,497	1,532
q. Property Taxes	412	424
r. Other Taxes	840	848
s. Income Taxes		
Operating Income (Loss)	\$ (12,167)	\$ (17,380)

2. <u>Wastewater</u>		2020	2019
Revenues (By Class):		\$	\$
a. Residential		<u>26,621</u>	<u>26,858</u>
b. Commercial		<u>467</u>	<u>559</u>
c.			
Total Operating Revenues:		<u>\$ 27,088</u>	<u>\$ 27,417</u>
Less Expenses:		<u>26,855</u>	<u>30,575</u>
a. Salaries & Wages - Employees		<u>7,080</u>	<u>8,159</u>
b. Salaries & Wages - Officers, Directors, & Majority Stockholders			
c. Employee Pensions & Benefits			
d. Purchased Wastewater Treatment			
e. Sludge Removal Expense		<u>4,455</u>	<u>5,468</u>
f. Purchased Power		<u>3,084</u>	<u>1,699</u>
g. Fuel for Power Production			
h. Chemicals		<u>3,266</u>	<u>5,038</u>
i. Materials & Supplies		<u>880</u>	<u>968</u>
j. Contractual Services		<u>1,101</u>	<u>1,362</u>
k. Rents			
l. Transportation Expenses		<u>727</u>	<u>926</u>
m. Insurance Expense		<u>841</u>	<u>554</u>
n. Regulatory Commission Expense			
o. Bad Debt Expense		<u>2</u>	<u>79</u>
p. Miscellaneous Expense		<u>34</u>	<u>318</u>
q. Depreciation Expense		<u>2,026</u>	<u>2,027</u>
r. Property Taxes		<u>2,160</u>	<u>2,225</u>
s. Other Taxes		<u>1,219</u>	<u>1,234</u>
t. Income Taxes			
Operating Income (Loss)		<u>\$ 233</u>	<u>\$ (2,640)</u>

H. Outstanding Debt:

	Date Borrowed	Balance Due	Interest Rate	Expiration Date
1. Walker Dunlap		5,039,000	3.9	
2.				
3.				
4.				

I. Indicate Type of Tax Return Field:

- 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: **Consta Flow, Inc. – Water Plant;
Jason Wright (C-13909) – Wastewater Plant**
- 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: **0.02 MGD (3MRADF)**
 - b. Under Construction: **0**
 - c. Proposed: **0**
 - 2. Type and make of present treatment facilities: **Type III, Extended Aeration
Concrete**
 - 3. Approximate average daily flow of treatment plant effluent: **11,361**
 - 4. Approximate length of wastewater mains:

Size (diameter):	3"	6"	8"		
Linear feet:	850	250	3,308		
 - 5. Number of manholes: **12**
 - 6. Number of lift stations: **1**
 - 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? **3 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: **FLA013107**
 Expiration Date: **6/28/2025**
12. Total gallons treated during most recent twelve months: **4,158,000**
13. Wastewater treatment purchased during most recent twelve months: **0**

H. Water:

1. Gallons per day capacity of treatment facilities:
 a. Existing: **432,000** b. Under Construction : **0** c. Proposed: **0**
2. Type of treatment: **Chlorination**
3. Approximate average daily flow of treated water: **10,162**
4. Source of water supply: **Groundwater permitted at 37,500 gpd**
5. Types of chemicals used and their normal dosage rates: **Liquid chlorine**
3 gallons/day
6. Number of wells in service: **1**
 Total capacity in gallons per minute (gpm): **380**

Diameter/Depth:	6" / 430'	_____ / _____	_____ / _____
Motor horsepower:	7.5	_____	_____
Pump capacity (gpm):	380gpm	_____	_____

7. Reservoirs and/or hydropneumatic tanks:

Description:	Steel-Ground	_____	_____
Capacity:	2,500	_____	_____

8. High service pumping:

Motor horsepower:	N/A	_____	_____	_____
Pump capacity (gpm):	_____	_____	_____	_____

9. How do you measure treatment plant production? **Flow meter**

10. Approximate feet of water mains:

Size (diameter):	1"	2"	4"	_____
Linear feet:	400	2,300	1,600	_____

11. Note any fire flow requirements and imposing government agency:

12. Number of fire hydrants in service: **None**

- 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: **3,709,000**
- 18. Total gallons sold during most recent twelve months: **3,138,000**
- 19. Gallons unaccounted for during most recent twelve months: **331**
- 20. Gallons purchased during most recent twelve months: **0**

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) **See Attached**

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	2020	2019
a. Residential	<u>122</u>	<u>122</u>
b. General Service	<u>3</u>	<u>3</u>
c. Special Contract	_____	_____
d. Other - Specify	_____	_____
2. Water Unmetered	2020	2019
a. Residential	_____	_____
b. General Service	_____	_____
c. Special Contract	_____	_____
d. Other - Specify	_____	_____
3. Wastewater	2020	2019
a. Residential	<u>122</u>	<u>122</u>
b. General Service	<u>1</u>	<u>1</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.

HIDDEN COVE, LTD.

WATER TARIFF

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

<u>RATE</u> -	<u>Meter Size</u>	<u>Base Facility Charge</u>
	5/8 x 3/4"	\$ 8.13
	3/4"	\$ 12.21
	1"	\$ 20.34
	1-1/2"	\$ 40.67
	2"	\$ 65.08
	3"	\$ 130.16
	4"	\$ 203.37
	6"	\$ 406.75
	Gallonge Charge per 1,000 gallons	\$ 2.03

MINIMUM CHARGE - Base Facility Charge

TERMS OF PAYMENT - Bills are due and payable when rendered and become delinquent if not paid within twenty (20) days. If a Customer is delinquent in paying the bill for water service, service may then be discontinued after five (5) working days' written notice is mailed or presented to the customer separate and part from any other bill (in accordance with Rule 25-30.320, Florida Administrative Code).

EFFECTIVE DATE - January 1, 2013

TYPE OF FILING - Four-Year Rate Reduction

Brian Altman
Issuing Officer

V.P. of General Partner
Title

HIDDEN COVE, LTD.

WATER TARIFF

RESIDENTIAL SERVICE

RATE SCHEDULE RS

- 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

<u>RATE</u> -	<u>Meter Size</u>	<u>Base Facility Charge</u>
	5/8 x 3/4"	\$ 8.13
	3/4"	\$ 12.21
	1"	\$ 20.34
	1-1/2"	\$ 40.67
	2"	\$ 65.08
	3"	\$ 130.16
	4"	\$ 203.37
	6"	\$ 406.75
	Gallonge Charge per 1,000 gallons	\$ 2.03

MINIMUM CHARGE - Base Facility Charge

TERMS OF PAYMENT - Bills are due and payable when rendered and become delinquent if not paid within twenty (20) days. If a Customer is delinquent in paying the bill for water service, service may then be discontinued after five (5) working days' written notice is mailed or presented to the customer separate and part from any other bill (in accordance with Rule 25-30.320, Florida Administrative Code).

EFFECTIVE DATE - January 1, 2013

TYPE OF FILING - Four-Year Rate Reduction

Brian Altman
Issuing Officer

V.P. of General Partner
Title

HIDDEN COVE, LTD.

WATER TARIFF

MULTI-RESIDENTIAL SERVICE

RATE SCHEDULE MS

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

<u>RATE</u> -	<u>Meter Size</u>	<u>Base Facility Charge</u>
	5/8 x 3/4"	\$ 8.13
	3/4"	\$ 12.21
	1"	\$ 20.34
	1-1/2"	\$ 40.67
	2"	\$ 65.08
	3"	\$ 130.16
	4"	\$ 203.37
	6"	\$ 406.75
	Gallonge Charge per 1,000 gallons	\$ 2.03

MINIMUM CHARGE - Base Facility Charge

TERMS OF PAYMENT - Bills are due and payable when rendered and become delinquent if not paid within twenty (20) days. If a Customer is delinquent in paying the bill for water service, service may then be discontinued after five (5) working days' written notice is mailed or presented to the customer separate and part from any other bill (in accordance with Rule 25-30.320, Florida Administrative Code).

EFFECTIVE DATE - January 1, 2013

TYPE OF FILING - Four-Year Rate Reduction

Brian Altman
Issuing Officer

V.P. of General Partner
Title

HIDDEN COVE, LTD.

WASTEWATER TARIFF

GENERAL SERVICE

RATE SCHEDULE GS

- 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

<u>MONTHLY RATE</u> -	<u>Meter Size</u>	<u>Base Facility Charge</u>
	5/8" X 3/4"	\$ 11.74
	3/4"	\$ 17.62
	1"	\$ 29.36
	1-1/2"	\$ 58.72
	2"	\$ 93.95
	3"	\$ 187.90
	4"	\$ 293.60
	6"	\$ 610.00
	Gallonge Charge per 1,000 gallons	\$ 4.67

MINIMUM CHARGE - Base Facility Charge

TERMS OF PAYMENT - Bills are due and payable when rendered and become delinquent if not paid within twenty (20) days. If a Customer is delinquent in paying the bill for water service, service may then be discontinued after five (5) working days' written notice is mailed or presented to the customer separate and part from any other bill (in accordance with Rule 25-30.320, Florida Administrative Code).

EFFECTIVE DATE - January 1, 2013

TYPE OF FILING - Four-Year Rate Reduction

THIRD REVISED SHEET NO. 18.0

Brian Altman
Issuing Officer

V.P. of General Partner
Title

HIDDEN COVE, LTD.

WASTEWATER 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
- MONTHLY RATE - Base Facility Charge
All Meter Sizes \$ 11.74
- Gallonage Charge
(per 1,000 gallons)
(6,000 gallon cap) \$ 3.89
- MINIMUM CHARGE - Base Facility Charge
- TERMS OF PAYMENT - Bills are due and payable when rendered and become delinquent if not paid within twenty (20) days. If a Customer is delinquent in paying the bill for water service, service may then be discontinued after five (5) working days' written notice is mailed or presented to the customer separate and part from any other bill (in accordance with Rule 25-30.320, Florida Administrative Code).
- EFFECTIVE DATE - January 1, 2013
- TYPE OF FILING - Four-Year Rate Reduction

SECOND REVISED SHEET NO. 19.0

CANCELS FIRST SHEET NO. 19.0

Brian Altman
Issuing Officer

V.P. of General Partner
Title

HIDDEN COVE, LTD.

WASTEWATER TARIFF

MULTI-RESIDENTIAL SERVICE

RATE SCHEDULE MS

- 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
- MONTHLY RATE -
- | <u>Meter Size</u> | <u>Base Facility Charge</u> |
|-------------------|-----------------------------|
| 5/8" X 3/4" | \$ 11.74 |
| 3/4" | \$ 17.62 |
| 1" | \$ 29.36 |
| 1-1/2" | \$ 58.72 |
| 2" | \$ 93.95 |
| 3" | \$ 187.90 |
| 4" | \$ 293.60 |
| 6" | \$ 610.00 |
- Gallage Charge per 1,000 gallons \$ 4.67
- MINIMUM CHARGE - Base Facility Charge
- TERMS OF PAYMENT - Bills are due and payable when rendered and become delinquent if not paid within twenty (20) days. If a Customer is delinquent in paying the bill for water service, service may then be discontinued after five (5) working days' written notice is mailed or presented to the customer separate and part from any other bill (in accordance with Rule 25-30.320, Florida Administrative Code).
- EFFECTIVE DATE - January 1, 2013
- TYPE OF FILING - Four-Year Rate Reduction

Brian Altman
Issuing Officer

V.P. of General Partner
Title

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.
3. The Utility also requests the revenue requirement associated with pro forma projects to for interior coating of the water storage tank, and for back-up generator for the water plant.