

FLORIDA PUBLIC SERVICE COMMISSION

APPLICATION FOR A  
STAFF ASSISTED RATE CASE

980650-SU

I. General Data

- A. Name of utility Sky Acres Enterprises d/b/a Terrace Park Venture  
 B. Address <sup>(Mailing)</sup> 400 Bellis St  
WAUSAU WI 54403 } Zephyrhills FL 33543  
 1. Telephone Nos. (715) 848-6089  
 2. County Pasco Nearest city Zephyrhills  
 3. General area served Terrace Park Estates

C. Authority:

1. Water Certificate No. \_\_\_\_\_ Date received \_\_\_\_\_  
 2. Sewer Certificate No. D051-185781 Date received \_\_\_\_\_  
 3. Date utility started operations: Water \_\_\_\_\_ Sewer June 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? \_\_\_\_\_  
 3. Did you purchase: Stock \_\_\_\_\_ or assets only \_\_\_\_\_

Type of legal entity: Corporation, Partnership or Sole

Proprietorship PARTNERSHIP

F. Ownership & Officers:

	Name	Title	Percent Ownership
1.	<u>Terry Hoffer</u>	<u>Partner</u>	<u>16.667%</u>
2.	<u>Bonnie Hoffer</u>	<u>PARTNER</u>	<u>16.667%</u>
3.	<u>Marilyn Chazak</u>	<u>PARTNER</u>	<u>16.667%</u>
4.	<u>PATRICIA BROWN</u>	<u>PARTNER</u>	<u>16.667%</u>

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 MAIL ROOM

G. List of Associated Companies and Addresses.

1. Sky Acres Enterprises, 400 Bellis St. Wausau WI 54403
2. \_\_\_\_\_
3. \_\_\_\_\_

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):

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

II. Accounting Data

A. Outside Accountant

1. Name \_\_\_\_\_
2. Firm \_\_\_\_\_
3. Address \_\_\_\_\_
4. Telephone (\_\_\_\_) \_\_\_\_\_

B. Individual to contact on accounting matters:

1. Name PAUL Hoffer or Terry Hoffer
2. Telephone (715) 848-6089

C. Location of books and records 400 Bellis St. Wausau, WI 54403

- D. Have you filed an Annual Report with the Commission? yes  
Date last filed Dec. 31, 1996

E. Has your latest semiannual regulatory assessment fee payment been made (January 30 or July 30 whichever is applicable)? Jan 30 1997

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

	1997	1996
1. Water		
Cost of Plant In Service:	\$ <u>N/A</u>	\$ <u>N/A</u>
Less Accumulated Depreciation:	_____	_____
Less Contributed Plant:	_____	_____
Net Owner's Investment:	\$ _____	\$ _____

2. Sewer	1997	1996
Cost of Plant In Service:	\$ <u>61,144</u>	\$ <u>60,689</u>
Less Accumulated Depreciation:	<u>50,854</u>	<u>49,126</u>
Less Contributed Plant:	_____	_____
Net Owner's Investment:	\$ <u>10,290</u>	\$ <u>11,563</u>

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

1. Water	1997	1996
Revenues (By Class):		
a. _____	\$ _____	\$ _____
b. _____	_____	_____
c. _____	_____	_____
Total Operating Revenues:	\$ _____	\$ _____
Less Expenses:		
a. Salaries & Wages - Employees	\$ _____	\$ _____
b. Salaries & Wages - Officers, Directors, & Majority Stockholders	_____	_____
c. Employee Pensions & Benefits	_____	_____
d. Purchased Water	_____	_____
e. Purchased Power	_____	_____
f. Fuel for Power Production	_____	_____
g. Chemicals	_____	_____
h. Materials & Supplies	_____	_____
i. Contractual Services	_____	_____
j. Rents	_____	_____
k. Transportation Expenses	_____	_____
l. Insurance Expense	_____	_____
m. Regulatory Commission Expense	_____	_____
n. Bad Debt Expense	_____	_____
o. Miscellaneous Expense	_____	_____
p. Depreciation Expense	_____	_____
q. Property Taxes	_____	_____
r. Other Taxes	_____	_____
s. Income Taxes	_____	_____
Operating Income (Loss)	\$ _____	\$ _____

2. Sewer

1997

1996

Revenues (By Class):

a. <u>Residential</u>	\$ <u>12,909</u>	\$ <u>12,001</u>
b. <u>Interest</u>	<u>-</u>	<u>33</u>
c. _____	_____	_____
Total Operating Revenues:	\$ <u>12,909</u>	\$ <u>12,034</u>

Less Expenses:

a. Salaries & Wages - Employees	\$ _____	\$ _____
b. Salaries & Wages - Officers, Directors, & Majority Stockholders	_____	_____
c. Employee Pensions & Benefits	_____	_____
d. Purchased Sewage Treatment	_____	_____
e. Sludge Removal Expense	<u>2,124</u>	<u>2,245</u>
f. Purchased Power	<u>942</u>	<u>1,331</u>
g. Fuel for Power Production	_____	_____
h. Chemicals	<u>965</u>	<u>1,497</u>
i. Materials & Supplies	_____	<u>57</u>
j. Contractual Services	<u>15,038</u>	<u>20,863</u>
k. Rents	_____	_____
l. Transportation Expenses	_____	_____
m. Insurance Expense	<u>85</u>	<u>83</u>
n. Regulatory Commission Expense	<u>540</u>	<u>1,890</u>
o. Bad Debt Expense	_____	_____
p. Miscellaneous Expense	<u>3,121</u>	<u>1,940</u>
q. Depreciation Expense	<u>1,728</u>	<u>1,637</u>
r. Property Taxes	<u>836</u>	<u>793</u>
s. Other Taxes	_____	_____
t. Income Taxes	_____	_____
Operating Income (Loss)	\$ <u>(12,470)</u>	\$ <u>(20,302)</u>

H. Outstanding Debt:

	<u>Creditor</u>	<u>Date Borrowed</u>	<u>Balance Due</u>	<u>Interest Rate</u>	<u>Expiration Date</u>
1.	<u>Sky Acres Enterprises</u>	<u>Various</u>	<u>\$35,119</u>	<u>8.5%</u>	<u>Line of Credit</u>
2.	<u>Kellogglands Inc.</u>	<u>Various</u>	<u>\$10,219</u>	<u>8.5%</u>	<u>Line of Credit</u>
3.	_____	_____	_____	_____	_____
4.	_____	_____	_____	_____	_____

I. Indicate Type of Tax Return Filed:

_____	Form 1120 - Corporation
_____	Form 1120S - Subchapter S Corporation
<u>X</u>	Form 1065 - Partnership
_____	Form 1040 - Schedule C - Individual (Proprietorship)

III. Engineering Data

A. Outside Engineering Consultant:

1. Name Jeff Hines, P.E.
2. Firm H<sub>2</sub>O Utility Services, Inc.
3. Address 1817 U.S. Hwy 19, Holiday FL 34691
4. Telephone (813) 938-6463

B. Individual to contact on engineering matters:

1. Name Same as Above
2. Telephone ( ) \_\_\_\_\_

C. Is the utility under citation by the Department of Environmental Regulation (DER) or county health department? If yes, explain. No

D. List any known service deficiencies and steps taken to remedy problems. N/A

E. Name of plant operator(s) and DER operator certificate number(s) held. John Maloy B-4243  
Bud Heath B-8954

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 existing 50,000  
\_\_\_\_\_ under construction N/A proposed N/A

2. Type and make of present treatment facilities Type - Contact  
Stabilization - Make - Unknown

3. Approximate average daily flow of treatment plant effluent \_\_\_\_\_  
18,000 gal

4. Approximate length of sewer mains:

Size (diameter) 8"-6" 3' \_\_\_\_\_  
Linear feet 5000' 16' \_\_\_\_\_

5. Number of manholes 14

6. Number of liftstations 1

7. How do you measure treatment plant effluent? Lift Station Pump Calibration

8. Is the treatment plant effluent chlorinated? Yes If yes, what is the normal dosage rate? 10 to 12 mg/L

9. Tap in fees - Sewer \$ 0.00
10. Service availability fees - Sewer \$ \_\_\_\_\_
11. Note DER Treatment Plant Certificate Number and date of expiration: Number D051-185781 Expiration Date 10-1-95
12. Total gallons treated during most recent twelve months 6356
13. Sewage treatment purchased during most recent twelve months N/A

H. Water N/A

1. Gallons per day capacity of treatment facilities existing \_\_\_\_\_  
\_\_\_\_\_ under construction \_\_\_\_\_ proposed \_\_\_\_\_
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) \_\_\_\_\_  
Linear feet \_\_\_\_\_



## SCHEDULE OF PRESENT RATES - RESIDENTIAL SEWER

Our present rates for residential customers is calculated based on 75% of the water fees charged by Pasco County Utilities Services Branch. On a quarterly basis they send us printouts of what they charged the residents for water monthly. We then take those figures and bill the homeowners at 75% of their water bills. Pasco County is currently charging the following:

Base fee	\$ 4.76
for gallons used from 1 to 3	1.41 per gallon
for gallons used from 4 to 6	1.55 per gallon
for gallons used from 7 to 10	1.67 per gallon
for gallons used from 11 to 15	1.84 per gallon
for gallons used from 16 to 45	2.01 per gallon
for gallons used from 46 on up	2.26 per gallon

**Terrace Park Venture CURRENT RATES are as follows;**

Base fee	\$ 3.57
for gallons used from 1 to 3	1.06 per gallon
for gallons used from 4 to 6	1.16 per gallon
for gallons used from 7 to 10	1.25 per gallon
for gallons used from 11 to 15	1.38 per gallon
for gallons used from 16 to 45	1.51 per gallon
for gallons used from 46 on up	1.70 per gallon

11. Note any fire flow requirements and imposing government agency \_\_\_\_\_
12. Number of fire hydrants in service \_\_\_\_\_
13. Do you have a meter change out program? \_\_\_\_\_
14. Meter installation or tap in fees - Water \$ \_\_\_\_\_
15. Service availability fees - Water \$ \_\_\_\_\_
16. Has the existing treatment facility been approved by DER? \_\_\_\_\_
17. Total gallons pumped during most recent twelve months \_\_\_\_\_
18. Total gallons sold during most recent twelve months \_\_\_\_\_
19. Gallons unaccounted for during most recent twelve months \_\_\_\_\_
20. Gallons purchased during most recent twelve months \_\_\_\_\_

IV. Rate Data

A. Individual to contact on tariff matters:

1. Name PAUL Hoffer or Terry Hoffer
2. Telephone Number (715) 848-6089

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

1. Water:

- |                      |       |
|----------------------|-------|
| a. Residential Water | _____ |
| b. General Service   | _____ |
| c. Special Contract  | _____ |
| d. Other             | _____ |

2. Sewer:

- |                      |                              |
|----------------------|------------------------------|
| a. Residential Sewer | <u>See ATTACHED Schedule</u> |
| b. General Service   | <u>N/A</u>                   |
| c. Special Contract  | <u>N/A</u>                   |
| d. Other             | <u>N/A</u>                   |



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

	1997	1996
1. Water Metered		
a. Residential	N/A	
b. General Service		
c. Special Contract		
d. Other - specify		
2. Water Unmetered		
a. Residential	N/A	
b. General Service		
c. Special Contract		
d. Other - specify		
3. Sewer		
a. Residential	131	131
b. General Service	0	0
c. Special Contract	0	0
d. Other - specify	0	0

V Affirmation

I, TERRY HOFFER 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 Terry Hoffer  
 Title 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.