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STATE OF FLORIDA



TIMOTHY DEVLIN, DIRECTOR  
DIVISION OF ECONOMIC REGULATION  
(850) 413-6900

# Public Service Commission

September 20, 2007

Mr. Ron Baxley  
Plantation Landings, Ltd.  
P.O. Box 5252  
Lakeland, FL 33807

Re: Engineering Field Audit of Plantation Landings, Ltd. (Docket No. 070416 -WS) and  
Hidden Cove, Ltd. (Docket No. 070414 -WS) in Polk County

Dear Mr. Baxley:

This letter is to confirm my telephone conversation with you regarding my engineering field investigation at Plantation Landings and Hidden Cove utility plants at 9:00 a.m. on October 11, 2007. For the engineering portion of this case, staff requires that several items be completed prior to my field audit. Please have the following information available for the period of January 1, 2006 to December 31, 2006 (test year) for both utilities water and wastewater systems:

1- Purchased Power

All utility related electricity bills during the test year which include meter number and location, kilowatts used, dollars paid, and electric company's account numbers.

2- Chemicals

A list of all chemicals used in the treatment of water/wastewater, amount purchased, quantity purchased, unit prices paid and dosage rates utilized.

3- Material and Supplies

Total cost along with copy of invoices for purchased parts, materials and supplies used in the operation and maintenance of the water/wastewater system during the test year.

4- Contractual Services - Billing / Reading the Meter

The monthly costs associated with billing customers or reading the meters if such work is not performed by employees of the utility.

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5- Contractual Services - Professional

The cost of accounting, legal and engineering if such work is not performed by employees of the utility.

6- Contractual Services - Testing

A list of tests along with costs paid to outside laboratories for testing the water/wastewater during the test year.

7- Contractual Services - Other

The costs of operation and maintenance work not performed by utility employees. These costs include the operator's fee, mowing and ground keeping and contracted repair for water/wastewater.

8- Transportation Expenses

The schedule of all vehicles by serial number and description, owned or leased by the utility, original cost or lease documents, who assigned to, and an explanation of how allocated to the utility, or a copy of log book showing miles on personal vehicle associated with utility business. All vehicles are to be available for inspection.

9- Copies of monthly operation reports for water/wastewater from January 1, 2006 to December 31, 2006 (test year) which includes:

FOR WATER - Total raw pumped, total wash water,  
Total water treated leaving plant,  
Total of each chemical in points, chemical dosage rates (average)

FOR WASTEWATER - Total treated, total wash water, total of each  
chemical in points, chemical dosage rates (average)

10- Copy of monthly totals of meter water sold for each month of the test year.

11- A written summary, by permit number, of all Department of Environmental Protection, Water Management District, and/or County Health Department permits.

12- If any plant addition has been or will be made due to a written order from a governmental agency, please provide a copy of that order.

13- All costs related to any changes, additions, improvements that were made to the water plant since January 1, 2007. Plus a summary and description and cost of all projected plant and system construction.

14- A list of all service complaints received during test year and an explanation of how each was resolved.

15- A listing (engineering plans) of all assets owned by the utility.

EXAMPLE: 200' - 8" PVC (Sewer)  
250' - 6" PVC Pipe (Water)  
50' - 6" Fire Hydrants (Water)

16- Number of customers classified as to meter size and class (commercial or residential) for the following points in time:

- A) A minimum of 4 years prior to the beginning of the test (or calendar last) year.
- B) The beginning of the last calendar year.
- C) The end of the last calendar year.
- D) Present

17- A copy of the Utility's engineering maps for water and/or wastewater showing location and size of water/wastewater mains throughout the service area.

On October 11, 2007, I will inspect both Plantation Landings and Hidden Cove water and wastewater plants, the distribution systems, and the general service area. Please have someone (lead operator, chief maintenance person, or an assigned person with access to the plant) available for this tour. The above information or documents should be ready for me when I come for the site investigation. Commission practices dictate that this docket is processed within the statutory time frame; therefore, your full cooperation would be appreciated.

If you have any questions, do not hesitate to call me at (850) 413- 6946.

Sincerely,



Mahnaz Massoudi  
Engineer IV

cc: Division of Economic Regulation (Rendell, Hudson, Revell)  
Office of the General Counsel (Brown, Jaeger)  
Division of the Commission Clerk and Administrative Services (Dkt No. 070416 -WS and 070414 -WS )

Martin S. Friedman, Esquire  
Rose, Sundstrom & Bentley, LLP  
2180 W. State Road 434, Suite 21 18  
Longwood, FL 32779