

SCANNEU

ROSE, SUNDSTROM & BENTLEY, LLP

2548 BLAIRSTONE PINES DRIVE TALLAHASSEE, FLORIDA 32301

FREDERICK L. ASCHAURR, JR. CHRIS H. BENTLEY, P.A. ROBERT C. BRANNAN DAVID F. CHESTER F. MARSHALL DITURDING JOHN R. JENKINS, P.A. STEVEN T. MINDLIN, P.A. CHASTLY H. O'STEEN DARKN L. SHIPPY WILLIAM E. SUNDSTROM, P.A. DIANE D. TREMOR, P.A. JOHN L. WHARTON

ROBERT M. C. ROSE, OF COUNSEL

WAYNE L. SCHIEFELBEIN, OF COUNSEL

(850) 877-6555 FAX (850) 656-4029 www.rsbattorneys.com

REPLY TO CENTRAL FLORIDA OFFICE

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CENTRAL FLORIDA OFFICE SANIANDO CENTER 2180 W. STATE ROAD 434, SUITE 2118 LONGWOOD, FLORIDA 32779 (407) 830-6331 FAX (407) 830-8522

MARTIN S. FRIEDMAN, P.A. VALERIE L. LORD

August 29, 2005

VIA FACSIMILE

Ms. Blanca Bayo Commission Clerk and Administrative Services Director Florida Public Service Commission 2540 Shumard Oak Boulevard Tallahassee, FL 32399

CHANGE OF ADDRESS FOR MARTIN S. FRIEDMAN, ESQUIRE RE: & VALERIE L. LORD, ESQUIRE

Dear Ms. Bayo:

This letter is to advise you that Martin S. Friedman and Valerie L. Lord's address will change effective August 26, 2005, to:

> Rose, Sundstrom & Bentley, LLP Sanlando Center 2180 W. State Road 434, Suite 2118 Longwood, FL 32779

Their telephone number (407) 830-6331, facsimile number (407) 830-8522 and email addresses mfriedman@rsbattorneys.com vlord@rsbattorneys.com will remain the same.

Please make this change in the following Dockets:

Docket No. 050323-SU; North Fort Myers Utility, Inc.

Docket No. 050281-WS; Plantation Bay Utility Company → Docket No. 050211-WS; North Sumter Utility Company closed

Docket No. 050192-WS: Central Sumter Utility Company

Docket No. 050028-WU; Raintree Utilities, Inc. closed

Docket No. 050013-WU; Bonita Springs Utilities, Inc.

Docket No. 040384-WS; Sanlando Utilities Corporation

Docket No. 030123-WS; Sports Shinko Utility, Inc. d/b/a Grenelefe Utilities

Ms. Blanca Bayo August 29, 2005 Page 2

Docket No. 030106-SU; Environmental Protection Systems of Pine Island, Inc.

✓Docket No. 021067-WS; River Ranch Water Management, LLC

Docket No. 020640-SU; Gistro, Inc.

Docket No. 050499-WS; Transfer of Utilities, Inc. of Florida to Hydro Star, LLC

Bocket No. 05041-WU; Utilities, Inc. of Pennbrooke

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

Very truly yours,

MARTIN S. FRIEDMAN

For the Firm

MSF/mp

cc: Commission Chairman Braulio Baez

Rosanne Gervasi, Esquire

Jennifer Brubaker, Esquire

Ms. Cheryl Johnson

Ms. Jennifer Iwenjiora

Ms. Kathy Kaproth

Ralph Jaeger, Esquire

Mr. Tim Devlin

Lorena Holly, Esquire

Ms. Patti Daniel

Mr. Richard Redeman

Ms. Stephanie Clapp

Ms. Pat Brady

Steve Reilly, Esquire

Mary Ann Helton, Esquire

Mr. Clint Boutwell

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Matilda Sanders

Matilda Sanders

From: Sent:

NET SatisFAXtion [postmaster] Monday, August 29, 2005 4:33 PM

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Matilda Sanders

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407 830 8522, 3 page(s)

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ROSE, SUNDSTROM & BENTLEY, LLP

2548 Blairstone Pines Drive Tallahassee, Florida 32301

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REPLY TO CENTRAL FLORIDA OFFICE

CENTRAL FLORIDA OPPICE SANIANDO CENTER 2180 W. STATE ROAD 434, SUITE 2118 LONGWOOD, FLORIDA 32779 (407) 830-6331 FAX (407) 830-8522

MARTIN S. FRIEDMAN, P.A. VALERIE L. LORD

FACSIMILE COVER SHEET

TO:

BLANCA BAYO, COMMISSION CLERK

c/o Florida Public Service Commission

FAX:

(850) 413-6727

PHONE:

(850) 413-6726

FROM:

MARTIN S. FRIEDMAN, ESOUIRE

DATE:

August 29, 2005

NO. PAGES:

MATTER NO. 30057.03

COMMENTS:

CHANGE OF ADDRESS FOR:

Martin S. Friedman, Esquire Valerie L. Lord, Esquire

Please notify us immediately if not received properly: (407) 830-6331

The information contained in this transmission is attorney privileged and confidential. It is intended only for the use of the individual or entity named above. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution or copy of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone collect and return the original message to us at the above address via the U. S. Postal Service. We will reimburse you for postage. Thank you.

Kimberley Pena

From:

Rosanne Gervasi

Sent:

Wednesday, August 24, 2005 9:47 AM

To:

Kimberley Pena

Subject:

FW: Rose, Sundstrom & Bentley, LLP Central Florida Office Moving

Attachments: Change of Address.pdf

Kim, please make this address change in CMS for DN 050281-SU (Plantation Bay). Thanks.

From: Martin Friedman [mailto:mfriedman@rsbattorneys.com]

Sent: Wednesday, August 24, 2005 9:30 AM

To: Troy Rendell; Tracey Biggins; Tom Walden; Stephanie Clapp; Stan Rieger; Sam Merta; Sally Moniz; Ryan Fitch; Rosanne Gervasi; Richard Redemann; Ralph Jaeger; Patti Daniel; Marshall Willis; Marlene Stern; Mahnaz Massoudi; Katherine Fleming; Jay Revell; Denise Greene; David Smith; Cochran Keating; Clint Boutwell; Cheryl Johnson; Bart Fletcher

Subject: Rose, Sundstrom & Bentley, LLP Central Florida Office Moving

Please see the attached notice of the change of the address of our Central Florida Office, **effective Friday**. The telephone and fax numbers, and email addresses remain unchanged.

Martin S. Friedman Rose, Sundstrom & Bentley, LLP

> 020640 V 021067 V 030106 V 030123 V 050013 V 050192 V 050281 V 050323 V 050499 V 050541 V

ROSE, SUNDSTROM & BENTLEY, LLP ANNOUNCES THE EXPANSION & RELOCATION OF ITS CENTRAL FLORIDA OFFICE EFFECTIVE AUGUST 29, 2005

Sanlando Center 2180 West State Road 434 Suite 2118 Longwood, florida 32779 (407) 830-6331 Fax (407) 830-8522

FREDERICK L. ASCHAUER, JR.
CHRIS H. BENTLEY, P.A.
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DAVID F. CHESTER
F. MARSHALL DETERDING
MARTIN S. FRIEDMAN, P.A.
VALERIE L. LORD

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DIANE D. TREMOR, P.A.
JOHN L. WHARTON

ROBERT M.C. ROSE OF COUNSEL WAYNE L. SCHIEFELBEIN OF COUNSEL

TALLAHASSEE OFFICE: 2548 BLAIRSTONE PINES DRIVE TALLAHASSEE, FLORIDA 32301 (850) 877-6555 FAX (850) 656-4029 CENTRAL FLORIDA OFFICE: 2180 WEST STATE ROAD 434 LONGWOOD, FLORIDA 32779 (407) 830-6331 Fax (407) 830-8522

State of Florida

ORIGINAL



Jublic Service Commission
-M-E-M-O-R-A-N-D-U-M-3:14

COMMISSION

DATE: June 4, 2003

TO: Division of the Commission Clerk and Administrative Services

FROM: Lorena A. Holley, Senior Attorney, Office of the General Counsel

RE: Docket No. 021067-WS - Application for Staff-Assisted Rate Case in Polk County by

River Ranch Water Management, L.L.C.

Attached please find a letter dated June 1, 2003, from Ray Boyles to Commission staff in response to staff's recommendation in the above-referenced docket. Please file the attached letter in the correspondence portion of this docket.

River Ranch RV Resort Owners Assn., Inc.

3200 River Ranch Blvd., Unit # 30529 River Ranch, Florida 33867-0529

(863) 692-1116 / Fax (863) 692-9707

E-Mail riverranchry@peoplepc.com **Web Site**: www.riverranchry.com

June 1, 2003

Director, Division of Commission Clerk and Administrative Services Florida Public Service Commission 2540 Shumard Blvd. Tallahassee, Florida 32399-0850

RE: Docket No. 021067-WS-River Ranch Water Management, L.L.C.

We are in receipt of the staff recommendations concerning River Ranch properties and the proposed rate increases. In addition to our previous input, which is on record with your office, we would like to offer the following observations and requests:

- 1. We are still concerned about abnormal repairs being considered in the rate increase equation with normal maintenance since it is a known fact that the water and sewer facilities were in poor condition when acquired by the current owners.
- 2. ISSUE 15: Customer deposits for the RV Association are recommended in the proposed amounts of \$24.44 for water and \$32.60 for sewer for a total of \$57.04 per lot. While we are aware that the recommendation is for connections made after the stamped approval date, it is possible that this could impact the Association at some future date if Westgate develops more RV phases and then turns them over to River Ranch RV for inclusion in our Association as is alluded to in our documents concerning future additions of phase Vb. We would propose that deposits current or future be waived for the RV Association since funds are collected in bulk and paid by the Association as part of its' duties. Deposits in this circumstance is not necessary and would only accomplish an amount of funds to be held indefinitely by the utility.

Sincerely,

Ray Boyles, President for The Board of Directors

Handout at
6/3/03 agenda
1 Inc. Item 12

River Ranch RV Resort Owners Assn., Inc. 3200 River Ranch Blvd., Unit # 30529 River Ranch, Florida 33867-0529

(863) 692-1116 / Fax (863) 692-9707

E-Mail riverranchrv@peoplepc.com

Web Site: www.riverranchrv.com

June 1, 2003

Director, Division of Commission Clerk and Administrative Services Florida Public Service Commission 2540 Shumard Blvd. Tallahassee, Florida 32399-0850

RE: Docket No. 021067-WS-River Ranch Water Management, L.L.C.

We are in receipt of the staff recommendations concerning River Ranch properties and the proposed rate increases. In addition to our previous input, which is on record with your office, we would like to offer the following observations and requests:

- 1. We are still concerned about abnormal repairs being considered in the rate increase equation with normal maintenance since it is a known fact that the water and sewer facilities were in poor condition when acquired by the current owners.
- 2. ISSUE 15: Customer deposits for the RV Association are recommended in the proposed amounts of \$24.44 for water and \$32.60 for sewer for a total of \$57.04 per lot. While we are aware that the recommendation is for connections made after the stamped approval date, it is possible that this could impact the Association at some future date if Westgate develops more RV phases and then turns them over to River Ranch RV for inclusion in our Association as is alluded to in our documents concerning future additions of phase Vb. We would propose that deposits current or future be waived for the RV Association since funds are collected in bulk and paid by the Association as part of its' duties. Deposits in this circumstance is not necessary and would only accomplish an amount of funds to be held indefinitely by the utility.

Sincerely,

Ray Boyles, President for The Board of Directors

State of Florida



Hublic Service Commissio -M-E-M-O-R-A-N-D-U-M-

DATE:

May 20, 2003

TO:

Division of the Commission Clerk and Administrative Services

FROM: Lorena A. Holley, Senior Attorney, Office of the General Counsel

RE:

Docket No. 021067-Application for staff-assisted rate case in Polk County by River

Ranch Water Management, L.L.C.

Please place the following names on the list of interested persons for the above-referenced docket. These individuals have also requested copies of staff recommendations and should have an (R) placed next to their names in the Case Management System.

> Ms. Patricia M. Bates 25308 Canterbury Drive Lake Wales, Florida 33898 Phone: (863) 692-1685

Mr. Hal Piche P.O. Box 30045 River Ranch, Florida 33867 Phone: (863) 692-9158

Mr. Thomas C. Rhodes River Ranch RV Owners Unit 30529 3200 River Ranch Blvd. River Ranch, Florida 33867

Mr. Richard Massey 25221 Oakmont Drive Lake Wales, Florida 33898 Phone: (863) 692-2521

Ms. Betty Warren 25315 Canterbury Drive Lake Wales, Florida 33898 Phone: (863) 692-1871

LAH/dm

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Jone 5/21/03

River Ranch RV Resort Owners Assn., Inc.

Unit # 30529 - 3200 River Ranch Blvd. River Ranch, Florida 33867-0529

> (863) 692-1116 / Fax (863) 692-9707 E-Mail <u>riverranchrv@peoplepc.com</u> Web Site: <u>www.riverranchrv.com</u>



PARTIES

Director, Division of Commission Clerk and Administrative Services Florida Public Service Commission 2540 Shumard Oak Blvd. Tallahassee, Florida 32399-0850

RE: "Docket # 021007 WS, River Ranch Water Management, L.L.C."

Dear Director,

We are in receipt of a preliminary staff assisted rate increase proposal for River Ranch L.L.C. and would like to offer the following questions and observations:

- 1. The water and sewer plant was in poor condition at the time Westgate purchased the property and numerous repairs were necessary to bring the plant to proper operating condition. Are those repairs that would not normally recur annually part of the operating expenses for the test period? If so why? Repairs that are made less than on annual basis should be prorated over a longer period of time based on the life expectancy of the motor, part, etc.
- 2. Westgate plans to build many additional units which will add to the base consumer population of the utility. Are these units being considered towards a total revenue base to support the utility? Regardless of ownership these units should count equally towards the support of the utility services and adjustments made accordingly.
- 3. There are numerous commercial buildings being operated by Westgate, however, we find no contribution of revenue during the test period which would impact the overall income for the utility thereby reducing the shortfall for the same period. Was this considered?
- 4. It is particularly difficult to make a meaningful contribution to the rate proposal since not enough information was supplied in the notice. Such as, which entities contributed revenue during the test period and how much for each. What were the expenses? Λ detailed line item summary would be necessary to determine whether expenditures were appropriate and in line with the type and amount of service given.

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COM
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ECR JOB JEWKWS
GCL

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- 5. How was the preliminary rate proposal reached? What was the basis for the rate structure for each entity? A quick estimate of the current user base of the RV park, Long Hammock, Inns & Cottages and Country Side will produce a revenue of approximately \$264,000 which does not include a contribution from Westgate commercial buildings or future development, some of which should be occupied by mid summer of 2003. Assuming the cost of utility operation for this year is the same as the test period (\$213,000) an excess revenue will be generated in the amount of \$50,000 without consideration of additional users.
- 6. There are many other items that need further explanation which may not be clear to the normal user, not being familiar with utilities. Definitions for these items would be helpful. An overall explanation of the rate proposal and considerations would also seem to be in order.

We respectfully submit these questions and comments and look forward to your reply. We realize a rate increase is due and inevitable, our concern is that all parties pay a fair and appropriate share of the service burden.

Sincerely,

Ray Boyles, President

for The Board of Directors

ROSE, SUNDSTROM & BENTLEY, LLP

2548 Blairstone Pines Drive Tallahassee, Florida 32301

(850) 877-6555 Fax (850) 656-4029 www.rsbattomeys.com FPSC, CLK - CORRESPONDENCE
Administrative Parties Consumer
DOCUMENT NO. 09802 -07
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ALTAMONTE SPRINGS, FLORDA 32701

(407) 830-6331

Fax (407) 830-8522

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JOHN L. WHARTON

DIANE D. TREMOR, P.A.
JOHN L. WHARTON

ROBERT M. G. ROSE, OF COUNSEL
WAYNE L. SCHIEFELBEIN, OF COUNSEL

December 12, 2002

REPLY TO ALTAMONTE SPRINGS

VIA FACSIMILE

Ms. Blanca Bayo
Commission Clerk and Administrative Services Director
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, FL 32399

Re: / Docket No. 021173-WS; Utilities, Inc.

Docket No. 0201142-WU; AquaSource/48 Estates

Docket No. 021067-W6; River Ranch Water Mangement, L.L.C.

Docket No. 021036-WS; North Sumter Utility Company, L.L.C.

Docket No. 021023-WS; Philadelphia Suburban/AquaSource

Docket No. 020990-WS; Highlands Ridge Utilities, L.L.C.

Docket No. 020909-WS; Little Sumter Utility Company

Docket No. 020907-WS; Lake Utility Services, Inc.

Docket No. 020746-WU; Knight Water Utility - Clased

Docket No. 020745-SU; Island Water Utility

Docket No. 020707-SU; Bonita Springs Utilities; RealNor Hallandale, Inc.

Docket No. 020695-WS; Lake Groves/Lake Utility Services - Classed

Docket No. 020640-SU; Gistro, Inc.

Docket No. 020567-WS; Lake Groves Utilities, Inc.

Docket No. 020553-WS; Burkim Enterprises, Inc. - (1900)

Docket No. 020516-WU; Keen Sales, Rentals and Utilities, Inc. - Closes

Docket No. 020484-WS; Labrador Services/Labrador Utilities

Docket No. 020409-SU; Utilities, Inc. of Sandalhaven

Docket No. 020408-SU; Alafaya Utilities, Inc.

Docket No. 020407-WS; Cypress Lakes Utilities, Inc.

Docket No. 020382-WS; New River Ranch/River Ranch Water Management

Docket No. 020344-SU; Key Haven Utility Corporation

Docket No. 020148-WS; Little Sumter Utility Company — Corele

Docket No. 020071-WS; Utilities, Inc. of Florida

Docket No. 011451-WS; Plantation Bay Utility Company

Docket No. 011189-WS; Investigation into authorized return on equity - Charles

Docket No. 010396-WS; Burkim Enterprises, inc. — Closed

Docket No. 001660-SU; Highlands Utilities Corporation - Closed

Docket No. 991890-WS; Utilities, Inc. of Florida/Gain on Sale - Clearly

Done 12/12/02

Ms. Blanca Bayo December 12, 2002 Page 2

Dear Ms. Bayo:

This letter is to advise you that Martin S. Friedman's address will change effective December 12, 2002, to:

Rose, Sundstrom & Bentley, LLP 600 S. North Lake Boulevard, Suite 160 Altamonte Springs, FL 32701

His telephone number (407) 830-6331, facsimile number (407) 830-8522 and e-mail address mfriedman@rsbattorneys.com will remain the same.

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

Very truly yours,

MARTIN S. FRIEDMAN
For the Firm

MSF/dmp

cc: Commission Chairman Lila Jaber

Alice Crosby, Esquire Rosanne Gervasi, Esquire

Jennifer Brubaker, Esquire

Ms. Cheryl Johnson

Ms. Jennifer Iwenjiora

Ms. Kathy Kaproth

Ralph Jaeger, Esquire

Mr. Tim Devlin

Lorena Holly, Esquire

Ms. Patti Daniel

Samantha McRae, Esquire

Mr. Richard Redeman

Ms. Stephanie Clapp

Ms. Pat Brady

Steve Burgess, Esquire

Steve Reilly, Esquire

Stephen M. Presnell, Esquire

Mr. Clint Boutwell

Rose, Sundstrom & Bentley, LLP 600 S. North Lake Bivd.. Suite 160. Altamonte Springs, Florida 32701

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Matilda Sanders

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Matilda Sanders

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ROBERT M. C. ROSE, Or COUNSEL
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600 S. NORTH LAKE BLVD., SUITE 160
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(407) 830-6331
FAX (407) 830-8522

REPLY TO ALTAMONTE SPRINGS

FACSIMILE COVER SHEET

TO:	BLANCA BAYO, COMMISSION CLERK c/o Florida Public Service Commission
FAX:	(850) 413-6727
PHONE:	(850) 413-6726
FROM:	MARTIN S. FRIEDMAN, ESQUIRE
DATE:	December 12, 2002
NO. PAGES:	3

COMMENTS:

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