

**Marguerite McLean**

**From:** Bryson, Arlene [Arlene.Bryson@ruden.com] on behalf of Cooke, Michael [Michael.Cooke@ruden.com]  
**Sent:** Thursday, October 20, 2011 2:42 PM  
**To:** Filings@psc.state.fl.us  
**Cc:** Melissa Jones-Alexis; Ralph Jaeger; Caroline Klancke; Keino Young; Tom Walden; Patti Daniel; reilly.steve@leg.state.fl.us; jordan\_ruben@mhchomes.com  
**Subject:** Docket No. 110020-WS - Equity LifeStyle Properties, Inc., OB - Revised Proposed Water and Wastewater Initial Rates and Charges  
**Attachments:** 3486\_001.pdf

**Docket No.:**  
Docket No. 110020-WS – Application for certificates to provide water and wastewater service in Marion County by Equity LifeStyle Properties, Inc., Oak Bend Utility

**Person Filing:**  
Michael G. Cooke  
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**Filed on behalf of:**  
Equity LifeStyle Properties, Inc.

**Total number of pages:**  
(3)

**Description:**  
Revised proposed water and wastewater initial rates and charges

**Arlene Bryson**  
Legal Secretary



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07697 OCT 20 =

FPSC-COMMISSION CLERK

10/20/2011



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October 20, 2011

Ms. Ann Cole, Director  
Commission Clerk and Administrative Services  
Florida Public Service Commission  
2540 Shumard Oak Boulevard  
Tallahassee, Florida 32399-0850

RE: Docket No. 110020-WS – Application for certificates to provide water and wastewater service in Marion County by Equity LifeStyle Properties, Inc., OB Utility

Dear Ms. Cole:

Please file the enclosed revised proposed water and wastewater initial rates and charges in the above-referenced docket. If you have any questions, please do not hesitate to contact me.

Sincerely,

Michael G. Cooke

MGC:amb  
Enclosure

cc: Melissa Jones-Alexis (Via E-Mail: [mjonesal@PSC.STATE.FL.US](mailto:mjonesal@PSC.STATE.FL.US))  
Ralph Jaeger (Via E-Mail: [RJaeger@PSC.STATE.FL.US](mailto:RJaeger@PSC.STATE.FL.US))  
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Jordan Ruben (Via E-Mail: [jordan\\_ruben@mhchomes.com](mailto:jordan_ruben@mhchomes.com))

RM:8139800:1

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FPSC-COMMISSION CLERK

Oak Bend Mobile Home Park  
Original Certificate Application  
Proposed Rates

Line No.		Monthly Rates	
		Water	Wastewater
1	<u>Residential</u>		
2	Base Facility Charges:		
3	5/8" x 3/4"	\$ 10.58	
4	All Meter Sizes		\$ 16.60
5	Gallage charge per 1,000 gallons	2.77	
6	Gallage charge (maximum of 6,000 gallons)		3.29
7			
8	<u>General Service</u>		
9	Base Facility Charges:		
10	5/8" x 3/4"	10.58	16.60
11	1"	26.45	41.50
12	1.5"	52.90	83.00
13	2"	84.64	132.80
14	3"	158.70	249.00
15	4"	284.50	415.00
16	6"	529.00	830.00
17	Gallage charge per 1,000 gallons	2.77	3.29

Oak Bend Mobile Home Park  
Original Certificate Application  
Existing Water System  
Rate Computation

Line No.		Percent Allocation		Rate Component		
		Total	BFC	Gallonge	BFC	Gallonge
1	<u>Operation &amp; Maintenance (O&amp;M):</u>					
2	Purchased Power	\$ 6,256	40.00%	60.00%	\$ 2,502	\$ 3,754
3	Chemicals	3,024	40.00%	60.00%	1,210	1,814
4	Contractual Services:					
5	Engineering	1,200	40.00%	60.00%	480	720
6	Outside Accounting - Annual Report, RAF Return, and Index	1,500	40.00%	60.00%	600	900
7	Adjustments)					
8	Contract Legal	1,200	40.00%	60.00%	480	720
9	Management Fees (Administration, Accounting, Tax, and	10,000	40.00%	60.00%	4,000	6,000
10	Customer Service)					
11	Management Fees (Operator and billing fee)	5,449	40.00%	60.00%	2,180	3,269
12	Testing	3,488	40.00%	60.00%	1,395	2,093
13	Plant Maintenance	1,000	40.00%	60.00%	400	600
14	Insurance - Property, Casualty & Liability	15,060	40.00%	60.00%	6,024	9,036
15	Miscellaneous	2,000	40.00%	60.00%	800	1,200
16	Total estimated O&M expense	<u>50,177</u>				
17	Depreciation Expense - Net	<u>14,279</u>	40.00%	60.00%	5,712	8,567
18	<u>Taxes Other than Income:</u>					
19	Real estate & property taxes	3,091	40.00%	60.00%	1,236	1,854
20	Regulatory Assessment Fees	<u>3,885</u>	40.00%	60.00%	1,553	2,331
21		<u>6,976</u>				
22	Operating Income	<u>14,902</u>	40.00%	60.00%	<u>5,961</u>	<u>8,941</u>
23	Total revenue requested	<u>\$ 86,334</u>			<u>\$ 34,533</u>	<u>\$ 51,799</u>
24	No. of ERC's at buildout level of operation				272	
25	No of months				<u>12</u>	
26	Annual No. of monthly ERC's				<u>3,264</u>	
27	Estimated annual gallons sold - thousands					<u>18,669</u>
28	Rates - Base Facility Charge / Gallonge Charge per 1,000 Gallons				<u>\$ 10.58</u>	<u>\$ 2.77</u>