

State of Florida



# Public Service Commission

CAPITAL CIRCLE OFFICE CENTER • 2540 SHUMARD OAK BOULEVARD  
TALLAHASSEE, FLORIDA 32399-0850

**-M-E-M-O-R-A-N-D-U-M-**

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**DATE:** March 27, 2017

**TO:** Carlotta S. Stauffer, Commission Clerk, Office of Commission Clerk

**FROM:** Dylan Andrews, Public Utility Analyst I, Division of Accounting & Finance *DA*

**RE:** Docket No. 160075-WU - Joint application for authority to transfer assets and Certificate No. 623-W in Orange and Lake Counties from Oak Springs, LLC and Oak Springs MHC, LLC.

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Please place the following email and its attachments in the above-referenced docket file.

RECEIVED-FPSC  
2017 MAR 27 PM 3:06  
COMMISSION  
CLERK

## Dylan Andrews

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**From:** Bart Fletcher  
**Sent:** Monday, March 20, 2017 7:55 AM  
**To:** Dylan Andrews  
**Subject:** FW: Oak Springs MHC LLC - Transfer Dk No. 160075-WU  
**Attachments:** 20170314095530718.pdf

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**From:** Marty Deterding [<mailto:mdeterding@sfflaw.com>]  
**Sent:** Tuesday, March 14, 2017 10:28 AM  
**To:** Bart Fletcher  
**Cc:** Kyesha Mapp; Amber Norris; Cheryl Bulecza-Banks; Shannon Hudson; Melinda Watts; Maria Virga; Gary Morse ([gmorse4@tampabay.rr.com](mailto:gmorse4@tampabay.rr.com))  
**Subject:** Oak Springs MHC LLC - Transfer Dk No. 160075-WU

Bart

See attached. I do not have email addresses for the following staff members so I would appreciate it if you would forward this to the following;

Dillon Andrews  
Charles Johnson  
Robert Graves

Thanks. Let me know if you need anything else

**F. MARSHALL DETERDING**

*Of Counsel*

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**SUNDSTROM  
& MINDLIN, LLP**

Attorneys | Counselors



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**SUNDSTROM  
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March 14, 2017

Bart Fletcher  
Public Utilities Supervisor  
Florida Public Service Commission  
Division of Accounting & Finance  
2540 Shumard Oak Boulevard  
Tallahassee, Florida 32399-0850

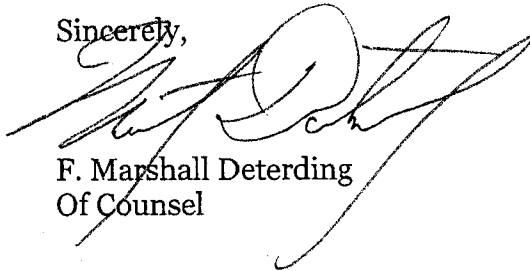
Re: Docket No. 160075-WU  
Joint Application for Authority to Transfer Assets and Certificate No. 623-W  
In Orange and Lake Counties from Oak Springs, LLC to Oak Springs MHC, LLC

Dear Mr. Fletcher,

Attached as a follow up to our recent meeting is a copy of a recently completed Profit and Loss Statement for Oak Springs MHC, LLC. This statement is for the combined operations of the mobile home park and the water utility. As you can see, the net income from those joint operations is approximately six times the rate base for the utility.

With this submission, I am hopeful that nothing further is needed for the staff to move forward quickly to a final recommendation for approval of the requested transfer. If there is anything further that I can do to assist in achieving this goal of a quick resolution, please let me know.

Sincerely,



F. Marshall Deterding  
Of Counsel

FMD/brf

cc: Kyesha Mapp, Esq.  
Amber Norris  
Cheryl Bulecza-Banks  
Dillon Andrews  
Charles Johnson  
Shannon Hudson  
Melinda Watts  
Robert Graves  
Maria Virga  
Gary Morse

4:06 PM  
03/13/17  
Accrual Basis

Oak Springs MHC LLC  
**Profit & Loss**  
January through December 2016

	<u>TOTAL</u>
Ordinary Income/Expense	
Income	
4020 · Rent	1,510,988.05
<b>Total Income</b>	<u>1,510,988.05</u>
<b>Gross Profit</b>	1,510,988.05
Expense	
5000 · Utilities	99,823.83
6000 · Repairs & Maintenance	133,122.59
7000 · General Administrative Expenses	76,870.11
8000 · Property Taxes	136,956.48
9000 · Insurance	36,283.06
9100 · Interest Expense	<u>383,812.02</u>
<b>Total Expense</b>	<u>866,868.09</u>
<b>Net Ordinary Income</b>	<u>644,119.96</u>
<b>Net Income</b>	<u><u>644,119.96</u></u>