

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-

DATE: April 10, 2019

TO: Adam J. Teitzman, Commission Clerk, Office of Commission Clerk

FROM: Justin Sowards, Public Utility Analyst II, Division of Accounting & Finance 

RE: Docket No. 20180218-SU - Application for staff-assisted rate case in Brevard County by TKCB, Inc.

Please place the following email and its attachment in the above mentioned docket file.

Justin Swards

From: Jeff Small <jeffsmall@ocboa.net>
Sent: Friday, April 05, 2019 9:27 AM
To: Justin Swards; Amber Norris
Cc: Jeff Small
Subject: TKCB Office Rent Support
Attachments: TKCB Office Rent Calculation.pdf

Good morning

Per your request attached is the office rent calculation for TKCB.

I'm available should you have any further questions.

Thanks

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Jeffery Small
OCBOA Consulting, LLC
407-377-5400

Associate Member of the Florida Rural Water Association

TKCB, Inc.

Current Office Rent Allocation

Year	Approved Price Index	Per Sq/Ft Monthly	Office Sq/Ft	Annual Rent	Annual Utilities	Parent	Total Annual Percent	Utility	
2012 (a)		\$13.40	1,288	\$17,259.20	\$5,972.00	\$23,231.20	15.00%	\$3,484.68	
	1.63%	\$0.22			\$97.34				
2013		\$13.62	1,288	\$17,540.52	\$6,069.34	\$23,609.87	15.00%	\$3,541.48	
	1.41%	\$0.19			\$85.58				
2014		\$13.81	1,288	\$17,787.85	\$6,154.92	\$23,942.77	15.00%	\$3,591.42	
	1.57%	\$0.22			\$96.63				
2015		\$14.03	1,288	\$18,067.12	\$6,251.55	\$24,318.67	15.00%	\$3,647.80	
	1.29%	\$0.18			\$80.65				
2016		\$14.21	1,288	\$18,300.18	\$6,332.20	\$24,632.38	15.00%	\$3,694.86	
	1.51%	\$0.21			\$95.62				
2017		\$14.42	1,288	\$18,576.51	\$6,427.81	\$25,004.33	15.00%	\$3,750.65	
	1.76%	\$0.25			\$113.13				
2018		\$14.68	1,288	\$18,903.46	\$6,540.94	\$25,444.41	15.00%	\$3,816.66	
(b)	2.36%	\$0.35			\$154.37				
2019		\$15.02	1,288	\$19,349.58	\$6,695.31	\$26,044.89	15.00%	\$3,906.73	
Actual Utilities & Taxes For Test Year									
Property Taxes				\$3,572.58					
Fla Power & Light				\$4,478.28					
Telephone/Internet				\$4,244.98					
Water				\$656.33					
Total Utilities & Taxes				\$12,952.17	K	L	\$32,301.75	20.00%	\$6,460.35 (c)
Estimated Annual Office Rent & Utilities Going Forward								\$6,460.35	
Estimated Office Supplies & Equipment Use @ \$200 per month								\$2,400.00 (d)	
Estimated Annual Office Allocation								\$8,860.35	
Per G/L @ 09/30/18 for Test Year								\$12,000.00	
Annual Adjustment								(\$3,139.65)	
Monthly Adjustment								(\$261.64)	

(a) Approved in Utility's last rate case order.

(b) Per Staff Recommendation approved at December 11, 2018 Agenda Conference.

(c) Prior order used 15% allocation based on presidents time. Presidents time is now 20%.

(d) Prior order did not include utility's use of Atlantis's office equipment or include an office supply allocation.

Atlantis office equipment used includes computers, facsimile, phones, copier, scanner file cabinets and storage.

Atlantis office supplies include paper, toner for copier, ink jet for printer, envelopes and other various office supply items.

Atlantis provides postage for all utility mailings such as regulatory filings, vendor payments and customer notices.

Annual customer notifications such as a Price Index Increase can exceed \$150 in postage per mailing.