

120269-WU

Pinecrest Utilities, LLC
P.O. BOX 1798
EATON PARK, FL. 33840
863-904-5574

RECEIVED - FPSC
12 OCT 25 AM 8:49
COMMISSION
CLERK

Marshall Willis
Florida Public Service Commission
2540 Shumard Oak Blvd.
Tallahassee, FL. 32399

RE: Application for staff assisted rate case for Pinecrest Utilities, LLC in Polk County.

Dear Mr. Willis:

Enclosed please find an application for a staff assisted rate case for Pinecrest Utilities, LLC.

On behalf of the utility,


Mike Smallridge

RECEIVED
FLORIDA PUBLIC SERVICE
COMMISSION
12 OCT 23 PM 4:26
DIVISION OF
ACCOUNTING & FINANCE

DOCUMENT NUMBER - DATE

07260 OCT 25 20

FPSC-COMMISSION CLERK

FLORIDA PUBLIC SERVICE COMMISSION

APPLICATION FOR A
STAFF ASSISTED RATE CASE

120269-WU

I. GENERAL DATA

A. Name of Utility: Pinecrest utilities, LLC

B. Address: P.O. Box 1798
Eaton Park, FL 33840

1. Telephone Nos.: (352) 302-7406

2. County: Polk

Nearest City: Barbours

3. General Area Served: Citrus Highlands

C. Authority:

1. Water Certificate No. 588-W

Date Received: June 2011

2. Wastewater Certificate No. —

Date Received:

3. Date Utility Started Operations: Water: 1987

Wastewater:

D. How System Was Acquired: Purchased

If utility was purchased, give date June 2011

Amount Paid \$ \$79,265
~~70,000~~

1. Name of Seller: Pinecrest Ranches, Inc.

2. Was seller affiliated with present owners? Yes No

3. Did you purchase: Stock or assets only

E. Type of Legal Entity:

Corporation

Partnership

Sole Proprietorship

F. Ownership & Officers:

	Name	Title	Percent Ownership
1.	<u>Michael Smalridge</u>	<u>owner</u>	<u>100%</u>
2.	_____	_____	_____
3.	_____	_____	_____
4.	_____	_____	_____

G. List of Associated Companies and Addresses:

West Lakeland Wastewater, LLC
PO Box 1798
Eaton Park, FL 33840.

H. If you have retained an attorney and/or a consultant to represent the utility for this application, furnish the name(s) and address(es):

Name:

Address:

NO

II. ACCOUNTING DATA

A. Outside Accountant

- Name: ~~Anna~~ ~~Smalbridge~~
- Firm:
- Address:
- Telephone: () ~~302~~ ~~302~~ 7406

B. Individual To Contact On Accounting Matters:

- Name: Gary Morse
- Telephone: () 407-970-7705

C. Location of Books and Records: 1902 Barton Park Rd, Suite 201, Auburndale, FL 33840

D. Have you filed an Annual Report with the Commission? Yes No
Date Last Filed: 2011

E. Has your latest Regulatory Assessment Fee Payment been made?
(January 30 or July 30 whichever is applicable) Jan 30 July 30

F. Basic Rate Base Data: (Most recent two years)

1. Water:

Cost of Plant In Service

Less Accumulated Depreciation

Less Contributed Plant

Net Owner's Investment

	2011	2010
	\$ 206,578	\$ 191,941
	<u>102,866</u>	<u>94,417</u>
	<u>103,712</u>	<u>97,524</u>
	\$ 110,245	\$
	<u>20</u>	<u>20</u>

~~2. Wastewater:~~

~~Cost of Plant In Service~~
~~Less Accumulated Depreciation~~
~~Less Contributed Plant~~
~~Net Owner's Investment~~

~~\$ _____ \$ _____~~
~~_____~~
~~_____~~
~~\$ _____ \$ _____~~

G. Basic Income Statement: (Most recent two years)

1. Water:

Revenues (By Class)

a. Residential

b.

c. misc.

Total Operating Revenues:

Less Expenses:

a. Salaries & Wages - Employees

b. Salaries & Wages - Officers, Directors, & Majority Stockholders

c. Employee Pensions & Benefits

d. Purchased Water

e. Purchased Power

f. Fuel for Power Production

g. Chemicals

h. Materials & Supplies

i. Contractual Services

j. Rents

k. Transportation Expenses

l. Insurance Expense

m. Regulatory Commission Expense

n. Bad Debt Expense

o. Miscellaneous Expense

p. Depreciation Expense

q. Property Taxes

r. Other Taxes

s. Income Taxes

Operating Income (Loss)

	20 11	20 10
	\$ 25,755	\$ _____
	_____	_____
	1456.	_____
	_____	_____
	\$ 27,211	\$ _____
	_____	_____
	_____	_____
	6008	_____
	_____	_____
	_____	_____
	1188	4547
	_____	_____
	229	2205
	509	949
	_____	_____
	10320	28713
	_____	_____
	126	3600
	_____	_____
	614	715
	_____	_____
	1411	4285
	_____	_____
	_____	2370
	_____	_____
	640	176
	_____	_____
	2562	5883
	_____	_____
	_____	_____
	626	_____
	_____	_____
	_____	_____
	_____	_____
	\$ 24232	\$ 53443.

Revenue Summary

From 1/1/2011 to 12/31/2011

Period

<u>Period</u>	Total Billings	Total Receipts	Balance Owing	Total Usage
<u>Jul 11</u>	\$5,020.51	\$470.60	\$4,549.91	648687
<u>Aug 11</u>	\$5,595.59	\$5,659.57	(\$63.98)	713002
<u>Sep 11</u>	\$4,996.01	\$4,528.88	\$467.13	633176
<u>Oct 11</u>	\$4,593.34	\$4,670.54	(\$77.20)	560805
<u>Nov 11</u>	\$4,853.19	\$4,180.67	\$672.52	579945
<u>Dec 11</u>	\$5,342.82	\$4,833.46	\$509.36	667322
Total Billings and Receipts	\$30,401.46	\$24,343.72	\$6,057.74	3802937

3:36 PM
 10/18/12
 Accrual Basis

Pinecrest Utilities, LLC Account QuickReport All Transactions

Type	Date	Num	Name	Memo	Split	Amount	Balance
224 · Long Term Debt							
224.1 · CenterState Bank Loan							
General Journal	7/1/2011	10			303 · Land & L...	51,445.71	51,445.71
Bill	8/8/2011	Loan ...	CenterState	Principal	231 · Account...	-332.64	51,113.07
Check	8/29/2011	10020	CenterState	loan payment	131.1 · Checki...	-663.64	50,449.43
Check	9/29/2011		CenterState		131.1 · Checki...	-663.64	49,785.79
Check	10/18/2011		CenterState	phone transf...	131.1 · Checki...	-663.64	49,122.15
Check	11/29/2011	10087	CenterState	loan	131.1 · Checki...	-663.64	48,458.51
General Journal	12/31/2011	13		to adjust 7 m...	427.1 · Center...	1,614.18	50,072.69
Check	1/4/2012		CenterState		131.1 · Checki...	-663.64	49,409.05
Check	2/7/2012	Debit...	CenterState		131.1 · Checki...	-663.64	48,745.41
Check	3/7/2012		CenterState	phone transf...	131.1 · Checki...	-663.64	48,081.77
Check	4/11/2012		CenterState	phone transf...	131.1 · Checki...	-663.64	47,418.13
Check	5/8/2012	verbal	CenterState	phone transf...	131.1 · Checki...	-663.64	46,754.49
Check	6/7/2012	online...	CenterState	phone transf...	131.1 · Checki...	-663.64	46,090.85
Check	7/11/2012		CenterState		131.1 · Checki...	-663.64	45,427.21
Check	7/30/2012		CenterState	phone transf...	131.1 · Checki...	-663.64	44,763.57
Check	8/15/2012		CenterState		131.1 · Checki...	-38.84	44,724.73
Check	8/29/2012	10250	CenterState	phone transf...	131.1 · Checki...	-663.64	44,061.09
Check	9/17/2012		CenterState		131.1 · Checki...	-38.57	44,022.52
Check	10/3/2012		CenterState	phone transf...	131.1 · Checki...	-663.64	43,358.88
Check	10/15/2012		CenterState		131.1 · Checki...	-37.22	43,321.66
Check	10/15/2012		CenterState		131.1 · Checki...	-37.22	43,284.44
Total 224.1 · CenterState Bank Loan						43,284.44	43,284.44
224.2 · Richard Little Loan							
General Journal	7/1/2011	10			303 · Land & L...	15,000.00	15,000.00
Check	8/10/2011	10011	Richard Little	payment #1	131.1 · Checki...	-277.28	14,722.72
Check	9/8/2011	10027	Richard Little	2nd payment	131.1 · Checki...	-278.66	14,444.06
Bill	10/10/2011	3rd P...	Richard Little	principle	231 · Account...	-280.06	14,164.00
Bill	11/1/2011	4th p...	Richard Little	repayment of...	231 · Account...	-281.46	13,882.54
Check	12/7/2011	10090	Richard Little	loan payment	131.1 · Checki...	-282.87	13,599.67
Check	1/10/2012	10112	Richard Little	principal	131.1 · Checki...	-284.28	13,315.39
Check	2/8/2012	10133	Richard Little	principal	131.1 · Checki...	-285.70	13,029.69
Bill	3/5/2012	8th p...	Richard Little	principal	231 · Account...	-287.13	12,742.56
Bill	4/5/2012	9th p...	Richard Little	principal	231 · Account...	-288.57	12,453.99
Bill	6/1/2012	10th	Richard Little	principal	231 · Account...	-290.01	12,163.98
Bill	7/1/2012	11th	Richard Little	principal	231 · Account...	-291.46	11,872.52
Bill	8/2/2012	12th	Richard Little	principal	231 · Account...	-292.92	11,579.60
Bill	9/2/2012	13th ...	Richard Little	principal	231 · Account...	-294.38	11,285.22
Bill	9/10/2012	14th ...	Richard Little	principal	231 · Account...	-295.85	10,989.37
Bill	10/2/2012		Richard Little	principal	231 · Account...	-291.46	10,697.91
Total 224.2 · Richard Little Loan						10,697.91	10,697.91

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 10/18/12
 Accrual Basis

Pinecrest Utilities, LLC Account QuickReport All Transactions

Type	Date	Num	Name	Memo	Split	Amount	Balance
224.3 · Old Fla National Bank - Vehicle							
Deposit	8/19/2011		First National Bank	Loan from Fir...	131.1 · Checki...	7,872.00	7,872.00
Check	10/12/2011	10041	Old Florida National...	1/2 Truck pay...	131.1 · Checki...	-179.29	7,692.71
Bill	11/2/2011	due 1...	Old Florida National...	loan payment	231 · Account...	-179.30	7,513.41
Bill	12/1/2011	due 1...	Old Florida National...	1/2 truck pay...	231 · Account...	-179.30	7,334.11
General Journal	12/31/2011	21		To adjust loa...	427.6 · Vehicl...	-272.34	7,061.77
Bill	1/6/2012	due 0...	Old Florida National...	1/2 truck pay...	231 · Account...	-179.30	6,882.47
Bill	2/10/2012	Due 1...	Old Florida National...	1/2 truck pay...	231 · Account...	-179.30	6,703.17
Bill	3/9/2012	3-18...	Old Florida National...		231 · Account...	-179.30	6,523.87
Bill	3/10/2012		Old Florida National...	1/2 truck pay...	231 · Account...	-179.30	6,344.57
Bill	4/10/2012		Old Florida National...	1/2 truck pay...	231 · Account...	-179.30	6,165.27
Bill	5/10/2012		Old Florida National...	1/2 truck pay...	231 · Account...	-179.30	5,985.97
Bill	6/10/2012		Old Florida National...	1/2 truck pay...	231 · Account...	-179.30	5,806.67
Bill	7/10/2012		Old Florida National...	1/2 truck pay...	231 · Account...	-179.30	5,627.37
Bill	8/10/2012	Augu...	Old Florida National...	1/2 truck pay...	231 · Account...	-179.30	5,448.07
Bill	9/10/2012	due 0...	Old Florida National...	1/2 truck pay...	231 · Account...	-167.29	5,280.78
Bill	10/10/2012	Due 1...	Old Florida National...	1/2 truck pay...	231 · Account...	-168.17	5,112.61
Total 224.3 · Old Fla National Bank - Vehicle						5,112.61	5,112.61
224.4 · Mike Smallridge							
General Journal	11/25/2011	20		Jojn Deere Tr...	343 · Tools, S...	2,500.00	2,500.00
General Journal	12/5/2011	15		Tank Rehab	320 · Water Tr...	7,500.00	10,000.00
General Journal	12/31/2011	11		Cash to open...	603 · Officers ...	150.00	10,150.00
General Journal	12/31/2011	11		5 months sal...	603 · Officers ...	6,000.00	16,150.00
General Journal	12/31/2011	23		To add 6th m...	603 · Officers ...	1,200.00	17,350.00
General Journal	4/20/2012	41	Florida Public Servi...	2011 RAF	408.3 · Regula...	1,026.00	18,376.00
Total 224.4 · Mike Smallridge						18,376.00	18,376.00
224.5 · Vering Inc. Loan							
General Journal	7/1/2011	10			303 · Land & L...	12,000.00	12,000.00
General Journal	12/31/2011	11		5 pymts @ 3...	603 · Officers ...	-1,642.15	10,357.85
General Journal	12/31/2011	11		xtra loan pymt	603 · Officers ...	-100.00	10,257.85
Bill	3/5/2012	8th p...	Vering, Inc.		231 · Account...	-316.41	9,941.44
Bill	4/5/2012	9th p...	Vering, Inc.		231 · Account...	-318.00	9,623.44
Bill	6/1/2012	10th	Vering, Inc.	loan repayment	231 · Account...	-319.59	9,303.85
Bill	7/1/2012	11th	Vering, Inc.	loan repayment	231 · Account...	-321.18	8,982.67
Bill	8/2/2012	12th	Vering, Inc.	loan repayment	231 · Account...	-322.79	8,659.88
Bill	9/2/2012	13	Vering, Inc.	PAYMENT 12	231 · Account...	-324.40	8,335.48
Bill	10/2/2012	14	Vering, Inc.	principal	231 · Account...	-326.03	8,009.45
Total 224.5 · Vering Inc. Loan						8,009.45	8,009.45
Total 224 · Long Term Debt						85,480.41	85,480.41
TOTAL						85,480.41	85,480.41

III

ENGINEERING DATA

A. Outside Engineering Consultant:

- 1. Name:
- 2. Firm:
- 3. Address:
- 4. Telephone: ()

B. Individual to contact on engineering matters:

- 1. Name: *mike Smallidge*
- 2. Telephone: () *352-302-7406*

C. Is the utility under citation by the Department of Environmental Protection (DEP) or County Health Department?

If yes, explain: *no*

D. List any known service deficiencies and steps taken to remedy problems:

none

E. Name of plant operator(s) and DEP operator certificate number(s) held:

SEE Attached

F. Is the utility serving customers outside of its certificated area?

If yes, explain: *no*

G. Wastewater:

- 1. Gallons per day capacity of treatment facilities:
 - a. Existing
 - b. Under Construction:
 - c. Proposed:

- 2. Type and make of present treatment facilities:
- 3. Approximate average daily flow of treatment plant effluent:

4. Approximate length of wastewater mains:

Size (diameter):					
Linear feet:					

- 5. Number of manholes:
- 6. Number of lift stations:
- 7. How do you measure treatment plant effluent?

8. Is the treatment plant effluent chlorinated? Yes No

State of Florida
Department of Environmental Protection

ISSUED: 3/2/2011

LICENSE NO.: 0005025

THE CLASS A WASTEWATER TREATMENT PLANT OPERATOR NAMED BELOW IS
LICENSED UNDER THE PROVISIONS OF CHAPTER 403, FLORIDA STATUTES.

VALID UNTIL: 4/30/2013

GAINES E. ALEXANDER

RICK SCOTT

HERSCHEL T. VINYARD, JR

GOVERNOR

DISPLAY IS REQUIRED BY LAW

SECRETARY

State of Florida
Department of Environmental Protection

ISSUED: 3/2/2011

LICENSE NO.: 0007801

THE CLASS C WASTEWATER TREATMENT PLANT OPERATOR NAMED BELOW IS
LICENSED UNDER THE PROVISIONS OF CHAPTER 403, FLORIDA STATUTES.

VALID UNTIL: 4/30/2013

DANIEL THOMAS ALEXANDER

RICK SCOTT

HERSCHEL T. VINYARD, JR

GOVERNOR

DISPLAY IS REQUIRED BY LAW

SECRETARY

State of Florida
Department of Environmental Protection

ISSUED: 3/11/2011

LICENSE NO.: 0017313

THE CLASS C WASTEWATER TREATMENT PLANT OPERATOR NAMED BELOW IS
LICENSED UNDER THE PROVISIONS OF CHAPTER 403, FLORIDA STATUTES.

VALID UNTIL: 4/30/2013

JAIMIE CAMACHO FIGUEROA

RICK SCOTT

HERSCHEL T. VINYARD, JR

GOVERNOR

DISPLAY IS REQUIRED BY LAW

SECRETARY

State of Florida
Department of Environmental Protection

ISSUED: 3/2/2011

LICENSE NO.: 0012379

THE CLASS C DRINKING WATER TREATMENT PLANT OPERATOR NAMED BELOW IS
LICENSED UNDER THE PROVISIONS OF CHAPTER 403, FLORIDA STATUTES.

VALID UNTIL: 4/30/2013

DANIEL THOMAS ALEXANDER

RICK SCOTT

HERSCHEL T. VINYARD, JR

GOVERNOR

DISPLAY IS REQUIRED BY LAW

SECRETARY

State of Florida
Department of Environmental Protection

ISSUED: 3/2/2011

LICENSE NO.: 0005472

THE CLASS C DRINKING WATER TREATMENT PLANT OPERATOR NAMED BELOW IS
LICENSED UNDER THE PROVISIONS OF CHAPTER 403, FLORIDA STATUTES.

VALID UNTIL: 4/30/2013

GAINES E. ALEXANDER

RICK SCOTT

HERSCHEL T. VINYARD, JR

GOVERNOR

DISPLAY IS REQUIRED BY LAW

SECRETARY

If yes, what is the normal dosage rate?

- 9. Tap in fees – Wastewater: \$
- 10. Service availability fees – Wastewater: \$
- 11. Note DEP Treatment Plant Certificate Number and date of expiration:
Number: Expiration Date:
- 12. Total gallons treated during most recent twelve months:
- 13. Wastewater treatment purchased during most recent twelve months:

H. Water:

- 1. Gallons per day capacity of treatment facilities:
a. Existing: 180,000 b. Under Construction: *no* c. Proposed: *no*

2. Type of treatment: *chlorination . 25 gpd.*

3. Approximate average daily flow of treated water: *105,510*

4. Source of water supply: *wells (2)*

5. Types of chemicals used and their normal dosage rates:
chlorine + Aqua mag.

6. Number of wells in service: *2*

Total capacity in gallons per minute (gpm):

Diameter/Depth:	<i>4-6, 190-405'</i>	<i>1</i>	<i>1</i>
Motor horsepower:	<i>5 - 25</i>		
Pump capacity (gpm):	<i>75 - 350</i>		

7. Reservoirs and/or hydropneumatic tanks:

Description:	<i>Steel</i>		
Capacity:	<i>1000</i>		

8. High service pumping:

Motor horsepower:			
Pump capacity (gpm):			

9. How do you measure treatment plant production? *meter*

10. Approximate feet of water mains:

Size (diameter):	<i>4" - 6 1/2"</i>		
Linear feet:			

11. Note any fire flow requirements and imposing government agency: *Polk Co.*

12. Number of fire hydrants in service: *9.*

- 13. Do you have a meter change out program? No Yes
- 14. Meter installation or tap in fees - Water \$ _____
- 15. Service availability fees - Water \$ _____
- 16. Has the existing treatment facility been approved by DEP? No Yes
- 17. Total gallons pumped during most recent twelve months: 7853
- 18. Total gallons sold during most recent twelve months: 7831
- 19. Gallons unaccounted for during most recent twelve months: 22,000
- 20. Gallons purchased during most recent twelve months: 0

IV. RATE DATA

A. Individual to contact on tariff matters:

- 1. Name: Mike Smallridge
- 2. Telephone Number: (352) 302-7406.

B. Schedule of present rates: (Attach additional sheets if more space is needed)

1. Water:

- a. Residential Water
- b. General Service
- c. Special Contract
- d. Other - Specify

SEE Attached

2. Wastewater:

- a. Residential Wastewater
- b. General Service
- c. Special Contract
- d. Other - Specify

[Handwritten scribble]

C. Number of Customers: (Most recent two years)

1. Water Metered

- a. Residential
- b. General Service
- c. Special Contract
- d. Other - Specify

20 11

20 10

128

2. Water Unmetered

- a. Residential
- b. General Service
- c. Special Contract
- d. Other - Specify

20

20

3. Wastewater

- a. Residential
- b. General Service
- c. Special Contract
- d. Other - Specify

20

20

PINECREST UTILITIES, LLC.

WATER TARIFF

GENERAL SERVICE

RATE SCHEDULE GS

AVAILABILITY- Available throughout the area served by the Company.
APPLICABILITY- For water service to all Customers for which no other schedule applies.
LIMITATIONS- Subject to all of the Rules and Regulations of this Tariff and General Rules and Regulations of the Commission.

BILLING PERIOD- Monthly

<u>RATE-</u>	<u>Meter Sizes:</u>	<u>Base Facility Charge</u>
	5/8" x 3/4"	14.45
	3/4"	21.68
	1"	36.13
	1 1/2"	72.26
	2"	115.61
	3"	231.22
	4"	361.28
	6"	722.55

Charge per 1,000 gallons \$ 4.35

MINIMUM CHARGE - Applicable Base Facility Charge (BFC)

TERMS OF PAYMENT - Bills are due and payable when rendered. In accordance with Rule 25-30.320, Florida Administrative Code, if a Customer is delinquent in paying the bill for water service, service may then be discontinued.

EFFECTIVE DATE - October 3, 2012

TYPE OF FILING - 2012 PRICE INDEXING

MICHAEL SMALLRIDGE
Issuing Officer

OWNER
TITI E

NAME OF COMPANY: PINECREST RANCHES, INC.

WATER TARIFF

RESIDENTIAL SERVICE
RATE SCHEDULE (RS)

AVAILABILITY - Available throughout the area served by the Company.
APPLICABILITY - For water service to all customers for which no other schedule applies.
LIMITATIONS - Subject to all of the Rules and Regulations of this Tariff and General Rules and Regulations of the Commission.

BILLING PERIOD - Monthly

<u>RATE</u> -	<u>Meter Size:</u>	<u>Base Facility Charge:</u>
	5/8" x 3/4"	\$14.14
	3/4"	\$21.21
	1"	\$35.35
	1 1/2"	\$70.70
	2"	\$113.12
	3"	\$226.24
	4"	\$353.50
	6"	\$707.00
	<u>Gallonge Charge</u> Per 1,000 Gallons	\$4.26

MINIMUM BILL - The applicable base facility charge per month.

TERMS OF PAYMENT - Bills are due and payable when rendered and become delinquent if not paid within twenty-one (21) days. After five (5) working days' written notice is mailed to the customer separate and apart from any other bill, service may then be discontinued.

EFFECTIVE DATE - March 1, 2012

TYPE OF FILING - Staff-Assisted Rate Case - Phase II Rates

Norman Duncan
ISSUING OFFICER

President
TITLE

V. AFFIRMATION

Michael Smallidge

I, _____ the undersigned owner, officer, or partner of the above named public utility, doing business in the State of Florida and subject to the control and jurisdiction of the Florida Public Service Commission, certify that the statements set forth herein are true and correct to the best of my information, knowledge, and belief.

Signed

Michael Smallidge

Title

owner

Notice: Section 837.06, Florida Statutes, provides that any person who knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his duty shall be guilty of a misdemeanor of the second degree.