



Public Service Commission

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

DATE: December 5, 2000
TO: Division of Records and Reporting
FROM: Stephanie Clapp, Division of Regulatory Oversight *BSW PA*
RE: Docket 001381-WU: Application for certificate to operate a water utility in Polk County by Tevalo, Inc.

Please add to the docket file the attached response to the October 12, 2000, deficiency letter.

Please note that two copies of the correspondence are provided.

Thank you.

Attachments

cc: Division of Regulatory Oversight (Messer, Walden)
Division of Legal Services (Brubaker, Crosby)

APP _____
CAF _____
CMP _____
COM _____
CTR _____
ECR _____
LEG _____
OPC _____
PAI _____
RGO _____
✓ SEC 1 _____
SER _____
OTH _____

DOCUMENT NUMBER-DATE

16337 DEC 21 8

FPSC-RECORDS/REPORTING

Tevalo, Inc.
PO Box 2898
Winter Haven, FL 33883-2898
863-293-2577
Fax 863-293-2827

RECEIVED
DEC 04 2000
Florida Public Service Comm.
Chairman Deason

November 29, 2000

Enclosed please find the changes you requested for our water utility application.

If any further information is needed, I may be reached between the hours of
9am – 2 pm, Monday – Thursday.

Thank you,



Kimberly A. Gossett
Tevalo, Inc.

RAR

Enclosures

RECEIVED
DEC 04 2000
Florida Public Service Commission
Division of Regulatory Oversight

RE:
PARAGRAPH
ONE
PSC LETTER

Tevalo, Inc.

PO Box 2898

Winter Haven, FL 33883-2898

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Exhibit "A"

This corporation is providing potable water for a residential subdivision.

RE:
Paragraph
Four
PSC Letter

Tevalo, Inc.
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Exhibit "7"

Polk County approved the initial rate of \$18.00 before the jurisdiction changed to the Public Service Commission. The existing customers have always paid a flat rate of \$18.00 (plus taxes).

Monthly Flat Water Rate: \$18.00 (plus taxes)

Tap-In Fee: \$275.00

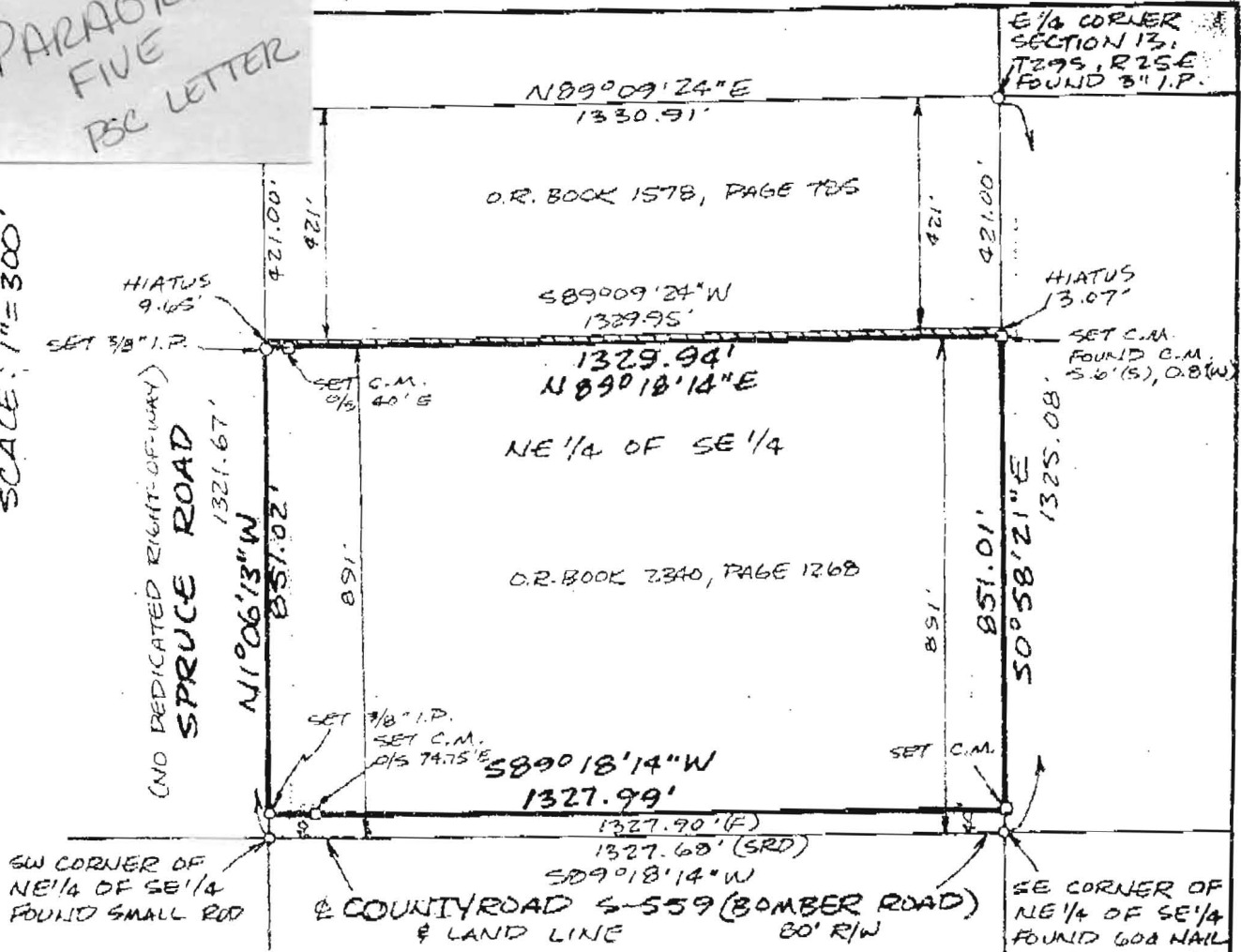
Date Began Collecting Fees: 10/15/1996

Approved By Polk County

RE:
PARAGRAPH
FIVE
BSC LETTER



SCALE: 1"=300'



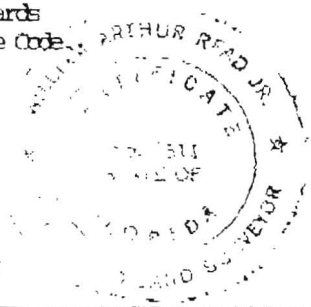
DESCRIPTION:

The South 891 feet of the NE 1/4 of the SE 1/4 Section 13, Township 29 South, Range 25 East, Polk County, Florida, LESS the South 40 feet thereof for Bomber Road. Said Parcel of land contains 25.963 acres more or less.

DESCRIPTION OF HIATUS:

The NE 1/4 of the SE 1/4 Section 13, Township 29 South, Range 25 East, Polk County, Florida LESS the North 421 feet and the South 891 feet thereof. Said Parcel of land contains 0.347 acres more or less.

I hereby certify that this map is a true and correct representation of the hereon described land, which was this date surveyed by me. This Survey meets the Minimum Technical Standards of Chapter 21H-6, Florida Administrative Code.



REVISED 8/26/91 ADDED R.R. SPIKE (SET) & FOUND C.M. - JPT

NOTES:

Small circles denote 3/8" iron pipes. Small squares denote concrete monuments. Backs of bearings assumes the North boundary of Bomber Road to bear N 89° 18' 14" E the North. This land does not lie in a Flood Hazard Area according to Flood Insurance Rate Map Community Parcel Number 120261 0525 B, and lies in Zone C.

<p>J. O. VAUGHN Winter Haven, Florida</p>		
<p>BOUNDARY SURVEY Part of SE 1/4 Section 13, T 29 S, R 25 E Polk County, Florida</p>		
<p>W. A. READ, JR. & ASSOCIATES CIVIL ENGINEERING—SURVEYING 510 SOUTH CENTRAL AVENUE BARTOW, FLORIDA</p>		
SCALE: 1"=300'	DATE: 8/23/91	DRAWN BY: JPT
<p><i>William A. Read, Jr.</i> Fla. Registered Surveyor No. 1311</p>		

RE:
PARAGRAPH
SIX
PSC LETTER

Tevalo, Inc.
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Exhibit "B"
All Phases
7/19/00

Existing Customers

Lot 1	Brown	Lot 58	Rosser
Lot 2	Thompson	Lot 59	Mathis
Lot 3	Stevens	Lot 60	Davis
Lot 4	Hines	Lot 61	Hayes
Lot 6	Kennedy	Lot 62	Johnson
Lot 7	McCullough	Lot 63	Winter
Lot 8	Post/James		
Lot 9	Cagle		
Lot 10	Bardwell		
Lot 11	Schmidt		
Lot 12	Clark		
Lot 13	Stalvey		
Lot 14	Wright		
Lot 15	Kehoe	Lot 5	Sold
Lot 16	Knight	Lot 26	Sold
Lot 17	Vargas		
Lot 18	Sanders		
Lot 19	Thompson		
Lot 23	Clayton/Burchfield		
Lot 24	Turley		
Lot 25	Spires		
Lot 27	Hall		
Lot 28	Melvin		
Lot 29	Gelpi/Suazo		
Lot 30	Davis		
Lot 31	Shorette		
Lot 32	Moya		
Lot 33	Gonzalez		
Lot 34	Sparks		
Lot 35	Everly		
Lot 57	Markland		

Lots Sold, But No Water

Lot 5 Sold
Lot 26 Sold

Unsold Lots

Lot 20 - 22
Lot 36 - 56
Lot 64 - 176

Class C, 2" Meter
Water usage IS NOT metered
Flat fee billing system

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Exhibit "D"

See Attached Financial Statement

Proof of Technical Ability:

Mr. James O. Vaughn with a partner also owns and operates Pinecrest Ranches, Inc., a water utility company with one hundred and thirty-two customers. Mr. Walter L. Messer is contracted to maintain the chemicals and all testing required for both Pinecrest Ranches, Inc. and Tevalo, Inc.. Mr. Messer's address is 2345 Highway 98 East, Ft. Meade, Florida 33841. Mr. Messer's telephone number is 863-285-9755.

Tevalo, Inc.

Tevalo, Inc., is a Florida corporation owned 50% by Kenneth M. Gerrard and 50% by Martha H. Vaughn. The corporation owns a 5-acre tract in Tevalo Hills, Hillsborough County, near Brandon. This acreage is leased to an adjoining property owner for an annual fee of \$1,000.

In 1992, the corporation bought 70 acres in Eagle Lake for development into a subdivision that will consist of 176 lots. There is a deep well located on the property that was part of the former citrus grove operation. The property has been appraised at \$420,000. The land has been improved by \$220,000 to date for development and engineering.

Assets

Cash in Bank		\$	52,999
Fencing, Hillsborough County			2,000
5 acres, Hillsborough County, Leased			15,000
Fencing, McLeod Gardens			2,800
40 Acres in Eagle Lake	270,000		
22 Residential Lots, \$10,500 each @ 10,500	231,000		
8 Lots under Contract @ \$10,500 ea	84,000		
Well & Fence/water System	133,000		
Roads and Improvements	60,000		
		\$	<u>778,000</u>

Total Assets\$ 850,799**Liabilities**

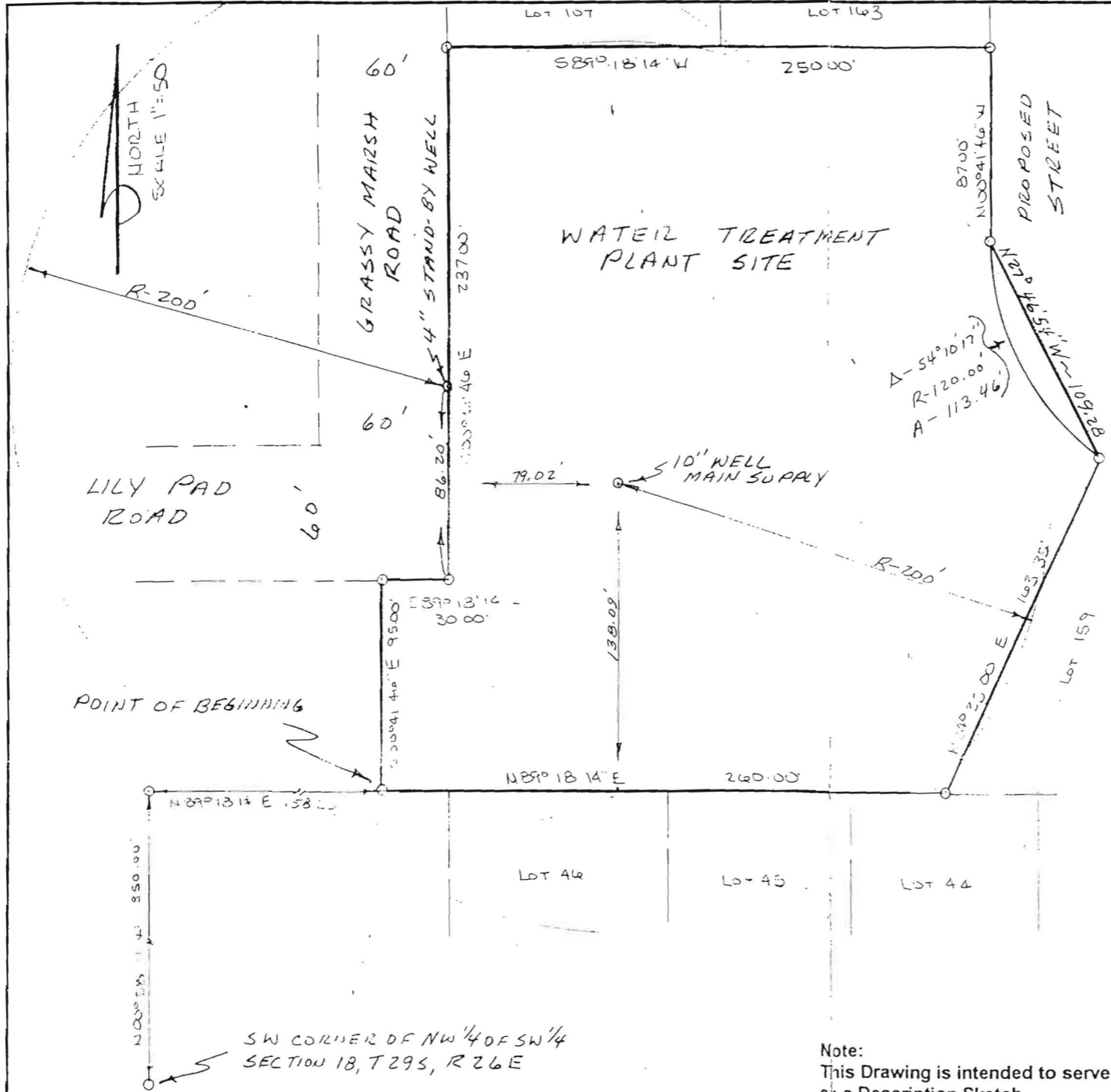
Colonial Bank	\$	-75,000	
Engineering, Payable			
Total Liabilities		<u></u>	\$ <u>75,000</u>

Equity

Total Assets	\$	850,799	
Less Liabilities		-75,000	
Net Equity		<u></u>	\$ <u>775,799</u>

Martha H. Vaughn equity:

50% Total Assets, Say	\$	425,400	
50% Total Liabilities, Say		-37,500	
Total		<u></u>	\$ <u>387,900</u>



Xtra

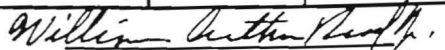
RE:
Paragraph
Three
PSC LETTER.

Description of Water Plant Site:
Commence at the SW corner of the NW1/4 of the SW1/4 of Section 18, Township 29 South, Range 26 East, Polk County, Florida and run N 0° 58' 21" W, along the Section Line, 350.00 feet; thence N 89° 18' 14" E, 158.25 feet to the Point of Beginning; From the Point of Beginning continue N 89° 18' 14" E, 260.00 feet; thence N 24° 35' 00" E, on a non-radial line, 163.35 feet to a Point on Curve; thence Northerly on the arc of a curve to the right (radius 120.00 feet, central angle 54° 10' 17", Chord Bearing N 27° 46' 54" W, Chord 109.28 feet) 113.46 feet to a Point of Tangent; thence N 0° 41' 46" W, 87.00 feet; thence S 89° 18' 14" W, 250.00 feet thence S 0° 41' 46" E, 237.00 feet to a point; thence S 89° 18' 14" W, 30.00 feet; thence S 0° 41' 46" E, 95.00 feet to the Point of Beginning.

POINT OF BEGINNING

SW CORNER OF NW 1/4 OF SW 1/4 SECTION 18, T 29 S, R 26 E

Note:
This Drawing is intended to serve as a Description Sketch.
No Improvements shown other than well locations.

Tevalo Inc. Winter Haven, Florida		
Map of Water Treatment Plant Site McLeod Gardens Section 18, T 29 S, R 26 E Polk County, Florida		
W. A. READ, JR. & ASSOCIATES CERTIFICATE NUMBER 092 CIVIL ENGINEERING — SURVEYING 510 SOUTH CENTRAL AVENUE BARTOW, FLORIDA		
SCALE: 1" = 50'	DATE: 11/8/00	DRAWN BY: WARJr
 Fla. Registered Surveyor No. 1311		