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FLORIDA PUBLIC SERVICE COMMISSION

APPLICATION FOR A
STAFF ASSISTED RATE CASE

I. General Data

- A. Name of utility MOBILE MANOR WATER COMPANY INC.
- B. Address 150 LANTERN LANE NORTH FORT MYERS, FL 33917
- 1. Telephone Nos. (239) 543-1414
- 2. County Lee Nearest City North Fort Myers
- 3. General area served MOBILE MANOR Sub division

C. Authority:

- 1. Water Certificate No. 56-W Date Received NOV 29, 2004
- 2. Wastewater Certificate No. N/A Date Received N/A
- 3. Date utility started operations: Water 2/16/1972 Wastewater N/A

D. How system was acquired

Purchased Nov 19, 1983

If utility was purchased, give date

Nov 19, 1983

Amount Paid INCLUDED with purchase of M.M.W. Common grounds

- 1. Name of Seller WILLIAM P. + PEGGY J Bishop
- 2. Was seller affiliated with present owners? NO
- 3. Did you purchase: Stock NO or assets only YES

E. Type of legal entity: Corporation, Partnership or Sole Proprietorship

CORPORATION

F. Ownership & Officers:

Name	Title	Percent Ownership
1. <u>Tom Hawkins</u>	<u>President</u>	<u>N/A</u>
2. <u>GARY Schaeffer</u>	<u>Vice-President</u>	<u>N/A</u>
3. <u>LONA KINDER</u>	<u>Secretary</u>	<u>N/A</u>
4. <u>SANDY Gilliland</u>	<u>Trea.</u>	<u>N/A</u>

PSC/ECR 2 (Rev. 3/02)

COM _____
 ECR _____
 GCL _____
 OPC _____
 RCP _____
 SSC _____
 SGA _____
 ADM _____
 CLK None

DOCUMENT NUMBER-DATE

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FPSC-COMMISSION CLERK

Tom Hawkins

To: Florida Public Service Commission
From: Mobile Manor Water Company Inc.
Date: March 31, 2009
Subject: Interim rate increase & Staff Assisted Rate Case

We have recently gone through a major transformation on the board and park manager levels for Mobile Manor Inc & Mobile Manor Water Company Inc. The new Board of Directors and Bensons Management are new to running a public utility and as such needs some assistance in getting our company on the right track.

In addition to the Staff assisted rate case we are requesting an immediate interim rate increase due to rising expenses. The utility experienced a loss of \$20,448.00 in 2008 and faces a loss of approximately \$30,000.00 in 2009. There has been no rate index increases filed since 1994 and no increase in meter rates the entire time. I just filed and received the first index increase in 16 years to take effect April 19, 2009. There has never been an Administrative charge on the water bills to help offset costs.

We are incurring additional expense at an alarming rate. Just to quote a few

- Had to hire a new park manager whose salary is split proportionally between Mobile Manor Inc. and Mobile Manor Water Co.(old salary \$6,000.00) new salary for water \$15,000.00
- Office Clerical (wasn't replaced years ago to save money) new for water \$ 9,900.00
- New EPA Stage II Testing (started in 2008) is running \$4,000.00 a year
- LCHD has doubled water testing prices since 2007
- We now have a automobile expense to take our own samples to LCHD (they no longer take the samples for us)
- Lee County Utility furnishes our water to the community. LCU increased our water purchase price .74 cents for each 1000 gallons purchased in 2007. We purchase 6.7 million gallons annually.
- All other expenses has gone up
- I have checked on other communities only to find out that the meter rate they are charging is twice the rate of our current price of \$5.77 a month.

To make things worse we are a snowbird community and 213 of the 313 residents go north for the summer. We in turn can only collect on the meter charge and receive no income from water usage.

I am requesting to have a staff assisted rate change hoping to get some relief to offset expenses and direction on the best way to operate the Utility. Unless some changes are made quickly we are facing bankruptcy. Currently we have an outstanding note for \$20,000.00 due to Mobile Manor Inc. It was necessary to procure the loan in order to operate the utility.

Tom Hawkins



President of the Board
Mobile Manor Water Company Inc.

G. List of Associated Companies and Addresses:

1. BENSON'S INC. 12650 Whitehall Dr. Ft Myers, FL 33907
2. VAN DAVIS (CPA) 13730 Cypress Terrace Circle Suite 402 Ft Myers, FL 33907
3. Richard DeBoest (Attorney) 2030 McGregor Blvd Ft Myers FL 33901

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):

N/A

II. Accounting Data

A. Outside Accountant

1. Name BENSON'S INC
2. Firm ASSOCIA - MANAGEMENT COMPANY
3. Address 12650 Whitehall Drive Fort Myers, FL 33907
4. Telephone (239) 277-0718

B. Individual to contact on accounting matters:

1. Name VAN D. DAVIS, PA
2. Telephone (239) 13730 Cypress Terrace Cir Fort Myers, FL 33907

C. Location of books and records 150 LANTERN LANE N. Ft Myers, FL 33917

D. Have you filed an Annual Report with the Commission? Yes

Date Last Filed MARCH 2009

E. Has your latest ^{ANNUAL} ~~semiannual~~ regulatory assessment fee payment been made (January 30 or July 30 whichever is applicable)? Yes

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

	20__	20__
1. Water		
Cost of Plant In Service:	\$ <u>N/A</u>	\$ <u>N/A</u>
Less Accumulated Depreciation:	<u>N/A</u>	<u>N/A</u>
Less Contributed Plant:	<u> </u>	<u> </u>
Net Owner's Investment:	\$ <u> </u>	\$ <u> </u>

2. Wastewater

20__

20__

Revenues (By Class):

- a. _____
- b. _____
- c. _____

\$ N/A

\$ N/A

Total Operating Revenues:

Less Expenses:

- a. Salaries & Wages - Employees
- b. Salaries & Wages - Officers, Directors, & Majority Stockholders
- c. Employee Pensions & Benefits
- d. Purchased Wastewater Treatment
- e. Sludge Removal Expense
- f. Purchased Power
- g. Fuel for Power Production
- h. Chemicals
- i. Materials & Supplies
- j. Contractual Services
- k. Rents
- l. Transportation Expenses
- m. Insurance Expense
- n. Regulatory Commission Expense
- o. Bad Debt Expense
- p. Miscellaneous Expense
- q. Depreciation Expense
- r. Property Taxes
- s. Other Taxes
- t. Income Taxes

\$ N/A

\$ N/A

Operating Income (Loss)

\$ N/A

\$ N/A

H. Outstanding Debt:

Creditor	Date Borrowed	Balance Due	Interest Rate	Expiration Date
1. <u>Mobile Phone Inc</u>	<u>2/19/2009</u>	<u>\$ 20,000.00</u>	<u>5.25%</u>	<u>2/19/2012</u>
2. _____	_____	_____	_____	_____
3. _____	_____	_____	_____	_____
4. _____	_____	_____	_____	_____

I. Indicate Type of Tax Return Filed:

- Form 1120 - Corporation
- _____ Form 1120S - Subchapter S Corporation
- _____ Form 1065 - Partnership
- _____ Form 1040 - Schedule C - Individual (Proprietorship)

III. Engineering Data

A. Outside Engineering Consultant:

1. Name SEVERN TRENT ENVIRONMENTAL SERVICE, INC.
2. Firm _____
3. Address 4837 Swift Rd Suite 100 SARASOTA FL 34231
4. Telephone (914) 925-3088

B. Individual to contact on engineering matters:

1. Name BENSON'S INC. (Bonita Vandall)
2. Telephone (239) 277-0718

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.

N/A

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

N/A

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

NO

If yes, explain _____

G. Wastewater:

1. Gallons per day capacity of treatment facilities existing _____
under construction _____ 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 liftstations _____
7. How do you measure treatment plant effluent? _____

8. Is the treatment plant effluent chlorinated? _____ 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 existing _____ under construction N/A proposed N/A
2. Type of treatment Water furnished by Lee County Utility
3. Approximate average daily flow of treated water 191,000 GALLONS
4. Source of water supply LEE COUNTY UTILITY ACCT # 37817
5. Types of chemicals used and their normal dosage rates N/A
6. Number of wells in service N/A Total capacity in gallons per minute (gpm) _____
- Diameter/Depth _____ / _____ / _____
Motor horsepower N/A _____
Pump capacity (gpm) _____
7. Reservoirs and/or hydropneumatic tanks:
- Description N/A _____
Capacity _____
8. High service pumping:
- Motor horsepower N/A _____
Pump capacity (gpm) _____
9. How do you measure treatment plant production? N/A
10. Approximate feet of water mains:
- Size (diameter) 4 inch MAIN - 2 inch BRANCH
Linear feet _____
11. Note any fire flow requirements and imposing government agency N/A
12. Number of fire hydrants in service N/A

- 13. Do you have a meter change out program? Yes
- 14. Meter installation or tap in fees - Water \$ Yes 60.00
- 15. Service availability fees - Water \$ Yes
- 16. Has the existing treatment facility been approved by DEP? YES
- 17. Total gallons pumped during most recent twelve months _____
- 18. Total gallons sold during most recent twelve months 5,003,576 gallons
- 19. Gallons unaccounted for during most recent twelve months 1,719,424 gallons
- 20. Gallons purchased during most recent twelve months 6,723,000 gallons

IV. Rate Data

A. Individual to contact on tariff matters:

- 1. Name BENSON'S INC. (BONITA VANDALL)
- 2. Telephone Number (239) 277-0718

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

1. Water:

- a. Residential Water BFC - 5.77 gallons per 1000 5.19
- b. General Service _____
- c. Special Contract _____
- d. Other _____

2. Wastewater:

- a. Residential Wastewater _____
- b. General Service N/A
- c. Special Contract _____
- d. Other _____

C. Number of Customers (Most recent two years): 313

	2007	2008
1. Water Metered		
a. Residential	<u>313</u>	<u>313</u>
b. General Service	<u>2</u>	<u>2</u>
c. Special Contract	_____	_____
d. Other - Specify	_____	_____
2. Water Unmetered	20__	20__
a. Residential	_____	_____
b. General Service	_____	_____
c. Special Contract	<u>N/A</u>	<u>N/A</u>
d. Other - Specify	_____	_____

3. Wastewater

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

20__

N/A
N/A
N/A

20__

N/A
N/A
N/A

V. Affirmation

I, Tom Hawkins 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 Tom Hawkins
 Title PRESIDENT MOBILE MAJOR WATER COMPANY INC.

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.

COMMISSIONERS:
MATTHEW M. CARTER II, CHAIRMAN
LISA POLAK EDGAR
KATRINA J. MCMURRIAN
NANCY ARGENZIANO
NATHAN A. SKOP

STATE OF FLORIDA



TIMOTHY DEVLIN, DIRECTOR
DIVISION OF ECONOMIC REGULATION
(850) 413-6900

Public Service Commission

May 8, 2009

Tom Hawkins
Mobile Manor Water Company, Inc.
150 Lantern Lane
North Fort Myers, Florida 33917

Re: Staff Assisted Rate Case for Mobile Manor Water Company, Inc. in Lee County, Docket No. 090170-WU

Dear Mr. Hawkins:

We have determined eligibility for staff assistance filed by Mobile Manor Water Company, Inc. (Mobile Manor or Utility). We find that the Utility is eligible for the staff assisted rate case filing.

The staff engineer has determined the filing fee in this rate case is \$1,000. The fees are based on the capacity of the utility systems as provided by Section 367.145(2) of the Florida Statutes. The filing fees must be received by June 3, 2009, which is the official filing date for this rate case.

Section 367.091(2), Florida Statutes, provides:


Upon filing an application for new rates, the utility shall mail a copy of the application to the chief executive officer of the governing body of each county within the service areas included in the rate request. The governing body may petition the commission for leave to intervene in the rate change proceeding and the commission shall grant intervenor status to any governing body that files a petition.

Please forward a copy of Mobile Manor's application for a SARC to the Chief Executive Officer of Lee County as required by law, and copy the Commission as proof that an application was forwarded to them.

Mr. Tom Hawkins
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May 8, 2009

Members of Commission staff will contact you to schedule a convenient time for examination of the utility's books and records. If you have any questions regarding the rate proceeding, please call Avy Crawford at (850) 413- 6425.

Sincerely,



Timothy Devlin
Director

TD/ac

cc: Division of Economic Regulation (Bulecza-Banks, Daniel, Fletcher, Simpson)
Office of General Counsel (Jaeger)
Division of Commission Clerk (Docket No. 090170-WU)