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STATE OF FLORIDA



MARSHALL WILLIS, DIRECTOR
DIVISION OF ECONOMIC REGULATION
(850) 413-6900

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COMMISSION
CLERK

Public Service Commission

October 13, 2010

Ruden, McClosky, Smith, Schuster & Russell, P.A.
Attn: Margaret-Ray Kemper
215 South Monroe Street, Suite 815
Tallahassee, FL 32301

Re: Docket No. 090447-WS; Application for staff-assisted rate case in Seminole County by CWS Communities d/b/a Palm Valley Utilities.

Dear Ms. Kemper:

On September 14, 2010, the Commission voted on staff's recommendation dated September 1, 2010. A Proposed Agency Action (PAA) Order No. PSC-10-0606-PAA-WS was issued on October 4, 2010. The 21-day protest period will expire on October 25, 2010. If no protest is filed, the rates and charges approved by this Commission will become final. The Utility must submit revised tariff pages for staff's approval before the Utility can implement new rates.

Enclosed are examples of revised tariffs for this Utility. Although staff has prepared revised tariffs for this Utility, it is the Utility's responsibility to make sure all tariffs submitted to the Commission are complete and accurate. A copy of the customer notice informing the Utility's customers of the Commission's approved increase must also be submitted for staff's review and approval. Once approved, the notice must be mailed to the Utility's customer prior to the Utility charging the new rates. Further, the Utility may not charge the new rates prior to the stamped effective date shown on the tariff sheets. Staff has included an example of a Commission approved customer notice.

Please mail the revised tariff pages and a copy of the proposed customer notice to:

Shannon Hudson
Division of Economic Regulation
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850

DOCUMENT NUMBER DATE
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Ms. Kemper
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Enclosed is a copy of accumulated plant, depreciation, CIAC and amortization of CIAC schedule reflecting balances at September 30, 2009. The Commission approved these balances for rate setting purposes in this case. Please reconcile your books with the Commission-approved accumulated balances shown on the enclosed schedule.

If you have any questions, please contact me at (850) 413-7021.

Sincerely,



Shannon J. Hudson
Regulatory Analyst IV

SH/
Enclosures (3)

cc: Division of Economic Regulation (Maurey, Fletcher)
Office of General Counsel (Bennett)
Office of Auditing and Performance Analysis (Prestwood)
Office of Commission Clerk (090447-WS)

NAME OF COMPANY: CWS COMMUNITIES LP d/b/a PALM VALLEY UTILITIES

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 Size</u>	<u>Base Facility Charge</u>
	5/8 x 3/4"	\$ 10.51
	3/4"	\$ 15.77
	1"	\$ 26.28
	1-1/2"	\$ 52.55
	2"	\$ 84.08
	3"	\$ 168.16
	4"	\$ 262.75
	6"	\$ 525.50
	Gallonage Charge per 1,000 gallons	\$ 2.53

MINIMUM CHARGE - \$10.51

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 -

TYPE OF FILING – Staff-Assisted Rate Case

Issuing Officer: Robert Monro
Title: Utilities Director

NAME OF COMPANY: CWS COMMUNITIES LP d/b/a PALM VALLEY UTILITIES

WATER TARIFF

RESIDENTIAL SERVICE

RATE SCHEDULE RS

- AVAILABILITY - Available throughout the area served by the Company.
- APPLICABILITY - For water service for all purposes in private residences and individually metered apartment units
- LIMITATIONS - Subject to all of the Rules and Regulations of this tariff and General Rules and Regulations of the Commission.

BILLING PERIOD - Monthly

<u>MONTHLY RATE</u> -	<u>Meter Size</u>	<u>Base Facility Charge</u>
	5/8 x 3/4"	\$ 10.51
	3/4"	\$ 15.77
	1"	\$ 26.28
	1-1/2"	\$ 52.55
	2"	\$ 84.08
	3"	\$ 168.16
	4"	\$ 262.75
	6"	\$ 525.50
	Gallonage Charge per 1,000 gallons	\$ 2.53

MINIMUM CHARGE - \$10.51

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 -

TYPE OF FILING - Staff-Assisted Rate Case

Issuing Officer: Robert Monro
Title: Utilities Director

NAME OF COMPANY: CWS COMMUNITIES LP d/b/a PALM VALLEY UTILITIES

WASTEWATER TARIFF

GENERAL SERVICE

RATE SCHEDULE GS

- AVAILABILITY - Available throughout the area served by the Company.
- APPLICABILITY - For wastewater 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"	\$ 24.13
3/4"	\$ 36.20
1"	\$ 60.33
1-1/2"	\$ 120.65
2"	\$ 193.04
3"	\$ 386.08
4"	\$ 603.25
6"	\$1,206.50
Gallonage Charge per 1,000 gallons	\$ 11.10

MINIMUM CHARGE - \$24.13

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 -

TYPE OF FILING - Staff-Assisted Rate Case

Issuing Officer: Robert Monro
Title: Utilities Director

NAME OF COMPANY: CWS COMMUNITIES LP d/b/a PALM VALLEY UTILITIES

WASTEWATER TARIFF

RESIDENTIAL SERVICE

RATE SCHEDULE RS

- AVAILABILITY - Available throughout the area served by the Company.
- APPLICABILITY - For wastewater service for all purposes in private residences and individually metered apartment units.
- LIMITATIONS - Subject to all of the Rules and Regulations of this Tariff and General Rules and Regulations of the Commission.
- BILLING PERIOD - MONTHLY
- RATE -
- | | |
|---|---------|
| <u>Base Facility Charge</u>
All meter sizes | \$24.13 |
| <u>Gallage Charge</u>
Per 1,000 Gallons (6,000 gallon cap) | \$9.25 |
- MINIMUM CHARGE - \$24.13
- 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 wastewater service, service may then be discontinued.
- EFFECTIVE DATE -
- TYPE OF FILING - Staff-Assisted Rate Case

Issuing Officer: Robert Monro
Title: Utilities Director

NOTICE

**TO CUSTOMERS OF CWS COMMUNITIES d/b/a PALM VALLEY UTILITIES
AND ALL OTHER INTERESTED PERSONS**

DOCKET NO: 090447-WS
ORDER NO: PSC-10-0606-PAA-WS
ISSUED: October 4, 2010

Notice is hereby given that the Florida Public Service Commission approved an increase in water and wastewater rates for CWS Communities d/b/a Palm Valley Utilities (Palm Valley or Utility) by the above referenced order. The Commission approved rates are as follows:

WATER RATES

	UTILITY'S EXISTING RATES	COMMISSION APPROVED RATES
Residential and General Service		
<u>Base Facility Charge by Meter Size:</u>		
5/8"X3/4"	\$9.98	\$10.51
3/4"	\$14.98	\$15.77
1"	\$24.96	\$26.28
1-1/2"	\$49.91	\$52.55
2"	\$79.86	\$84.08
3"	\$159.72	\$168.16
4"	\$249.56	\$262.75
6"	\$499.11	\$525.50
<u>Residential and General Service Gallonage Charge</u>		
Per 1,000 Gallons	\$2.40	\$2.53
<u>Typical Residential 5/8" x 3/4" Meter Bill Comparison</u>		
3,000 Gallons	\$17.18	\$18.10
5,000 Gallons	\$21.98	\$23.16
10,000 Gallons	\$33.98	\$35.81

WASTEWATER RATES

	UTILITY'S EXISTING RATES	COMMISSION APPROVED RATES
<u>Residential Service</u>		
All Meter Sizes	\$11.96	\$24.13
Gallonge Charge per 1,000 gallons (6,000 gallon cap)	\$4.24	\$9.25
<u>General Service</u>		
Base Facility Charge by Meter Size:		
All Meter Sizes		
5/8"X3/4"	\$11.96	\$24.13
3/4"	\$17.95	\$36.20
1"	\$29.92	\$60.33
1-1/2"	\$59.83	\$120.65
2"	\$95.73	\$193.04
3"	\$191.46	\$386.08
4"	\$299.15	\$603.25
6"	\$598.31	\$1,206.50
Gallonge Charge per 1,000 gallons	\$5.08	\$11.10
<u>Reuse Service</u>		
Gallonge Charge per 1,000 gallons	\$1.21	\$1.21
<u>Typical Residential 5/8" x 3/4" Meter Bill Comparison</u>		
3,000 Gallons	\$24.68	\$51.88
5,000 Gallons	\$33.16	\$70.38
10,000 Gallons	\$37.40	\$79.63

The rates shall be effective for service rendered as of the Commission's stamped approval date on the tariff sheets provided the customers have received notice.

If the effective date of the new rates falls within a regular billing cycle, the initial bills at the new rate may be prorated. The old charges shall be prorated based on the number of days in the billing cycle before the effective date of the new rates. The new charges shall be prorated based on the number of days in the billing cycle on or after the effective date of the new rates. If you have any questions about your bill, please call the Utility at _____.

Docket No. 090447-WS, CWS Communities d/b/a Palm Valley Utilities
 Commission Approved Balances per Order No. PSC-10-0606-PAA-WS for year end
 9/30/2009

WATER

<u>ACCOUNT</u>	<u>Depr. Rate Per Rule 25-30.140</u>	<u>DESCRIPTION</u>	<u>Debit PLANT 9/30/2009</u>	<u>Credit ACCUM. DEPR. 9/30/2009</u>
304	3.70%	Structures and Improvements	\$113,607	\$77,607
309	3.13%	Supply Mains	\$48,524	\$12,449
310	5.88%	Power Generation	\$71,978	\$36,855
311	5.88%	Pumping Equipment	\$78,485	\$54,919
320	5.88%	Water Treatment Equipment	\$48,904	\$4,627
330	3.03%	Dist. Reservoirs	\$266,905	\$27,630
331	2.63%	Trans.and Distri.	\$247,112	\$89,754
333	2.86%	Services	\$97,792	\$21,463
334	5.88%	Meters and Meter Installation	\$196,421	\$39,467
335	2.50%	Hydrants	\$55,725	-\$1,020
336	5.00%	Backflow Prevention Devices	\$16,905	\$8,486
339	6.67%	Other Plant and Miscellaneous	\$6,000	\$900
348	10.00%	Other Tangible Plant	\$2,977	\$2,977
		Total	<u>\$1,251,335</u>	<u>\$376,115</u>
			<u>Debit</u>	<u>Credit</u>
			<u>CIAC AMORT. 9/30/2009</u>	<u>CIAC 9/30/2009</u>
			<u>\$120,839</u>	<u>\$352,139</u>

**Docket No. 090447-WS, CWS Communities d/b/a Palm Valley Utilities
Commission Approved Balances per Order No. PSC-10-0606-PAA-WS for year end
9/30/2009**

WASTEWATER

<u>ACCOUNT</u>	<u>Depr. Rate Per Rule 25-30.140</u>	<u>DESCRIPTION</u>	<u>PLANT 9/30/2009</u>	<u>ACCUM. DEPR. 9/30/2009</u>
354	3.70%	Structures & Improvements	\$141,036	\$115,557
355	5.88%	Power Generation Equipment	\$38,883	\$9,153
360	3.70%	Collection - Forced Sewer	\$37,283	-\$2,983
361	2.50%	Collection - Gravity Sewer	\$529,121	\$219,585
362	2.86%	Services	\$161,933	\$38,988
364	20.00%	Flow Measuring Device	\$71,499	\$55,205
366	2.86%	Reuse Service	\$56,825	\$9,793
367	5.88%	Reuse meters and meters install	\$6,101	\$1,525
370	4.00%	Lift Stations	\$74,358	\$45,270
371	6.67%	Pumping Equipment	\$99,141	\$36,400
371	6.67%	Pumping Equipment	\$38,440	\$7,150
374	3.03%	Reuse Distribution Reservoirs	\$147,619	\$37,847
375	2.63%	Reuse Transmission and Distribution System	\$223,063	\$51,020
380	6.67%	Treatment and Disposal Equipment	\$692,904	\$471,260
381	6.67%	Reuse Treatment and Disposal Equipment	\$439,289	\$171,188
381	3.13%	Plant Sewers	\$58,113	\$10,929
382	3.33%	Outfalls Sewer Lines	\$197,653	\$112,249
389	6.67%	Other Plant & Misc. Equipment	\$20,059	\$11,308
394	6.67%	Laboratory Equipment	\$5,960	\$2,308
395	10.00%	Power Operated Equipment	\$22,733	\$22,733
398	10.00%	Other Tangible Plant	\$2,977	\$2,977
Total			<u>\$3,064,990</u>	<u>\$1,429,461</u>
			Debit	Credit
			CIAC AMORT. 9/30/2009	CIAC 9/30/2009
			<u>\$323,588</u>	<u>\$562,161</u>