## Shawna Senko

From:

Joseph Gabay < jgabay@uswatercorp.net>

Sent:

Wednesday, February 05, 2014 10:46 AM

To:

Filings@psc.state.fl.us

Subject:

Brevard 2016 Pro Forma

Attachments:

Brevard 2016 PSC Annual Proforma.pdf

Person Responsible:

Joseph G. Gabay **Utilities Controller** U.S. Water Services Corporation



4939 Cross Bayou Boulevard New Port Richey, FL 34652 (Office) 727-848-8292 x239 (Mobile) 727-412-4466 (Accounting Fax) 727-849-7809 (E-Mail) jgabay@uswatercorp.com

- b. Docket 130174-WU Application for approval of transfer of certain water and wastewater facilities and certificate No. 002-W of Aqua Utilities Florida, Inc. to Brevard Waterworks, Inc. in Brevard County.
- c. Filed on behalf of Gary Deremer.
- d. Number of pages of attached documents 10.
- e. (20%) Brevard Waterworks Inc. 2016 Analysis of Acquisition Rule, Rule 25.30.371 Negative Acquisition Adjustment – 7 year projected amounts (1 page)

(Assum) - Brevard Waterworks Inc. 2016 - Pro Forma Assumptions (1 page)

(Capital) - Brevard Waterworks Inc. 2016 - Cost of Capital Calculations (1 page)

(Depr) - Brevard Waterworks Inc. 2016 - Net Book Value - Brevard and Kingswood Systems (2 pages)

(P&L) - Brevard Waterworks Inc. 2016 - Projected P&L 2016 (2 pages)

(Proj P&L) - Brevard Waterworks Inc. 2016 - Operating Budget (1 page)

(RBase) - Brevard Waterworks Inc. 2016 – Year End Rate Base (1 page)

Cover Letter (1 page)

#### Negative Acquisition Adjustments

(3) Negative Acquisition Adjustments. If the purchase price is greater than 80 percent of net book value, a negative acquisition adjustment shall be included in rate base. When the purchase price is equal to or less than 80 percent of net book value, a negative acquisition adjustment shall be included in rate base and will be equal to 80 percent of net book value less the purchase price. Amortization of a negative acquisition adjustment shall be pursuant to subparagraph (4)(b)1. or (4)(b)2. below.

#### Amortization if

Greater than 1. If the purchase price is greater than 50 percent of net hook value, the negative acquisition adjustment shall be amortized over a 7-year period from the date of issuance of the order approving the transfer of assets. In this case, the negative acquisition adjustment shall not be recorded on the books for ratemaking purposes or used for any earnings review unless the purchaser files for a rate increase pursuant to Section 367.081(2), 367.0814, 367.0817 or 367.0822, F.S., that will be effective during the amortization period.

Amortization if

- 3 Less than 50%: 2. If the purchase price is 80 percent of net book value or less, the negative acquisition adjustment shall be amortized from the date of issuance of the order approving the transfer of assets as follows:
  - a. 50 percent of the negative acquisition adjustment shall be amortized over a 7-year period; and

Purchase Price equal to or less than 80% of Net Rate Bas	e		2013	9 mos		2014		2015	20	016	2	017		2018		2019	
ssumptions: (Purchase Price of US Water)		Historical		ear 1		Year 2		Year 3		ar 4		ear 5		Year 6		Year 7	
Rate Base: \$ 61,886	Net Plant in Service	99,112.32	\$	61,886	\$	59,606		59,212			\$	55,472	\$	53,095	\$	50,717	6 yrs 9 mos
Purchase Pric \$ 62,560 101.09%	CIP Additions	_			\$	1,950		500		500							
	Total Plant		\$	61,886	\$	61,556	\$	59,712	\$	57,850	\$	55,472	\$		\$	50,717	
Recognized Rate Base: (US Water)	Depreciation Expense	(31,269.89)	\$	(2,280)	\$	(2,345)	\$	(2,361)	\$	(2,378)	\$	(2,378)	\$	(2,378)	\$	(2,378)	
Rate Base: \$ 61,886	Neg Aqui Adju		\$	-	\$	-	\$	-	\$	- 5	\$	-	\$	-	\$		
Neg. Acqui Ac \$ -	Amortization over 7 years		\$		\$	200	\$		\$	- ;	\$	0.75	\$	7.	\$		
Net Rate Basi \$ 61,886	Amortization over life of assets		\$	-	\$	•	\$	2 :	\$	- :	\$	-	\$	-	\$	-	
	Net Plant in Service		\$	59,606	\$	57,262	\$	56,850	\$	54,972	\$	53,095	\$	50,717	\$	48,339	
Control of the Contro	ROR	- FERNING TO STATE OF THE STATE	\$ 5	209.58	•	5,004.66	\$	4,968.72	<b>\$</b> 4.	.804.59	S 4	,640.46	\$	4,432.63	s	4.224.80	
Was a seed and the Conference of the Parish Balbala R. Per	XIII	AUTO CONTRACTOR CONTRACTOR	•	,200.00	Ψ	3,004.00	18,000	S. I. S.	Mary Hold		EMF-19-	1.741.75(0.7)		0.15394500	20 <b>3</b> 000	891.44TH 14.100.54H	
AND THE REAL PROPERTY OF THE P	Total Cumulative Acc Acq Adj	HORT BESSELTER MERCHANIST CO.		,200,00	\$	-	\$	-	\$	- ;	\$	-	\$	5. M.CTOMAGNE	\$	\$91,UTTI \$150,549	
		CONTRACTOR OF THE CONTRACTOR O	. <b>₹</b> 2,11₹1	,200,00	\$	-	\$	-	\$ \$	- ;	\$	-	\$	· ·	\$	-	ARMENIA ARE 1877
		AUTESTALISMEN	\$	-	\$ \$		\$ \$	-	\$	- ;	\$	14	\$ \$	0	SSS	-	
	Total Cumulative Acc Acq Adj	(7,802.39)	HE ELIVE	-	\$ \$ \$		\$ \$		\$	- :	\$	-	\$ \$	-	\$ \$ \$	-	
	Total Cumulative Acc Acq Adj nnual Acqu Adj Amort Net Started 3/29/13	mag ar agostalaeth chuig i bolla.	HE ELIVE	- 78.02	\$ \$ \$		\$ \$ \$	-	\$ \$ \$	78.02	\$ \$ \$	78.02	\$ \$ \$	78.02	\$ \$	- - - 78.02	
	Total Cumulative Acc Acq Adj nnual Acqu Adj Amort Net Started 3/29/13 CIAC	mag ar agostalaeth chuig i bolla.	\$	-	\$ \$ \$	-	\$ \$ \$		\$ \$ \$	- :	\$ \$ \$	-	\$ \$ \$	-	s s	-	

BREVARD: Proforma Assumptions

P&L: (1) Annual Revenue Index Utilitzed 1.5%

Rate Base: Net Plant Brought forth Balance Remaining at Purchase

Net CIAC Brought forth Balance Remaining at Purchase

Factored New CIP Additions After Purchase by by 30 yr schedule

Cost of Capital: Purchase Price, New CIP Additions

UTILITY NAME:

### Brevard Waterworks

PROFORMA 2016

## SCHEDULE OF CURRENT COST OF CAPITAL CONSISTENT WITH THE METHODOLOGY USED IN THE LAST RATE PROCEEDING (1)

CLASS OF CAPITAL (a)	DOLLAR AMOUNT (2) (b)	PERCENTAGE OF CAPITAL (c)	ACTUAL COST RATES (3) (d)	WEIGHTED COST (c x d) (e)
Common Equity Purch Price + New CIP Preferred Stock Long Term Debt Customer Deposits Tax Credits - Zero Cost Tax Credits - Zero Cost Deferred Income Taxes Other (Explain)	\$ 65,100 0 0 0 0 0 0 0 0 0	100.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00%	8.74%	8.74% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00% 0.00%
Total	\$ 65,100	100.00%		8.74%

(1)	If the utility's capital structure is not used, explain which capital structure is used.

- Should equal amounts on Schedule F-6, Column (g).
- (3) Mid-point of the last authorized Return On Equity or current leverage formula if none has been established.

Must be calculated using the same methodology used in the last rate proceeding using current annual report year end amounts and cost rates.

#### APPROVED RETURN ON EQUITY

Current Commission Return on Equity:	
Commission order approving Return on Equity:	

#### APPROVED AFUDC RATE

COMPLETION ONLY REQUIRED IF AFUDC WAS CHARGED DURING YEAR

	_
Current Commission Approved AFUDC rate:	
Commission order approving AFUDC rate:	

If any utility capitalized any charge in lieu of AFUDC (such as interest only), state the basis of the charge, an explanation as to why AFUDC was not charged and the percentage capitalized.

						WATER					
BUYER	major_location	101-UPIS	108-AD	106-CCNC	108-AD	105-CWIP	114-UPAA	115-AA	271-CIAC	272-AA	NBV-Water
BREVARD	Kingswood	21,440.93					Sport		(288.79)	(87.46)	16,423.29
	Oakwood	77,671.39	26,263.61	184.13	4.11				(7,513.60)	(1,388.27)	45,462.47
										9	
HIGHLANDS	Lake Josephine	2,094,983.47							(347,588.31)	(198,859.52)	1,668,630.79
	Leisure Lakes	894,703.12		313.34	0.09				(156,728.28)	(101,931.07)	669,848.92
	Sebring Lakes	721,466.65							(334,164.70)	(143,784.89)	393,312.32
PALM BEACH	Lake Osborne Est	265,904.02	144,357.41						(21,028.89)	(20,572.36)	121,090.08
SUMTER	Jumper Creek Manor	513,041.91	119,910.94				ACRES SEEDS		(157,236.00)	(26,508.73)	262,403.70
	The Woods	492,503.62	171,721.37						(90,582.76)	(91,619.93)	321,819.42
WASHINGTON	Sunny Hills	4,082,577.48	1,621,469.44						(692,445.60)	(174,457.00)	1,943,119.44
Grand Total		9,164,292.59	2,674,307.73	497.47	4.20	are to the sky execution.			(1,807,576.93)	(759,209.23)	5,442,110.43
GESTSHALL TO		Net Wtr Plant	68,032.40		三十二十二 直接 海		NET	CIAC	(7,802.39)		6,035.29
			2.30%						1%		
	Annual Wtr Depro	2,279.58					Annu	al Wtr CIAC Am	(78.02)	7	
	Monthly	189.97	,						(6.50)		
									,		
			accounts for	only 1 month	1						Trought of Assimption and America
	Rate Base (2/28/13)	Asof 2/28/13	-2.30%	(-1%)	Rate Base (3/28/13)						
	SYSTEM	Initial Balance	1 month Depr	1 month Amortiz	Balance as of:						
	Brevard (both):	\$ 61,885,76	\$ (118.61)	\$ 51.57	\$ 61,818.72	\$	(1,423.37) \$	618.86			
		7 57,000.110	\$ -	\$ -		\$	- \$	-			
	HC Waterworks (V		\$ -	-	\$ 2,728,832.59	\$ \$	- \$ (62,831.22) \$	- 27,317.92			

				accounts for	1			
Rate Base (2/28/13)	15	Asof 2/28/13	THE R	-2.30%	200	(-1%)	Rat	e Base (3/28/13)
SYSTEM	Init	ial Balance	1 mc	onth Depr	1 mc	onth Amortiz		Balance as of:
Brevard (both):	\$	61,885.76	\$	(118.61)	\$ 51.57		\$	61,818.72
			\$	-	\$	-		
HC Waterworks (V	\$	2,731,792.03	\$	(5,235.93)	\$	2,276.49	\$	2,728,832.59
HC Waterworks (V	\$	67,812.33	\$	(129.97)	\$	56.51	\$	67,738.87
Total:	\$	2,799,604.36	\$	(5,365.91)	\$	2,333.00	\$	2,796,571.46
			\$	-	\$	-		
Lake Osborne:	\$	121,090.08	\$	(232.09)	\$	100.91	\$	120,958.90
			\$	-	\$			
Sumter (Both - W)	\$	584,223.12	\$	(1,119.76)	\$	486.85	\$	583,590.21
Sumter (Both - WV	\$	235,635.12	\$	(451.63)	\$	196.36	\$	235,379.85
Total:	\$	819,858.24	\$	(1,571.39)	\$	683.22	\$	818,970.06
			\$	-	\$			
Sunny Hills (W):	\$	1,943,119.44	\$	(3,724.31)	\$	1,619.27	\$	1,941,014.39
Sunny Hills (WW):	\$	136,772.12	\$	(262.15)	\$	113.98	\$	136,623.95
	\$	2,079,891.56	\$	(3,986.46)	\$	1,733.24	\$	2,077,638.34
			\$	-	\$			
Grand Total:	\$	5,882,330.00	\$	(11,274.47)	\$	4,901.94	\$	5,875,957.48

\$ (1,423.37)	\$ 618.86
\$ 1920	\$ 140
\$ (62,831.22)	\$ 27,317.92
\$ (1,559.68)	\$ 678.12
\$ (64,390.90)	\$ 27,996.04
\$ -	\$ -
\$ (2,785.07)	\$ 1,210.90
\$ ( <del>-</del>	\$ ( <del>=</del> 6
\$ (13,437.13)	\$ 5,842.23
\$ (5,419.61)	\$ 2,356.35
\$ (18,856.74)	\$ 8,198.58
\$	\$ -
\$ (44,691.75)	\$ 19,431.19
\$ (3,145.76)	\$ 1,367.72
\$ (47,837.51)	\$ 20,798.92
\$ - 100	\$ -
\$ (135,293.59)	\$ 58,823.30

				WASTEV	VATER	Philippin Company					
101-UPIS	108-AD	106-CCNC	108-AD	105-CWIP	114-UPAA	115-AA	271-CIAC	272-AA	NBV-Wastewater	Grand Total	
										16,423.29	
WILL STATE OF THE			odkale o se ve		Hambard Chica	### 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1				45,462,47	
									•	1,668,630.79	
386,655.71	274,502.38						(278,949.85)	(234,608.85)	67,812.33	737,661.25	
							- W			393,312.32	
										121,090.08	
407,199.33	100,924.96						(221,828.00)	(47,380.80)	131,827.17	394,230.87	394,230.87
192,984.26	101,315.24			14,461.11			(65,285.33)	(62,963.15)	103,807.95	425,627.37	100 mm 100 d march 11 f par 1 mm 420 100 (17 h
763,118.33	621,795.61						(6,976.96)	(2,426.36)	136,772.12	2,079,891.56	
77,243,735.27	34,496,787.52	36,025.10	762.70	388,286.39	(156,525.00)	(53,455.08)	(22,579,379.93)	(12,920,911.90)	440,219.57	5,882,330.00	
Net WW Plant			The state of the s		Ne	t CIAC			7,044,31	世界 在 图	
	2.30%	The second secon			NAMES OF THE PERSON NAMED OF THE PERSON OF		1.00%	ECENORISM WORLD	MINTELL TO THE WAS TAKEN TO THE PARTY OF THE	Contract Property (19)	
Annual WW Depr	-				An	nual WW Camori	•				

UTILITY NAME:

**Brevard Waterworks** 

PROFORMA 2016

#### COMPARATIVE OPERATING STATEMENT

#### COMPARATIVE OPERATING STATEMENT (Cont'd)

ACCT. NO. (a)	ACCOUNT NAME (b)	REF. PAGE (c)	PREVIOUS YEAR (d)	2016 YEAR * (e)	WATER SCHEDULE W-3 * (f)	WASTEWATER SCHEDULE S-3 * (g)	OTHER THAN REPORTING SYSTEMS (h)
400	UTILITY OPERATING INCOME Operating Revenues	F-3(b)	s	S 124,230	124,230		s
469, 530	Less: Guaranteed Revenue and AFPI  Net Operating Revenues	F-3(b)	\$ <u>0</u>	s <u>124,230</u>	0 124,230 0		\$0
401	Operating Expenses	F-3(b)	\$	\$ 131,372	131,372		\$
403	Depreciation Expense: Less: Amortization of CIAC	F-3(b) F-22	s	S 2,378 (78)	2,378 (78)		
	Net Depreciation Expense	\$0	SS	2,300		\$0	
406	Amortization of Utility Plant Acquisition A	F-3(b)			0		
407	Amortization Expense (Other than CIAC)	F-3(b)			0		
408	Taxes Other Than Income	W/S-3		5,964	5,964		
409	Current Income Taxes	W/S-3			0		
410.1	Deferred Federal Income Taxes	W/S-3			0		
410.11	Deferred State Income Taxes	W/S-3	A		0		
411.1	Provision for Deferred Income Taxes - Cre-	W/S-3			0		
412.1	Investment Tax Credits Deferred to Future	W/S-3			0		
412.11	Investment Tax Credits Restored to Operat	W/S-3			0		
	Utility Operating Expenses		so	S 139,635	139,635 0		so
	Net Utility Operating Income		s <u>o</u> _	S(15,405)	(15,405)		so
469, 530	Add Back: Guaranteed Revenue and AFPI	F-3(b)	00		0		
413	Income From Utility Plant Leased to Others				0		
414	Gains (losses) From Disposition of Utility I	Property	A		0		
420	Allowance for Funds Used During Construc	ction			0		
Total Utility Operating Income	e [Enter here and on Page F-3(e)]		s <u>0</u>	S (15,405)	(15,405)		\$0

For each account,
 Column e should
 agree with Columns
 f, g and h
 on F-3(b)

<sup>\*</sup> Total of Schedules W-3 / S-3 for all rate groups.

UTILITY NAME: Brevard Waterworks

PROFORMA 2016

#### COMPARATIVE OPERATING STATEMENT (Cont'd)

ACCT.		REF.	PREVIOUS	2016
NO.	ACCOUNT NAME	PAGE	YEAR	YEAR
(a)	(b)	(c)	(d)	(e)
Total Utility Operating Inco	ome [from page F-3(a)]		\$0	\$(15,405)
	OTHER INCOME AND DEDUCTIONS			
415	Revenues-Merchandising, Jobbing, and			
	Contract Deductions	1	s	S
416	Costs & Expenses of Merchandising			
	Jobbing, and Contract Work			
419	Interest and Dividend Income			
421	Nonutility Income			
426	Miscellaneous Nonutility Expenses			
	Total Other Income and	Deductions	s0	so
	TAXES APPLICABLE TO OTHER INCOME			
408.2	Taxes Other Than Income		s	s
409.2	Income Taxes			
410.2	Provision for Deferred Income Taxes			
411.2	Provision for Deferred Income Taxes - Cre	edit		
412.2	Investment Tax Credits - Net			
412.3	Investment Tax Credits Restored to Opera	ting Income		
	Total Taxes Applicable To	Other Income	so	s0_
427	Interest Expense	0	S	s 0
428	Amortization of Debt Discount & Expense			0
429	Amortization of Premium on Debt	0		0
	Total Interest Ex	pense	s <u>o</u> _	so
	EXTRAORDINARY ITEMS			
433	Extraordinary Income		S	S
434	Extraordinary Deductions			0
409.3	Income Taxes, Extraordinary Items			
	Total Extraordinar	y Items	s <u>0</u>	so_
	NET INCOME		s <u> </u>	\$ (15,405)
Explain: Extraordinary Inc	iome			

F-3(c)

#### Brevard Waterworks, Inc. Proposed Operating Budget Revision: 1/10/14

Facilities of the Control of the Con	FY - 2016			2014		2015		2016	
USAN's				Brevard		Brevard		Brevard	
400	System Revenues (Note 1)								
461	Water Revenues:		\$	117,206.13	\$	117,645.65	\$	118,086.82	
522	Wastewater Revenues:	- 1	\$						
461	Other Revenues:		\$	50		4,815.00		4,815.00	
	Index for 2014/15/16 = Estimated 1.5% (April thru Dec ea yr)		\$	1,318.57	\$	1,323.51	\$	1,328.48	
									Assessing Possible 9% Purch Wtr
	Total Utility Revenues:	l	\$	123,339.70	\$	123,784.17	\$	124,230.30	\$ 6,575.57 Passthrough NOT CALCULATED
	Operating Expenses:	1	1		ı				
636	USW O & M Customer Service & Billing - Water		\$	40,931.88	\$	41,146.77	\$	41,362.79	
	USW O & M Customer Service & Billing - Water w/ Est. CPI Increase of								
	2.1% Every April p/contract		\$		\$	648.06	\$	651.46	
603	Officer Salaries		\$		\$	8,000.04	\$	8,000.04	
618/718	Chemicals		\$						
711	Sludge		\$						
670/770	Bad Debt Estimated 2% of Revenue		\$			2,475.68		2,484.61	
610/710	Purchase Water		\$	73,061.94	\$	73,061.94	\$	73,061.94	
615/715	Purchased Power		\$						
657	Insurance		\$	1,500.00		1,500.00		1,500.00	
640/740	Rents (land, etc.		\$		\$		\$	-	
675.4	Sunshine Locates		\$			15.00		15.00	
6758	Misc. Expenses / Minor Repair		\$	1,440.00		1,440.00	\$	1,440.00	
675.1	SCADA/Phones		\$		\$	45	\$	•	
801	Bank Fees		\$		9 350	106.04	1000	106.04	
813	Office Supplies for the Utility	7	, \$		,\$	249.98	\$	249.98	
630/730	Legal	- 1	\$		1 .				
630/730	Professional Fees (Accounting Costs)		\$	2,500.00		2,500.00		2,500.00	
	Total Direct Operating Expenses		_\$	130,916.39	\$	131,143.52	\$	131,371.86	
	Subtotal: Net Operating Revenues		\$	(14,500.91	) \$	(7,359.35)	\$	(7,141.56)	
	Allowances for Other Deductions:								
666/766	FPSC Fee:		\$			5,570.29	\$	5,590.36	
	Other - Property Taxes:		\$	373.32	\$	373.32	\$	373.32	
419.1	Interest Cost		\$				2611		
	Total Other Cost		\$	5,923.61	\$	5,943.61	\$	5,963.68	
	Total Net Operating Revenue		_\$	(20,424.52	) \$	(13,302.96)	\$	(13,105.25)	
	ROR 8.74% (PURCH Price OF \$62,560.00 (03/28/13 + New CIP)	\$	65,010.00 \$	5,681.87	\$	5,852.30	\$	5,852.30	
	Working Capital 1/8 of O&M Exp	\$	16,421.48 \$		\$	1,435.24	\$	1,435.24	
	Net Positive/(-) Negative Operating Funds		\$	(27,541.63	) \$	(20,590.50)	\$	(20,392.79)	
403.1/.2	Depreciation		\$	2,344.58	\$	2,361.25	\$	2,377.92	
334	CIP / Meter Changeout		\$			500		500	
300's	CIP / Other		\$						
	R & R - (Minor Repairs Includedin Misc Exp)		\$						

#### Brevard Waterworks

## PROFORMA 2016

### SCHEDULE OF YEAR END RATE BASE

ACCT. NO. (a)			WATER UTILITY (d)	WASTEWATER UTILITY (e)		
101	Utility Plant In Service	(c) 0	\$ 99,112	s 0		
	Less: Nonused and Useful Plant (1)					
108	Accumulated Depreciation	0	(40,633)	0		
110	Accumulated Amortization	0	0	0		
271	Contributions in Aid of Construction	0	(7,802)	0		
252	Advances for Construction	0				
	Subtotal		\$50,677_	s0		
272	Add: Accumulated Amortization of Contributions in Aid of Construction	0	6,397	0		
	Subtotal		\$57,074_	s0		
114	Plus or Minus: Acquisition Adjustments (2)	0	0	0		
115	Accumulated Amortization of					
	Acquisition Adjustments (2)	0	0	0		
	Working Capital Allowance (3)	-	16,421			
	Other (Specify):					
	RATE BASE	\$73,495	s0			
	NET UTILITY OPERATING INCOME	\$ (15,405)	\$0			
ACHIEVI	ED RATE OF RETURN (Operating Income / Rate Base)	-20.96%	0.00%			

# BREVARD WATERWORKS, INC.

January 30, 2014

Office of Commission Clerk FPSC 2540 Shumard Oak Boulevard Tallahassee, Florida 32399-0850

RE:

Brevard Waterworks, Inc. - Certificate No 002-W

System Docket: 130174-WU

Please accept the attached documents as previously submitted proformas 2014-2016. The first submission was sent prematurely.

We appreciate your consideration in this regard.

We look forward to hearing further from the Commission. Please do not hesitate to contact us should further clarification be needed.

Respectfully Submitted

Gary Deremer President

xc: Carl Smith
V. Penick
Joseph Gabay

Enc.