



"Neighbor to Cypress Gardens"

ORCHID

SPRINGS

(941) 324-3698

DEVELOPMENT CORPORATION

710 OVERLOOK DRIVE — WINTER HAVEN, FLORIDA 33884

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March 23, 1998

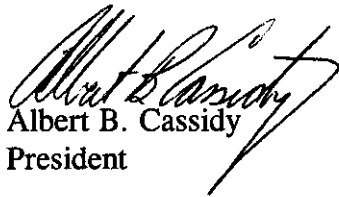
Public Service Commission
Division of Records & Reporting
2540 Shumard Oak Blvd.
Tallahassee, Florida 32399-0850

980441-WS

Dear Sirs:

Enclosed find our application for a staff assisted rate case for Orchid Springs Water and Sewer. Please address all correspondences to me at this address. You may also reach me by phone at 941/324-3698.

Sincerely,



Albert B. Cassidy
President

DOCUMENT NUMBER - DATE

03648 MAR 27 88

FPSC-RECORDS/REPORTING

FLORIDA PUBLIC SERVICE COMMISSION

APPLICATION FOR A
STAFF ASSISTED RATE CASE

I. General Data

A. Name of utility Orchid Springs Water & Sewer

B. Address 700 Overlook Drive
Winter Haven, Florida 33884

1. Telephone Nos. (941) 324-3698

2. County Polk Nearest city Winter Haven

3. General area served Orchid Springs Village

C. Authority:

1. Water Certificate No. 653-313 Date received 08/17/93

2. Sewer Certificate No. DO 53232173 Date received 08/17/93

3. Date utility started operations: Water 1969 Sewer 1969

D. How system was acquired Built by Developer

If utility was purchased, give date _____ Amount Paid _____

1. Name of Seller _____

2. Was seller affiliated with present owners? _____

3. Did you purchase: Stock _____ or assets only _____

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

Proprietorship N/A

F. Ownership & Officers:

<u>Name</u>	<u>Title</u>	<u>Percent Ownership</u>
1. <u>Albert B. Cassidy</u>	<u>President</u>	<u>0</u>
2. <u>Peter Cassidy</u>	<u>Vice-President</u>	<u>0</u>
3. <u>Carol C. Rhinehart</u>	<u>Secretary/Treasurer</u>	<u>0</u>
4. <u>Kathleen Cassidy</u>	<u>Owner</u>	<u>100</u>

G. List of Associated Companies and Addresses:

1. Orchid Springs Development Company
2. _____
3. _____

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):

II. Accounting Data

A. Outside Accountant

1. Name Gary Price
2. Firm Beckert, Price & Rowse, P.A.
3. Address 525 Pope Ave., N.W., Winter Haven, Florida 33883
4. Telephone (941) 299-5638

B. Individual to contact on accounting matters:

1. Name Shelia Rounds
2. Telephone (941) 324-3698

C. Location of books and records 700 Overlook Drive, Winter Haven, Florida 33881

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

Date last filed 01/31/98

E. Has your latest semiannual regulatory assessment fee payment been made (January 30 or July 30 whichever is applicable)? Yes - 05/97 - \$4,227.00

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

1. Water	04-01-97 to 03-31-1998	04-01-1996 to 03-31-96
Cost of Plant In Service:	<u>\$135,403.00</u>	<u>\$ 131,331.50</u>
Less Accumulated Depreciation:	<u>121,428.26</u>	<u>117,848.92</u>
Less Contributed Plant:	<u>0</u>	<u>0</u>
Net Owner's Investment:	<u>\$ 13,974.74</u>	<u>\$ 13,482.58</u>

FLORIDA PUBLIC SERVICE COMMISSION

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1. Name of Seller _____

2. Was seller affiliated with present owners? _____

3. Did you purchase: Stock _____ or assets only _____

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

F. Ownership & Officers:

<u>Name</u>	<u>Title</u>	<u>Percent Ownership</u>
1. <u>Albert B. Cassidy</u>	<u>President</u>	<u>0</u>
2. <u>Peter Cassidy</u>	<u>Vice-President</u>	<u>0</u>
3. <u>Carol C. Rhinehart</u>	<u>Secretary/Treasurer</u>	<u>0</u>
4. <u>Kathleen Cassidy</u>	<u>Owner</u>	<u>100</u>

2. Sewer

04-01-97 to 01-31-1998

04-01-1996 to 03-31-97

Revenues (By Class):

a. <u>Residential</u>	\$ 32,992.52	\$ 42,284.59
b. <u>Commercial</u>	3,071.69	2,114.18
c. <u>Multi-Family</u>	41,134.98	49,996.40
Total Operating Revenues:	\$77,199.19	\$ 94,395.17

Less Expenses: Please see attached Income Statement

a. Salaries & Wages - Employees	\$ _____	\$ _____
b. Salaries & Wages - Officers, Directors, & Majority Stockholders	_____	_____
c. Employee Pensions & Benefits	_____	_____
d. Purchased Sewage 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	_____	_____
Operating Income (Loss)	\$ (4,257.94)	\$ (2,458.24)

H. Outstanding Debt:

	<u>Creditor</u>	<u>Date Borrowed</u>	<u>Balance Due</u>	<u>Interest Rate</u>	<u>Expiration Date</u>
1.	<u>Only current accounts payable</u>	_____	_____	_____	_____
2.	_____	_____	_____	_____	_____
3.	_____	_____	_____	_____	_____
4.	_____	_____	_____	_____	_____

I. Indicate Type of Tax Return Filed:

- X 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 Vince Pickett
2. Firm Pickett and Associates, Inc.
3. Address 475 1st Ave., South, Bartow, Florida 33830
4. Telephone (941) 533-9095

B. Individual to contact on engineering matters:

1. Name Vince Pickett
2. Telephone (941) 533-9095

C. Is the utility under citation by the Department of Environmental Regulation (DER) or county health department? If yes, explain. _____

None

D. List any known service deficiencies and steps taken to remedy problems. N/A

E. Name of plant operator(s) and DER operator certificate number(s) held. Ralph Turner Potable Water 2434
Wastewater 3405

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 95,000 GPD under construction 0 proposed 0
2. Type and make of present treatment facilities Extended Aeration
3. Approximate average daily flow of treatment plant effluent 61,000 GPD
4. Approximate length of sewer mains:
Size (diameter) 10 8 6 4
Linear feet 140 7220 6020 4640
5. Number of manholes 32
6. Number of liftstations 4
7. How do you measure treatment plant effluent? Effluent Meter
8. Is the treatment plant effluent chlorinated? Yes If yes, what is the normal dosage rate? 3 PPM

9. Tap in fees - Sewer \$ 0
10. Service availability fees - Sewer \$ 0
11. Note DER Treatment Plant Certificate Number and date of expiration: Number DO 53-232173 Expiration Date 05/23/98
New Permit Application in process
12. Total gallons treated during most recent twelve months 21,275,000
13. Sewage treatment purchased during most recent twelve months None

H. Water

1. Gallons per day capacity of treatment facilities existing 900,000
GPD under construction 0 proposed 0
2. Type of treatment Chlorination
3. Approximate average daily flow of treated water _____
4. Source of water supply Deep Well
5. Types of chemicals used and their normal dosage rates _____
Chlorine 3 PPM
6. Number of wells in service 2 Total capacity in gallons per minute (gpm) 650 @ 50 PSI
Diameter/Depth 10" / 600' 6" / Unknown _____
Motor horsepower 20 15 _____
Pump capacity (gpm) 400 250 _____
7. Reservoirs and/or hydropneumatic tanks:
Description Horizontal Round Horizontal Round
Hydropneumatic Hydropneumatic
Capacity 5000 Gal. 10,000 Gal.
8. High service pumping: None
Motor horsepower _____
Pump capacity (gpm) _____
- ✓ 9. How do you measure treatment plant production? Metered
10. Approximate feet of water mains:
Size (diameter) 8 6 4 2
Linear feet 3960 5520 6120 7050

- 11. Note any fire flow requirements and imposing government agency
None
- 12. Number of fire hydrants in service 11
- 13. Do you have a meter change out program? Yes
- 14. Meter installation or tap in fees - Water \$ 0
- 15. Service availability fees - Water \$ 0
- 16. Has the existing treatment facility been approved by DER?
Yes
- 17. Total gallons pumped during most recent twelve months 34,733,250
- 18. Total gallons sold during most recent twelve months 34,721,250
- 19. Gallons unaccounted for during most recent twelve months 12,000
- 20. Gallons purchased during most recent twelve months 0

IV. Rate Data

A. Individual to contact on tariff matters:

- 1. Name Albert B. Cassidy
- 2. Telephone Number (941) 324-3698

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

- 1. Water:
 - 5/8" Meter - \$6.01 Base Rate
 - 3/4" Meter - \$9.02 Base Rate
 - 1" Meter - \$15.01 Base Rate
 - 1 1/2" Meter - \$30.05 Base Rate
 - 2" Meter - \$48.08 Base Rate
 - 3" Meter - \$96.16 Base Rate
 - 4" Meter - \$150.25 Base Rate
- a. Residential Water >
- b. General Service
- c. ~~Special Contract~~
- d. ~~Other~~

All consumption - per 1,000 gallons - .72¢

2. Sewer:

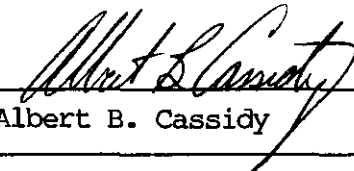
- a. Residential Sewer \$15.88 Flat charge
- b. General Service _____
- c. Special Contract _____
- d. Other _____

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

	<u>1997</u>	<u>1996</u>
1. Water Metered		
a. Residential	<u>502</u>	<u>502</u>
b. General Service	<u> </u>	<u> </u>
c. Special Contract	<u> </u>	<u> </u>
d. Other - specify	<u> </u>	<u> </u>
<u>Commercial</u>	<u>7</u>	<u>7</u>
2. Water Unmetered None	<u>19</u>	<u>19</u>
a. Residential	<u> </u>	<u> </u>
b. General Service	<u> </u>	<u> </u>
c. Special Contract	<u> </u>	<u> </u>
d. Other - specify	<u> </u>	<u> </u>
	<u> </u>	<u> </u>
3. Sewer	<u>1997</u>	<u>1996</u>
a. Residential	<u>502</u>	<u>502</u>
b. General Service	<u> </u>	<u> </u>
c. Special Contract	<u> </u>	<u> </u>
d. Other - specify	<u> </u>	<u> </u>
<u>Commercial</u>	<u>7</u>	<u>7</u>

V Affirmation

I, ALBERT B. CASSIDY 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 
 Title Albert B. Cassidy
 President

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.

ORCHIL SPRINGS DEVELOPMENT COMPANY
 INCOME STATEMENT
 Period: 01/01/1998 to 01/31/1998

4-1-97
1-31-98

	1998 CURRENT PERIOD ACTUALS Amount		1998 YEAR-TO-DATE ACTUALS Amount
<i>Water</i>			
REVENUES			
METERED REVENUE - RESIDENTIAL	\$ 2,250.04	\$	24,471.26
METERED REVENUE - COMMERCIAL	76.42		735.98
METERED REVENUE - MULTI-FAMILY	1,330.58		12,437.60
	-----		-----
TOTAL REVENUE	\$ 3,657.04	\$	37,644.84
COST AND EXPENSES			
OFFICE EXPENSES	\$ 64.27	\$	1,218.37
POSTAGE & FREIGHT	31.50		578.40
ELECTRICITY - OFFICE	18.52		415.58
TELEPHONE EXPENSE	181.11		995.74
LICENSES, FEES AND DUES	0.00		60.00
GAS	26.35		26.35
PURCHASED POWER	98.01		1,390.65
CHEMICALS	0.00		550.59
MATERIALS AND SUPPLIES	0.00		564.76
BILLING-CONTRACTUAL SERVICES	1,250.00		10,922.13
PROFESSNL-CONTRACTUAL SERVICES	1,301.50		18,838.66
OTHER-CONTRACTUAL SERVICES	1,318.89		16,299.39
RENTS	250.00		2,500.00
TRANSPORTATION EXPENSES	174.36		4,079.39
REGULATORY COMMISSION EXPENSES	0.00		3,511.52
MISCELLANEOUS EXPENSES	1.25		1.25
	-----		-----
TOTAL COST AND EXPENSES	\$ 4,715.76	\$	61,952.78
	-----		-----
NET INCOME (LOSS)	\$ (1,058.72)	\$	(24,307.94)
	=====		=====

ORCHID SPRINGS DEVELOPMENT COMPANY
INCOME STATEMENT

Period: 01/01/1998 to 01/31/1998

	1998 CURRENT PERIOD ACTUALS Amount		1998 YEAR-TO-DATE ACTUALS Amount
<i>Sewer</i>			
REVENUES			
FLAT RATE REVENUE - RESIDENTL	\$ 3,459.59	\$	32,992.52
FLAT RATE REVENUE - COMMERCIAL	383.91		3,071.69
FLAT RATE REVENUE - MULTI-FMLY	4,147.46		41,134.98
	-----		-----
TOTAL REVENUE	\$ 7,990.96	\$	77,199.19
COST AND EXPENSES			
OFFICE EXPENSES	\$ 64.28	\$	1,218.31
POSTAGE & FREIGHT	31.50		124.00
ELECTRICITY - OFFICE	18.51		415.56
TELEPHONE EXPENSE	181.11		995.69
LICENSES, FEES AND DUES	0.00		160.00
GAS	26.34		26.34
SLUDGE REMOVAL EXPENSE	0.00		500.00
PURCHASED POWER	1,293.15		11,357.08
CHEMICALS	0.00		550.59
MATERIALS AND SUPPLIES	0.00		698.21
BILLING-CONTRACTUAL SERVICES	1,250.00		10,922.12
PROFESSNL-CONTRACTUAL SERVICES	1,295.50		19,980.66
OTHER-CONTRACTUAL SERVICES	4,095.71		28,262.39
RENTS	250.00		2,500.00
TRANSPORTATION EXPENSES	174.35		234.68
REGULATORY COMMISSION EXPENSES	0.00		3,511.50
	-----		-----
TOTAL COST AND EXPENSES	\$ 8,680.45	\$	81,457.13
	-----		-----
NET INCOME (LOSS)	\$ (689.49)	\$	(4,257.94)
	=====		=====

ORCHID SPRINGS DEVELOPMENT COMPANY

INCOME STATEMENT

Profit center: 100 WATER

Period: 04/01/96 to 03/31/97

	Total	% OF Revenue	April	May	June	July	August	September	October	November	December	January	February	March
REVENUES														
METERED SALES - RESIDENTIAL	30,400.81	64.41	2,820.72	2,533.49	2,785.35	481.71	3,346.06	2,739.48	2,792.69	2,461.12	2,493.10	2,421.39	2,826.15	2,699.55
METERED SALES - COMMERCIAL	1,052.13	2.23	90.83	67.15	61.64		66.68	149.19	115.31	85.24	153.42	55.18	79.08	120.41
METERED SALES - MULTI-FAMILY	15,732.76	33.34	747.68	1,067.50	1,056.98	622.05	2,316.18	1,428.30	1,380.53	1,617.25	1,426.58	1,449.54	1,326.50	1,293.67
LATE FEES	10.00	.02				10.00								
TOTAL REVENUE	47,195.70	100.00	3,667.23	3,668.14	3,903.97	1,113.76	5,728.92	4,316.97	4,288.53	4,163.61	4,073.10	3,926.11	4,231.73	4,113.63
COST AND EXPENSES														
MANAGEMENT SERVICES	26,696.00	56.56	1,933.00	2,183.00	2,183.00	2,183.00	2,433.00	2,183.00	2,183.00	2,433.00	2,183.00	2,433.00	2,183.00	2,183.00
MAINTENANCE - PLANT	12,135.32	25.71	774.67	586.52	854.00	175.00	1,206.71	681.08	820.80	2,442.95	366.38	1,591.12	1,567.26	1,068.83
CONTRACT GROUNDS MAINTENANCE	8,542.00	18.10	676.00	676.00	676.00	676.00	676.00	1,106.00	676.00	676.00	676.00	676.00	676.00	676.00
LENDING ACCOUNTING	1,598.72	3.39								730.59			868.13	
OFFICE RENT	3,000.00	6.36	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00
OFFICE EXPENSES	817.82	1.73						30.43	64.00	179.68	217.57	99.86	116.52	109.76
POSTAGE & FREIGHT	355.51	.75									223.10	5.61	62.20	64.60
ELECTRICITY	2,178.99	4.62	265.82	305.61	114.19	103.16	99.45	142.96	151.30	121.68	142.99	117.71	247.22	366.90
TELEPHONE EXPENSE	916.85	1.94	25.96	108.36		87.27	26.58	85.42	89.30	190.22		204.69		99.25
GAS	154.80	.33	16.06			10.26	32.12		16.06	16.06	16.06	16.06		16.06
MAINTENANCE - TRUCK AND AUTO	1,009.85	2.14	41.56	92.11	94.45		258.48	48.01	155.45	49.72	50.00	173.39	46.68	
LICENSES, FEES AND DUES	1,228.33	2.60			172.30		52.50						303.53	500.00
MISCELLANEOUS EXPENSE	393.18	.83											268.33	124.85
TOTAL COST AND EXPENSES	59,027.37	125.07	3,983.07	4,201.60	4,343.94	3,484.69	5,034.64	4,526.90	4,405.91	7,089.90	4,125.10	5,567.44	6,804.95	5,459.25
NET INCOME (LOSS)	(11,831.67)	(25.07)	(315.84)	(533.46)	(439.97)	(2,370.93)	694.28	(209.93)	(117.38)	(2,926.29)	(52.00)	(1,641.33)	(2,573.20)	(1,345.62)

ORCHID SPRINGS DEVELOPMENT COMPANY
 INCOME STATEMENT
 Profit center: 200 SEWER
 Period: 04/01/96 to 03/31/97

	Total	% OF Revenue	April	May	June	July	August	September	October	November	December	January	February	March
REVENUES														
MEASURED SALES - RESIDENTIAL	42,284.59	44.80	4,564.46	3,442.28	3,436.41	684.42	4,604.99	4,384.58	3,964.24	3,563.85	3,244.17	3,453.29	3,625.96	3,315.94
MEASURED SALES - COMMERCIAL	2,114.18	2.24	95.28	256.23	149.56	15.88	105.25	101.34	221.59	80.94	414.89	178.80	116.43	377.99
MEASURED SALES - MULTI-FAMILY	49,996.40	52.96	3,287.16	3,313.08	3,402.90	2,442.61	7,522.42	4,665.09	4,363.51	4,232.99	4,007.14	4,109.77	4,221.85	4,427.88
TOTAL REVENUE	94,395.17	100.00	7,946.90	7,011.59	6,988.87	3,142.91	12,232.66	9,151.01	8,549.34	7,877.78	7,666.20	7,741.86	7,964.24	8,121.81
COST AND EXPENSES														
MANAGEMENT SERVICES	26,696.00	28.26	1,933.00	2,183.00	2,183.00	2,183.00	2,433.00	2,183.00	2,183.00	2,433.00	2,183.00	2,433.00	2,183.00	2,183.00
MAINTENANCE - PLANT	37,084.65	39.29	2,216.26	7,161.08	3,071.29	2,065.55	3,318.02	2,847.32	1,089.18	4,251.91	3,043.26	4,285.09	1,815.99	1,919.70
CONTRACT GROUND MAINTENANCE	8,922.00	9.45	676.00	676.00	676.00	676.00	676.00	1,466.00	676.00	676.00	676.00	676.00	676.00	676.00
LEGAL AND ACCOUNTING	998.70	1.06								130.58			868.12	
OFFICE RENT	3,000.00	3.18	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00	250.00
OFFICE EXPENSES	753.81	.80					30.43			179.68	217.57	99.86	116.52	109.75
POSTAL FREIGHT	100.91	.11								33.10	5.61	62.20		
ELECTRICITY	11,375.87	12.05	703.94	718.37	980.73	962.99	928.12	1,075.43	1,118.30	975.91	1,032.40	1,032.23	1,006.77	820.68
TELEPHONE EXPENSE	916.83	.97	25.96	108.36		87.27	26.39	85.41	89.29	190.21		204.70		99.24
MAINTENANCE - TRUCK AND AUTO	1,009.84	1.07	41.55	92.12	94.45		258.48	48.00	155.45	49.71	50.00	173.40	46.68	
LICENSES, FEES AND DUES	1,078.32	1.14			22.30		52.50						503.52	500.00
TOTAL COST AND EXPENSES	91,936.93	97.40	5,846.71	11,188.93	7,277.77	6,244.81	7,942.51	8,005.59	5,561.22	9,137.00	7,485.33	9,159.89	7,528.80	6,558.37
NET INCOME (LOSS)	2,458.24	2.60	2,100.19	(4,177.34)	(288.90)	(3,101.90)	4,290.15	1,145.42	2,988.12	(1,259.22)	180.87	(1,418.03)	435.44	1,563.44