

**From:** Roberts, Jim  
**Sent:** Thursday, February 11, 2010 4:42 PM  
**To:** Cromartie-Mincey, DeBora  
**Cc:** Sheahen, John; Vanderploog, Paul; Stewart, Edith; Lee, Renee - CAT; Mendez, Lis  
**Subject:** FW:

DeBora,  
The department's responses are provided below.

**From:** Cromartie-Mincey, DeBora  
**Sent:** Thursday, February 11, 2010 1:59 PM  
**To:** Vanderploog, Paul; StewartE@Hillsborough.org; Roberts, Jim  
**Cc:** Lee, Renee - CAT; Mendez, Lis  
**Subject:** FW:  
**Importance:** High

Good afternoon all, please review the attached request from Ms. Belcher and let me know if you have any responsive information.

Thanks  
DCM

DeBora Cromartie-Mincey  
Senior Assistant County Attorney  
Hillsborough County  
Office of the County Attorney  
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**From:** EJBelcher@att.net [mailto:EJBelcher@att.net]  
**Sent:** Wednesday, February 10, 2010 5:44 PM  
**To:** Cromartie-Mincey, DeBora  
**Cc:** Mariella Smith; Sharpe, Mark; George Niemann; Grace McCombs; Pat Kemp; Pamela Hatley; Terry Flott; Ferlita, Rose; Kelly Cornelius; Beckner, Kevin; Wesley Bailey  
**Subject:**  
**Importance:** High

Please consider this a public records request per Florida Statute 119. Attached is the approval by the BOCC to close out the Cone Ranch Special Account and report its revenues and expenses in the general fund of the water department.

1. Was Cone Ranch listed as an asset in the Special Account?
  - 1(a) If so, what was the amount the asset was listed as?

The Special Account lists revenues and expenses only--not assets.

2. When Cone Ranch was transferred to the Water Department, what was the value placed as an asset on the Water Department's books.

The asset was assigned to the utility system by the Clerk of the Court as of its acquisition at the amount paid to the West Coast Regional Water Supply Authority for such property (its "book value").

3. On the last two (2) audits completed on the Water Department, what sub-asset account was Cone Ranch listed under and what was its value?

The asset's book value has not been updated since its acquisition.

4. If Cone Ranch is titled in Hillsborough County's name, how can Cone Ranch be listed as an asset on the independent Water Department's books and records?

*Generally Accepted Accounting Principles (GAAP)* require state and local governments to use enterprise-fund accounting for business-type activities similar to those of the private sector. The County's utility system is a self-supporting enterprise, and although operated like a business, it does not earn a profit. In addition, the system was largely constructed or acquired through the sale of municipal revenue bonds whose covenants require the County to collect sufficient revenues to support enterprise expenses and maintain minimum levels of reserves.

Enterprise assets must be managed solely for the benefit of enterprise rate payers and bond holders—not taxpayers in general. Enterprise assets must be kept separate and apart from all other County assets and used only as provided in the covenants. The covenants prohibit the enterprise from rendering any free service of any nature. Any enterprise service rendered to the County must be paid to the enterprise from the County's general funds. The covenants prohibit the use of enterprise funds for other than any lawful enterprise purpose. They also prohibit the encumbrance of enterprise assets unless necessary or reasonable to accommodate or compliment enterprise operations.

5. Please provide the BOCC meeting notes when the asset was transferred from the Parks Department to the Water Department.

Per item 2 above, the asset has been assigned to the utility system since its acquisition. In 1988, the County Administrator did assign Parks the responsibility for managing the property.

As you are aware, Cone Ranch is a critical issue. To expedite the process, I will accept the documents via e-mail and would request them by Feb. 15th so that I may have time to review them before the BOCC meeting. Thank you for your cooperation.

Elizabeth Belcher  
[EJBelcher@att.net](mailto:EJBelcher@att.net)