

FLORIDA UTILITY SERVICES 1, LLC
5911 TROUBLE CREEK RD.
NEW PORT RICHEY, FL. 34652
863-904-5574

May 5, 2023

Commission Clerk
Florida Public Service Commission
2540 Shumard Oak Blvd.
Tallahassee, FL. 32399

RECEIVED-FPSC
2023 MAY 26 AM 11:34
COMMISSION
CLERK

Re: Application for a Staff Assisted Rate case for Pinecrest Utilities, LLC in Polk County.

Dear Commission Clerk:

Enclosed Please find an Application for a Staff Assisted Rate Case for Pinecrest Utilities, LLC in Polk County Florida.

In this rate case, the utility requests the following:

1. Interim rates.
2. An update to fees.
3. A meter replacement program.

On behalf of the utility,



Michael Smallridge

G. List of Associated Companies and Addresses:
 All companies under Florida Utility Services 1, LLC
 5911 Trouble Creek Rd. New Port Richey, FL. 34652

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):

Name:

Address:

II. ACCOUNTING DATA

A. Outside Accountant

1. Name:
2. Firm:
3. Address:
4. Telephone: ()

B. Individual To Contact On Accounting Matters:

1. Name: **MIKE SMALLRIDGE**
2. Telephone: 352-302-7406

C. Location of Books and Records: **UTILITY OFFICE**

D. Have you filed an Annual Report with the Commission? X Yes No

Date Last Filed: **2022**

E. Has your latest Regulatory Assessment Fee Payment been made? yes
 (January 30 or July 30 whichever is applicable) X Jan 30 July 30

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

1. Water:

	2021	2022
Cost of Plant In Service	\$ _____	\$ _____
Less Accumulated Depreciation	_____	_____
Less Contributed Plant	_____	_____
Net Owner's Investment	\$ _____	\$ _____

2. Wastewater:

INCOME STATEMENT

Account Name	Ref. Page	Water	Wastewater	Other	Total Company
Gross Revenue:					
Residential.....		\$ <u>57,145</u>	\$ _____	\$ _____	\$ <u>57,145</u>
Commercial.....		<u>-</u>	_____	_____	<u>-</u>
Industrial.....		<u>-</u>	_____	_____	<u>-</u>
Multiple Family.....		<u>-</u>	_____	_____	<u>-</u>
Guaranteed Revenues.....		<u>-</u>	_____	_____	<u>-</u>
Other (Late Fees).....		<u>2,040</u>	_____	_____	<u>2,040</u>
Total Gross Revenue		\$ <u>59,184</u>	\$ _____	\$ _____	\$ <u>59,184</u>
Operation Expense (Must tie to pages W-3 and S-3).....					
	W-3 S-3	\$ <u>69,472</u>	\$ _____	\$ _____	\$ <u>69,472</u>
Depreciation Expense.....	F-5	<u>9,021</u>	_____	_____	<u>9,021</u>
CIAC Amortization Expense.....	F-8	<u>-</u>	_____	_____	<u>-</u>
Taxes Other Than Income.....	F-7	<u>3,939</u>	_____	_____	<u>3,939</u>
Income Taxes.....	F-7	<u>-</u>	_____	_____	<u>-</u>
Total Operating Expense		\$ <u>82,431</u>	_____	_____	\$ <u>82,431</u>
Net Operating Income (Loss)		\$ <u>(23,247)</u>	\$ _____	\$ _____	\$ <u>(23,247)</u>
Other Income:					
Nonutility Income.....		\$ _____	\$ _____	\$ _____	\$ _____
Interest Income.....		<u>1</u>	_____	_____	<u>1</u>
Other Deductions:					
Non-Utility Expense.....		\$ _____	\$ _____	\$ _____	\$ _____
Interest on Loans.....		<u>130</u>	_____	_____	<u>130</u>
		_____	_____	_____	<u>-</u>
Net Income (Loss)		\$ <u>(23,377)</u>	\$ _____	\$ _____	\$ <u>(23,377)</u>

COMPARATIVE BALANCE SHEET

ACCOUNT NAME	Reference Page	Current Year	Previous Year
ASSETS			
Utility Plant in Service (101-105).....	F-5,W-1,S-1	\$ <u>263,846</u>	\$ <u>259,788</u>
Accumulated Depreciation and Amortization (108).....	F-5,W-2,S-2	<u>192,282</u>	<u>183,285</u>
Net Utility Plant		\$ <u>71,564</u>	\$ <u>76,503</u>
Cash.....		<u>3,821</u>	<u>3,373</u>
Customer Accounts Receivable (141).....		<u>3,892</u>	<u>5,086</u>
Due To/From Parent Company.....		<u>(18,408)</u>	<u>(18,408)</u>
Deferred Costs.....		<u>2,756</u>	<u>3,031</u>
Other Assets (Specify).....		<u> </u>	<u> </u>
Total Assets		\$ <u>63,625</u>	\$ <u>69,585</u>
LIABILITIES AND CAPITAL			
Common Stock Issued (201).....	F-6	<u> </u>	<u> </u>
Preferred Stock Issued (204).....	F-6	<u> </u>	<u> </u>
Other Paid in Capital (211).....		<u> </u>	<u> </u>
Retained Earnings (215).....	F-6	<u>(28,897)</u>	<u>(7,345)</u>
Proprietary Capital (218).....	F-6	<u> </u>	<u> </u>
Total Capital		\$ <u>(28,897)</u>	\$ <u>(7,345)</u>
Long Term Debt (224).....	F-6	\$ <u>1,726</u>	\$ <u>2,943</u>
Accounts Payable (231).....		<u>87,307</u>	<u>66,447</u>
Notes Payable (232).....		<u> </u>	<u> </u>
Customer Deposits (235).....		<u>3,558</u>	<u>3,645</u>
Accrued Taxes (236).....		<u>(68)</u>	<u>3,896</u>
Other Liabilities (Specify).....		<u> </u>	<u> </u>
CIAC (Net of AA of CIAC) (271-272).....	F-8	<u>-</u>	<u>-</u>
Total Liabilities and Capital		\$ <u>63,625</u>	\$ <u>69,585</u>

GROSS UTILITY PLANT

Plant Accounts: (101 - 107) inclusive	Water	Wastewater	Plant other Than Reporting Systems	Total
Utility Plant in Service (101).....	\$ <u>259,788</u>	\$ _____	\$ _____	\$ <u>259,788</u>
Construction Work in Progress (105).....	_____	_____	_____	_____
Other (Specify) Additions.....	<u>4,058</u>	_____	_____	<u>4,058</u>
Retirements.....	_____	_____	_____	_____
Total Utility Plant	\$ <u>263,846</u>	\$ _____	\$ _____	\$ <u>263,846</u>

ACCUMULATED DEPRECIATION (A/D) AND AMORTIZATION OF UTILITY PLANT

Account 108	Water	Wastewater	Other Than Reporting Systems	Total
Balance First of Year.....	\$ <u>183,285</u>	\$ _____	\$ _____	\$ <u>183,285</u>
<u>Add Credits During Year:</u>				
Accruals charged to depreciation account.....	\$ <u>9,021</u>	\$ _____	\$ _____	\$ <u>9,021</u>
Salvage.....	_____	_____	_____	_____
Other Credits (specify).....	_____	_____	_____	_____
Total Credits	\$ <u>9,021</u>	\$ _____	\$ _____	\$ <u>9,021</u>
<u>Deduct Debits During Year:</u>				
Book cost of plant retired.....	\$ <u>23</u>	\$ _____	\$ _____	\$ <u>23</u>
Cost of removal.....	_____	_____	_____	_____
Other Debits (specify).....	_____	_____	_____	_____
Total Debits	\$ <u>23</u>	\$ _____	\$ _____	\$ <u>23</u>
Balance End of Year.....	\$ <u>192,282</u>	\$ _____	\$ _____	\$ <u>192,282</u>

TAX EXPENSE

(a)	Water (b)	Wastewater (c)	Other (d)	Total (e)
Income Taxes:				
Federal Income Tax.....	\$ _____	\$ _____	\$ _____	\$ _____
State Income Tax.....	_____	_____	_____	_____
Taxes Other Than Income:				
Payroll Tax.....	1,275	-	_____	1,275
Regulatory Assessment Fee.....	2,663	-	_____	2,663
Polk County Property Tax.....	-	-	_____	-
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
Total Tax Expense.....	\$ 3,939	\$ -	\$ -	\$ 3,939

PAYMENTS FOR SERVICES RENDERED BY OTHER THAN EMPLOYEES

Report all information concerning outside rate, management, construction, advertising, labor relations, public relations, or other similar professional services rendered the respondent for which aggregate payments during the year to any corporation, partnership, individual, or organization of any kind whatever amounting to \$500 or more.			
Name of Recipient	Water Amount	Wastewater Amount	Description of Service
ConstaFlow, Inc.	\$ 9,823	\$ _____	contract operation, testing
Richard Donahue	\$ 2,215	\$ _____	meter reading
Haines City Extinguisher Service, Inc.	\$ 1,038	\$ _____	fire hydrant annual inspection
Cadenhead Environmental Engineering	\$ 1,550	\$ _____	tank inspection
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____
_____	\$ _____	\$ _____	_____

Cost of Plant In Service	\$ _____	\$ _____
Less Accumulated Depreciation	_____	_____
Less Contributed Plant	_____	_____
Net Owner's Investment	\$ _____	\$ _____

G. Basic Income Statement: *(Most recent two years)*

1. Water:

**2022 see
attached**

Revenues (By Class)		
a. RESIDENTIAL	\$ _____	\$ _____
b. GENERAL SERVICES	0	_____
c. OTHER	_____	_____
Total Operating Revenues:	\$ _____	\$ _____
Less Expenses:		
a. Salaries & Wages – Employees	_____	_____
b. Salaries & Wages - Officers, Directors, & Majority Stockholders	_____	_____
c. Employee Pensions & Benefits	_____	_____
d. Purchased Water	0	_____
e. Purchased Power	_____	_____
f. Fuel for Power Production	0	_____
g. Chemicals	0	_____
h. Materials & Supplies	_____	_____
i. Contractual Services	_____	_____
j. Rents	_____	_____
k. Transportation Expenses	_____	_____
l. Insurance Expense	_____	_____
m. Regulatory Commission Expense	_____	_____
n. Bad Debt Expense	0	_____
o. Miscellaneous Expense	_____	_____
p. Depreciation Expense	_____	_____
q. Property Taxes	_____	_____
r. Other Taxes	_____	_____
s. Income Taxes	0	_____
Operating Income (Loss)	\$ _____	\$ _____

WATER OPERATION AND MAINTENANCE EXPENSE

Account No.	Account Name	Amount
601	Salaries and Wages - Employees.....	\$ 16,421
603	Salaries and Wages - Officers.....	3,201
604	Employee Benefits.....	4
615	Purchased Power.....	8,350
616	Fuel for Power Production.....	65
618	Chemicals.....	4,887
620	Materials & Supplies.....	5,421
631	Contractual Services - Professional.....	1,055
635	Contractual Services - Testing.....	2,750
636	Contractual Services - Other.....	8,908
640	Rents.....	2,049
650	Transportation.....	2,561
655	Insurance.....	8,004
665	Regulatory Commission.....	816
670	Bad Debt Expense.....	763
675	Miscellaneous Expense.....	4,219
Total Water Operation And Maintenance Expense.....		\$ 69,472 *

* This amount should tie to Sheet F-3.

WATER CUSTOMERS

Description (a)	Type of Meter ** (b)	Equivalent Factor (c)	Number of Active Customers		Total Number of Meter Equivalents (c x e) (f)
			Start of Year (d)	End of Year (e)	
Residential Service					
5/8"	D	1.0	143	140	140
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
General Service					
5/8"	D	1.0			
3/4"	D	1.5			
1"	D	2.5			
1 1/2"	D,T	5.0			
2"	D,C,T	8.0			
3"	D	15.0			
3"	C	16.0			
3"	T	17.5			
Unmetered Customers Other (Specify)					
** D = Displacement C = Compound T = Turbine			Total		
			143	140	140

III

ENGINEERING DATA

A. Outside Engineering Consultant:

- 1. Name:
- 2. Firm:
- 3. Address:
- 4. Telephone: ()

B. Individual to contact on engineering matters:

- 1. Name: **MICHAEL SMALLRIDGE**
- 2. Telephone: **(352) 302 7406**

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: **none**

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

F. Is the utility serving customers outside of its certificated area? **NO**
If yes, explain:

G. Wastewater: N/A water Only

- 1. Gallons per day capacity of treatment facilities:
 - a. Existing:
 - b. Under Construction:
 - c. 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 lift stations:
- 7. How do you measure treatment plant effluent?

8. Is the treatment plant effluent chlorinated? Yes No

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: 0

H. Water:

1. Gallons per day capacity of treatment facilities:
a. Existing: 105000 b. Under Construction : 0 c. Proposed: 0

2. Type of treatment:

bleach & Hydrogen peroxide

3. Approximate average daily flow of treated water: 14,000
4. Source of water supply: Well
5. Types of chemicals used and their normal dosage rates:

bleach & Hydrogen peroxide

6. Number of wells in service: 2
Total capacity in gallons per minute (gpm): 110

Diameter/Depth:	4" /	6" /	
Motor horsepower:	5	25	
Pump capacity (gpm):	75	350	

7. Reservoirs and/or hydropneumatic tanks:

Description:	Steel tank ground		
Capacity:	5,000 Gallons each		

8. High service pumping:

Motor horsepower:				
Pump capacity (gpm):				

9. How do you measure treatment plant production? Flow meter

10. Approximate feet of water mains:

Size (diameter):	4"	2"	3	6
Linear feet:	3230	500	6300	5025

11. Note any fire flow requirements and imposing government agency: none

12. Number of fire hydrants in service: 0

13. Do you have a meter change out program? No Yes
14. Meter installation or tap in fees - Water \$ _____
15. Service availability fees - Water \$ _____
16. Has the existing treatment facility been approved by DEP? No Yes
17. Total gallons pumped during most recent twelve months: 12,493,000
18. Total gallons sold during most recent twelve months: 5,111,000
19. Gallons unaccounted for during most recent twelve months: 0
20. Gallons purchased during most recent twelve months: 0

IV. RATE DATA

A. Individual to contact on tariff matters:

1. Name: MICHAEL SMALLRIDGE
2. Telephone Number: (352) 302 7406

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

1. Water:

- | | | |
|----------------------|---------------------|-------|
| a. Residential Water | See attached | _____ |
| b. General Service | | _____ |
| c. Special Contract | | _____ |
| d. Other - Specify | | _____ |

2. Wastewater:

- | | | |
|---------------------------|----------|-------|
| a. Residential Wastewater | 0 | _____ |
| b. General Service | 0 | _____ |
| c. Special Contract | 0 | _____ |
| d. Other - Specify | 0 | _____ |

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

	2022	
1. Water Metered		
a. Residential	143	_____
b. General Service	0	_____
c. Special Contract	0	_____
d. Other - Specify	0	_____
2. Water Unmetered	0	
a. Residential	0	_____
b. General Service	0	_____
c. Special Contract	0	_____
d. Other - Specify	0	_____
3. Wastewater		
a. Residential	0	_____
b. General Service		_____
c. Special Contract		_____
d. Other - Specify		_____

COMMISSIONERS:
ANDREW GILES FAY, CHAIRMAN
ART GRAHAM
GARY F. CLARK
MIKE LA ROSA
GABRIELLA PASSIDOMO

STATE OF FLORIDA



DIVISION OF ECONOMICS
JUDY HARLOW
DIRECTOR
(850) 413-6410

Public Service Commission

May 23, 2022

Ms. Marianne McDonald
Pinecrest Utilities, LLC
5911 Trouble Creek Road
New Port Richey, Florida 34652-5128

WS-2022-0022

Re: Application for 2022 Price Index rate adjustment for Pinecrest Utilities, LLC for water only in Polk County.

Dear Ms. McDonald:

The following tariff sheets have been approved effective June 1, 2022:

Water Tariff

Eighth Revised Sheet No. 12.0

Eighth Revised Sheet No. 13.0

Please incorporate these tariff sheets into the approved tariffs on file at the utility's office. If you have any questions, please contact Malissa Bennett at (850) 413-6822 at our office.

Sincerely,

A handwritten signature in cursive script that reads "Judy D. Harlow".

Judy Harlow
Director

JH:hb
Enclosures

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

RATE -

<u>Meter Sizes</u>	<u>Base Facility Charge</u>
5/8" x 3/4"	\$ 18.22
3/4"	\$ 27.33
1"	\$ 45.55
1 1/2"	\$ 91.10
2"	\$ 145.76
3"	\$ 291.52
4"	\$ 455.50
6"	\$ 911.00
Charge per 1,000 gallons	\$ 5.49

MINIMUM CHARGE - Base Facility Charge
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 - June 1, 2022

TYPE OF FILING - 2022 Price Index

WS-2022-0022

MICHAEL SMALLRIDGE
ISSUING OFFICER

OWNER
TITLE

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

RATE –

<u>Meter Sizes</u>	<u>Base Facility Charge</u>
5/8" x 3/4"	\$ 18.22
3/4"	\$ 27.33
1"	\$ 45.55
1 1/2"	\$ 91.10
2"	\$ 145.76
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EFFECTIVE DATE – June 1, 2022

TYPE OF FILING – 2022 Price Index

WS-2022-0022

MICHAEL SMALLRIDGE
ISSUING OFFICER

OWNER
TITLE

MISCELLANEOUS SERVICE CHARGES

The Company may charge the following miscellaneous service charges in accordance with the terms stated herein. If both water and wastewater services are provided, only a single charge is appropriate unless circumstances beyond the control of the Company require multiple actions.

INITIAL CONNECTION - This charge may be levied for service initiation at a location where service did not exist previously.

NORMAL RECONNECTION - This charge may be levied for transfer of service to a new Customer account at a previously served location or reconnection of service subsequent to a Customer requested disconnection.

VIOLATION RECONNECTION - This charge may be levied prior to reconnection of an existing Customer after disconnection of service for cause according to Rule 25-30.320(2), Florida Administrative Code, including a delinquency in bill payment.

PREMISES VISIT CHARGE (IN LIEU OF DISCONNECTION) - This charge may be levied when a service representative visits a premises for the purpose of discontinuing service for nonpayment of a due and collectible bill and does not discontinue service because the Customer pays the service representative or otherwise makes satisfactory arrangements to pay the bill.

LATE PAYMENT CHARGE – This charge would be levied when a customer’s billing account is not paid timely and is therefore delinquent.

METER TAMPERING CHARGE – This charge may be levied when an investigation reveals evidence of meter tampering. Pursuant to Rule 25-30.320, F.A.C., whenever service is discontinued for fraudulent use of such service, the utility, before restoring service, may require the customer to make at his own expense all changes in piping or equipment necessary to eliminate illegal use and to pay an amount reasonable estimated as the deficiency in revenue resulting from such fraudulent use.

CONVENIENCE CHARGE – This charge may be levied when a customer opts to pay their utility bill by debit/credit card either online or by telephone.

NSF CHARGE - This charge may be levied pursuant to Section 68.065, Florida Statutes, when a customer pays by check and that check is dishonored by the customers banking institution.

Schedule of Miscellaneous Service Charges

Initial Connection Charge	\$15.00
Normal Reconnection Charge	\$15.00
Violation Reconnection Charge	\$15.00
Premises Visit Charge (in lieu of disconnection)	\$10.00
Late Payment Charge	\$ 5.50
Meter Tampering Charge	\$50.00
Convenience Charge	\$ 2.50
NSF Check Charge	Pursuant to Section 68.065, F.S.

EFFECTIVE DATE – June 23, 2017

TYPE OF FILING – 2017 Price Index and Four Year Rate Reduction

WS-17-0037

MICHAEL SMALLRIDGE
ISSUING OFFICER

OWNER
TITLE

SERVICE AVAILABILITY CHARGES

<u>Description</u>	<u>Amount</u>
<u>Customer Connection (Tap-in) Charge</u>	
5/8" x 3/4"	\$350.00
<u>Meter Installation Charge</u>	
5/8" x 3/4"	\$153.00

EFFECTIVE DATE – June 23, 2017

TYPE OF FILING – 2017 Price Index and Four Year Rate Reduction

WS-17-0037

MICHAEL SMALLRIDGE
ISSUING OFFICER

OWNER
TITLE

V. AFFIRMATION

I, **MICHAEL SMALLRIDGE** 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 Managing Member

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.