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# Public Service Commission

March 25, 2024

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**STAFF'S SECOND DATA REQUEST**  
VIA EMAIL

**Re: Docket No. 20230119-WU – Application for staff-assisted rate case in Lake County by Sun Communities Finance, LLC d/b/a Water Oak Utility.**

Dear Mr. Deterding:

Staff reviewed Water Oak Utility's (or Utility) response, dated February 26, 2024, to staff's first data request. The Utility's response is not complete. Please submit the following information for the period of July 1, 2022, to June 30, 2023, (test year), unless another time period is specified. The numbers in the list below correspond to the numbers in the original data request for which Water Oak Utility's response was incomplete, preceded by the letters "DR." Please provide the information requested below by **Thursday, April 25, 2024.**

**DR 2. Purchased Power:** All utility related electricity bills from the beginning of the test year to present, which include meter number and location, kilowatts used, dollars paid, and the electric company's account numbers.

Water Oak Utility provided electricity bills for calendar year 2021 and 2022 which included all of the information requested except for meter locations. Please provide all bills for the test year, all requested data for the test year and information on the location of all meters.

**DR 3. Chemicals:** A list of all chemicals used in the treatment of water, amounts purchased, quantity purchased, unit prices paid and dosage rates utilized.

The invoices supplied by Water Oak Utility contain all of the information requested except the dosage rate utilized and unit prices. Please provide the dosage rate for each chemical utilized and unit price for each purchase.

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**DR 4. Contractual Services - Testing:** A list of tests along with costs paid to outside laboratories for testing the water treatment during the test year.

Water Oak Utility's response to DR 4 was combined with its response to DR 5. The U.S. Water invoices provided appear to be at least partially responsive to both DR 4 and DR 5. Please provide all invoices related to contractual testing for the entire test year period (July 2022 to June 2023). In addition, please identify the laboratory that is being used for testing water samples and reporting results.

**DR 5. Contractual Services - Other:** The costs of operation and maintenance work not performed by utility employees, with an explanation of the type of work performed. These costs include the operator's fee, mowing and grounds keeping, and contracted repair for the water system.

Regarding the Excel spreadsheets with the file named "WAU Ledger and Capex 2023" (CapEx file) provided, it appears that these spreadsheets contain a variety of charges, many of which appear to be contractual in nature, though some are clearly not O&M related. Others appear to be one-time or as-needed purchases, and still others appear to be account-balancing or correcting entries. Please provide a list of entities with which Water Oak Utility has a contractual relationship to perform O&M work. For each entity, provide its name, the cost incurred pursuant to the Utility's contract with the respective entity, and an explanation of the type of work performed by each entity. Please do not combine the responsive information with non-responsive information or use the Utility's internal codes and abbreviations. Please provide all invoices related to contractual O&M for the entire test year period (July 2022 to June 2023).

**DR 6. Transportation Expenses:** A schedule of all vehicles by serial number and description owned or leased by the utility, original cost or lease documents, whom the vehicles are assigned to, and an explanation of how they are allocated to the utility, or a copy of the log book showing miles on personal vehicles associated with utility business.

Water Oak Utility did not provide a response to this data request. Please indicate whether the Utility owns or leases any vehicles associated with utility business.

**DR 12. Complaints:** A list of all service complaints received during the test year and four years prior to the test year. Please include the date of the complaint, an explanation of how each complaint was resolved, and the date of resolution.

Water Oak Utility provided a computer file folder with no files. Please provide the appropriate computer file with complaints, or confirm that there are no complaints during the test year and four years prior to the test year.

**DR 13. Assets:** A listing of all water assets owned by the utility, including distribution piping, pumping stations, fire hydrants, etc.

Example: 250' – 6" PVC Pipe (Water)

50' – 6" PVC Fire Hydrants (Water)

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Water Oak Utility's response included lift stations, which are not part of a water system only facility. In addition, there is no piping, which would be needed for water distribution, included in the list of assets. Please review and confirm that the listing provided include all assets for the utility's facility.

Please explain the inclusion of the lift stations for Water Oak, a water-only system. As part of your response, explain how sewer service is provided, whether through Water Oak providing sewer service, or Water Oak purchasing wastewater treatment from another entity, or through another entity altogether.

**DR 14. Number of customers:** Number of customers classified as to meter size and class (commercial or residential) for the following points in time:

- a. A minimum of 4 years prior to the beginning of the test (or calendar last) year.
- b. The beginning of the last calendar year.
- c. The end of the last calendar year.
- d. Present.

Water Oak Utility's response included a profit and loss statement that included occupied revenue- and non-revenue-generating sites, as well as unoccupied sites, for the years requested in DR 14. Information regarding class and meter size was not provided. Please provide the number of customers classified by meter size and class for the time periods requested.

**DR 15. Engineering Maps.** Please provide a copy of the utility's engineering maps for water showing location and size of water mains throughout the service area and customer location and classification. On each map, please identify vacant customer lots, customer meter sizes, and lift stations.

The engineering maps provided do not appear to provide all requested information for Water Oak Utility. They do not identify customer classification, meter sizes, or vacant lots. If Water Oak Utility is not in possession of water system maps that provide the information requested in DR 15, please produce these maps and provide them in your response. Rule 25.30-125, F.A.C., requires each utility is required to maintain on file at its principal office located within the State of Florida suitable maps, drawings and/or records of its system and facilities to show size, location, character, date of installation and installed cost of major items of plant and extension of facilities.

**DR 16. Pro Forma:** Please fill out the attached spreadsheet concerning any pro forma items the utility is requesting. Please include any bid proposals or estimates for the pro forma items. If less than three bid proposals were requested for each pro forma item, please explain why.

For the identified pro forma project, please provide the total length in feet of all water lines, mains, and pipes; provide the number of valves, control boards, and meters being replaced, and describe the sequence of construction for these items.

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Water Oak Utility did not provide a response to this question, but had identified pro forma projects in its original application filing. Please provide the requested information for each pro forma project requested or confirm that there is no pro forma work associated with this request.

Please file all responses electronically at the Commission's website at [www.floridapsc.com](http://www.floridapsc.com), by selecting the Clerk's Office and Electronic Filing Web Form. Please contact me by phone at (850) 413-6582 or by email [gdavis@psc.state.fl.us](mailto:gdavis@psc.state.fl.us) if you have any questions.

Sincerely,

*s/ Greg Davis*

Greg Davis  
Engineering Specialist  
Bureau of Reliability and Resource Planning  
Division of Engineering

PGD:da

Enclosure

cc: Office of Commission Clerk (Docket No. 20230119-WU)  
Rhonda Hicks, Office of Auditing and Performance Analysis

