

State of Florida



Public Service Commission

CAPITAL CIRCLE OFFICE CENTER • 2540 SHUMARD OAK BOULEVARD
TALLAHASSEE, FLORIDA 32399-0850

-M-E-M-O-R-A-N-D-U-M-

DATE: July 25, 2024

TO: Adam J. Teitzman, Commission Clerk, Office of Commission Clerk

FROM: Christopher R. Richards, Public Utility Analyst IV, Division of Accounting & Finance *CR*

RE: Docket No. 20230131 – Application for staff-assisted rate case in Putnam County, by St. Johns River Estates Utilities, LLC.

Please place the attached Utility's response to Staff's Second Data Request (Document No. 06928-2024 filed on June 25, 2024) in the above referenced docket.

Attachment.

St. John's River Estates Utilities, LLC

7/25/24

RE: Data request

1. One of the pumps failed. We had to hire a company to pump out the sludge so we could replace the pump.
 - There is one lift station.
 - Burney's was after hours.
2. Clay electric accounts 9046664, 9046666, 9046668 are the only accounts paid for by the Utility. Any other Clay Electric account is related to the property owned by SJRE.
3. Two Fold Water Engineering provides a monthly water and waste water service. They test the water quality among other things and make sure the waste water is disposed of correctly.
4. The monthly lawn service is \$1,000 per week for the entire property and 15% is allocated to the Utility.
 - Comcast provides internet to the property only. No charges are allocated to the Utility.
 - Waste Pro provides trash pick up for the property. No charges are allocated to the Utility.
 - Florida Pest Control is used as needed. No charges are allocated to the Utility.
5. St. Johns River Estates (SJRE) owns the land adjacent to the Utility which is being developed for new homes. St. John's River Estates Utility is a separate entity that owns the Utility and provides water and wastewater services to the existing homeowners.
 - United rentals provided storage for SJRE. No charges are allocated to the Utility.
 - There is no lease agreement. The Utility is allocated 15% of the insurance cost.
6. The prior owner of the Utility was named St. John's River Club Utilities.
7. There have been no plant additions or retirements.
 - The \$1,764 was from American Pipe and Tank for pumping sludge from a flooded Lift Station. See #1. It was not a repair.
 - Invoice 51353 to Two Fold Engineering was for a down payment on a new pump and it has been paid.
8. As far as I know all corrective actions were completed, but they were not handled by this office so I don't have any details.
9. No

10. 88 lots are currently in use and 12 are available.
11. This office does not have engineering maps available. They would be with the engineering firm.