

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: April 12, 2016

TO: Carlotta S. Stauffer, Commission Clerk, Office of Commission Clerk

FROM: Penelope D. Buys, Engineering Specialist III, Division of Engineering *REF PD'S*

RE: Docket No. 150181-WU – Application for staff-assisted rate case in Duval County by Neighborhood Utilities, Inc.

Please place the following email in the docket file. These documents are quotes and bids for pro forma items.

Penny Buys

From: Larry O'Steen <wlarryo@hotmail.com>
Sent: Tuesday, April 12, 2016 1:27 PM
To: Penny Buys
Subject: RE: Docket No. 150181-WU - Neighborhood Utilities
Attachments: Quotes 04122016.pdf

Penny, attached are following:

- 1 Quote on generator repairs from Premier Power Systems dated 4/6/16 -\$2181.00
- 2 Statement from Florida Residential regarding services at WTP since 2011
- 3 Statement from Florida Residential for March, 2016.
- 4 Invoices from U S Water for major line break repairs in January, 2016.
- 5 Copies of customer complaints since 2010 are being sent by US Mial.
- 6 Still waiting for roof replacement and flush valve quotes.

Thank you,

Larry O'Steen

From: wlarryo@hotmail.com
To: pbuys@psc.state.fl.us
Subject: RE: Docket No. 150181-WU - Neighborhood Utilities
Date: Tue, 15 Mar 2016 15:16:48 -0400

Penny, attached is part of list that i have gotten to date. Still working on remainder.
Thank you,

Larry O'Steen

From: PBuys@PSC.STATE.FL.US
To: wlarryo@hotmail.com
CC: KTHOMPSON@PSC.STATE.FL.US; RGRAVES@PSC.STATE.FL.US
Subject: Docket No. 150181-WU - Neighborhood Utilities
Date: Mon, 22 Feb 2016 20:41:41 +0000

Mr. O'Steen,

Per your request, attached is the spreadsheet you provided with the requested pro forma items. Please provide any documentation (quotes, bids, contracts) concerning the cost of the listed items.

Also, please provide any invoices for the lawn maintenance and any complaints that you received in the past five to six years.

Rule 25-22.0407(9)(b), F.A.C., requires the utility to provide, in writing, a customer meeting notice to all customers within its service area no less than 14 days and no more than 30 days prior to the date of the customer meeting. The customer meeting for Neighborhood has been set for April 6, 2016.

I will come over to your area on Monday, April 11, 2016 for a site visit. I should be able to meet you around 11 am at your water treatment plant. I will contact you before the scheduled trip to verify information.

Please provide the documentation by April 26, 2016. Let me know if you have any questions.

Thank you,

*Penelope Buys
Engineering Specialist
Division of Engineering
Florida Public Service Commission
(850) 413-6518
Fax – (850) 413-6519
pbuys@psc.state.fl.us*

From: Larry O'Steen [<mailto:wlarryo@hotmail.com>]
Sent: Wednesday, December 09, 2015 2:49 PM
To: Penny Buys
Subject: 150181 #15

preliminary list
Larry O'Steen
Neighborhood Utilities, Inc.



April 6, 2016

Quotation valid for 30 Days

Hi Mr. O'Steen,

Thank you for allowing me to quote a repairing generator system for your Project @ Water Treatment Plant 10487 Timbercreek Lane.

Premier Power Systems, Inc. recommends the following maintenance issues to be addressed:

Full Major Service to include the following:

Oil

Oil filter

Air filter

Coolant Filter

Coolant system flush and refill

Belts and hoses replaced

Diesel Fuel will need to be tested, cleaned and treated.

Full systems test to make sure the unit is performing as designed. (activate ATS)

2-Hour Load Bank to test for any further issues not seen. (This test will put at a minimum of 90% of the full load of the generator output. It is designed to show faults with the system. If there are any faults, then there will be a separate quote to repair or replace parts that fail. PPS is not responsible for any repair/replacement of parts that fail.***

\$2,181.00 (plus sales tax)

*****ALL REPAIRS AFTER LOAD BANK WILL BE QUOTED AND AUTHORIZED PRIOR TO CONTINUING. IF LOAD BANK FAILS THE UNIT, REPAIRS WILL NEED TO BE MADE AND A NEW LOAD BANK EXECUTED TO INSURE ALL IS WORKING PROPERLY. THIS UNIT IS 30 YEARS OLD AND SOME PARTS ARE NO LONGER AVAILABLE!!!**

Payment will be 80% upon Acceptance of the Quote and 20% upon Completion. If you are using Credit card, add 3% to total.

Thanks again for the opportunity!

Very Best Regards,

Bob Holman
Premier Power Systems, Inc.
904-389-1115 Office
904-389-1156 Fax
bob@premierpowersystems.com



If you agree to the quote then sign, date and return.

Signature _____ Date _____

FLORIDA RESIDENTIAL

Lawn Care • Painting • Pressure Washing

INVOICE

4854 Avent Drive
Jacksonville, FL 32244
Phone (904) 626-6310

INVOICE#: _____

DATE: 3-16-16

Name: W. Larry O'Steen
Company Name: Neighborhood Utilities, Inc.
Address: Water Treatment Plant
City, State, Zip: 10487 Timber Creek Lane, Jax, FL 32221
Phone: 904-387-0487

Purchase Order# _____

DESCRIPTION	AMOUNT
Florida Residential has been doing water treatment plant and well site maintenance, mowing and edging, since 2011. Our normal monthly fee for these services is \$130.00. We provide additional services such as painting, building repairs and maintenance, hauling off trash and other materials on an as needed basis. Additional charges for these additional services are negotiated on a case by case basis	
<i>Russell E. Boyer</i>	
	
TOTAL	

Make all checks payable to Florida Residential
Payment is due upon receipt.
If you have any questions concerning this invoice, contact Russell Boyer, (904) 626-6310
Email: florida-residential@clearwire.net

Thank you for your business!

FLORIDA RESIDENTIAL

Lawn Care • Painting • Pressure Washing

4854 Avent Drive
Jacksonville, FL 32244
Phone (904) 626-6310

INVOICE

INVOICE#: 760

DATE: 3-16-16

Name: W. Larry O'Steen

Company Name: Neighborhood Utilities, Inc.

Address: Water Treatment Plant

City, State, Zip: 10487 Timber Creek Lane, Jax, FL 32221

Phone: 904-387-0487

Purchase Order# _____

DESCRIPTION	AMOUNT
Mowing, Edging, String line trimming, Trimmed limbs.	
Applied rust converter to water tanks	
TOTAL	180.00

Make all checks payable to Florida Residential

Payment is due upon receipt.

If you have any questions concerning this invoice, contact Russell Boyer, (904) 626-6310

Email: florida-residential@clearwire.net

Thank you for your business!



Statement

2/29/2016

Remittance: 4939 Cross Bayou Boulevard
New Port Richey, FL 34652

Neighborhood Utilities
Attn: Larry O'Steen
4551 Shirley Ave
Jacksonville, FL 32210

				Account #	Amount Due
				1457	\$5,950.29
Date	Transaction			Total	Balance
02/01/2016	1457-1 Monthly Utility Operations- INV #823642. Due 03/02/2016. Orig. Amount \$622.79. mr			622.79	622.79
02/29/2016	1457-15 Utility Services Billing- INV #826014. Due 03/31/2016. Orig. Amount \$186.16.			186.16	808.95
02/29/2016	1457-20 Misc. Operating Supplies- INV #826543. Due 04/11/2016. Orig. Amount \$30.18. WO/RL dh			30.18	839.13
02/29/2016	1457-21 Meter Reading Services- INV #826013. Due 03/31/2016. Orig. Amount \$521.15.			521.15	1,360.28
02/29/2016	1457-24 Chemical Supplies- INV #824930. Due 04/11/2016. Orig. Amount \$269.73. 3840225 dh			269.73	1,630.01
02/15/2016	1457-474 Meter Change 114 Chaffee Pines- INV #826565. Due 04/02/2016. Orig. Amount \$173.74.			173.74	1,803.75
02/15/2016	1457-475 Look for leak- INV #826570. Due 04/02/2016. Orig. Amount \$3,066.97.			3,066.97	4,870.72
02/15/2016	1457-476 Break in line by swamp- INV #826568. Due 04/02/2016. Orig. Amount \$1,079.57.			1,079.57	5,950.29
Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	Over 90 Days Past Due	Amount Due
5,950.29	0.00	0.00	0.00	0.00	\$5,950.29

*LINE BREAK
REPAIR
4146.54*

Phone - Extension 219	Email Contact
866-753-8292	mvinyard@uswatercorp.net

Thank you for allowing us to be of service. This Statement is provided as a courtesy to assist with confirmation of account history. Please compare to your internal records as to invoices received and payments made. Please contact us with any questions.
Thank you.

U.S. Water Services Corporation

4939 Cross Bayou Blvd.
New Port Richey, FL 34652

Invoice

Invoice #	826570
Date	2/15/2016
Due Date	4/2/2016
Account #	1457
P.O. No.	

Bill To
Neighborhood Utilities Attn: Larry O'Steen 4551 Shirley Ave Jacksonville, FL 32210

All service pricing anticipates payment by Check or ACH. Due to additional costs incurred, services paid by credit card will require an additional "pass through" 3% processing fee in order to be accepted.

Project
1457-475 Look for leak

Date	Description	Qty or Hrs	Unit	Rate	Amount
1/5/2016	Walked through woods and to locate leak on water main. Called and met with Larry. Tradesman	3	Hours	57.91	173.73
1/6/2016	Met with contractor. Flagged area and trail to make easier to locate leak. Tradesman Yellow Flags	3		57.91	173.73
		1	LS	18.64	18.64
1/9/2016	Went by and checked leak in swamp per Larry. Tradesman	2	Hours	57.91	115.82
1/11/2016	Dug up and located valve. Exercised valves and attempted to make repair on water main in middle of swamp. Tradesman Tradesman Tradesman	8	Hours	57.91	463.28
		8	Hours	57.91	463.28
		8	Hours	57.91	463.28
1/12/2016	Repaired broken pipe at main located in middle of swamp. Restored water service to lot 60 Chaffee Pines. Tradesman Tradesman Tradesman Materials to Complete Scope of Service	7	Hours	57.91	405.37
		7	Hours	57.91	405.37
		3	Hours	57.91	173.73
		1	LS	210.74	210.74

Please remit payment to the above address. We appreciate your business!	Total	\$3,066.97
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Phone #	Email Contact
7278488292285	mvinyard@uswatercorp.net

Payments/Credits	\$0.00
Balance Due	\$3,066.97

U.S. Water Services Corporation

4939 Cross Bayou Blvd.
New Port Richey, FL 34652

Invoice

Invoice #	826568
Date	2/15/2016
Due Date	4/2/2016
Account #	1457
P.O. No.	

Bill To
Neighborhood Utilities Attn: Larry O'Steen 4551 Shirley Ave Jacksonville, FL 32210

All service pricing anticipates payment by Check or ACH. Due to additional costs incurred, services paid by credit card will require an additional "pass through" 3% processing fee in order to be accepted.

Project
1457-476 Break in line by swamp

Date	Description	Qty or Hrs	Unit	Rate	Amount
1/18/2016	Break in line by swamp. Repaired line break at vacant area in swap.				
	Tradesman	6	Hours	57.91	347.46
	Tradesman	6	Hours	57.91	347.46
	Tradesman	6	Hours	57.91	347.46
	Materials to Complete Scope of Service	1	LS	37.19	37.19

Please remit payment to the above address. We appreciate your business!

Total	\$1,079.57
Payments/Credits	\$0.00
Balance Due	\$1,079.57

Phone #	Email Contact
7278488292285	mvinyard@uswatercorp.net