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# Public Service Commission

July 10, 2018

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2018 JUL 10 AM 11:39  
COMMISSION  
CLERK

Mr. Albert Cassidy, President  
Orchid Springs Development Corporation  
346 East Central Avenue  
Winter Haven, Fl. 33880  
[acassidy@cassidyhomes.com](mailto:acassidy@cassidyhomes.com)

**STAFF'S FIRST DATA REQUEST  
VIA EMAIL & USMAIL**

**Re: Docket No. 20180063-WS - Application for limited proceeding increase in water and wastewater rates by Orchid Springs Development Corp. in Polk County, Florida**

Dear Mr. Cassidy:

For this limited proceeding, staff requires several items to be completed prior to our audit and to ensure fast and expedient treatment of your rate case. Please submit the following information for all of 2017 and 2018 to date, unless another time period is specified, to the Office of Commission Clerk, 2540 Shumard Oak Blvd., Tallahassee, FL 32399-0850, by **July 25, 2018**.

1. General Ledger: Please provide a copy of the general ledger for all of 2017 and for the completed portion of 2018 to date. Please provide the information electronically in Excel format if possible.
2. Land Maintenance: Please provide the following information regarding the utility's maintenance of the land associated with the decommissioned wastewater plant.
  - a. Please provide invoices for all mowing expenses incurred in 2017 and 2018 to date.
  - b. Please provide a copy of the contract or service agreement that describes the land maintenance service provided.
  - c. Did the utility request quotes for mowing services from other contractual service providers? If yes, please provide a copy of the quotes and explain why those service providers were not selected.

- d. Please describe the land that is being mowed, including the size, area, and location.
  - e. In addition to the Polk County ordinance provided in the application, has the utility been contacted directly by Polk County regarding maintenance of the land? If yes, please provide a copy of any letters, notices, or warnings specifically related to this land.
  - f. Please describe the work that would be necessary to rehabilitate the land to make it suitable for sale or other uses? Please provide a copy of any quotes or cost estimates that the utility obtained that show the anticipated cost to rehabilitate the land.
3. Plant Investment: Please provide the following information related to the utility's plant improvements:
- a. Please provide the retirement value for all the replaced plant items included in the utility's request and indicate if the retirement value is based on the original cost of the plant items or 75 percent of the replacement cost? Please provide supporting cost documentation for items that were retired based on original cost.
  - b. Please provide a list of all meters replaced since January 2015 broken down by the replacement date, location, equipment cost, labor cost, and the invoice number related to each replacement.
  - c. Please provide a copy of all invoices that support the meter replacement costs of \$10,331 in 2015, \$1,089 in 2016, and \$1,677 in 2017.
  - d. Please provide a copy of all invoices that support the wastewater lift station pump replacements of \$4,980 in 2016.
  - e. Please provide a breakdown of the costs that were included to calculate the manhole renovation totals of \$3,030, \$2,188, and \$5,625 as shown on Exhibit No. 2? Please indicate the invoice numbers associated with each calculation.
  - f. Please provide proof of payment for the failed water well pump replacement of \$10,533 in 2017.
  - g. Please provide proof of payment for the water well flow meter replacement of \$3,926 in 2017.
  - h. Many of the invoices provided in the application indicate that the repair costs were expensed rather than capitalized. Did the utility subsequently adjust its books to capitalize the repairs? If yes, please provide supporting documentation that shows the book adjustments.

- i. Please provide a copy of the current services agreement with the City of Winter Haven for the operation of the water plant.
4. Purchased Wastewater Treatment Service:
  - a. Please provide a copy of the lift station readings for billing purposes from July 2017 to present.
  - b. Please provide a copy of all purchased wastewater treatment bills from January 2018 to present.
  - c. Please provide documentation showing the current purchased wastewater treatment service rates, and the rates that were charged during 2017 if different than the current rates.
  - d. If the utility has been advised of any upcoming rate increases for the purchased wastewater treatment service, please provide a copy of that documentation.
5. Purchased Emergency Water:
  - a. Did the utility incur any purchased emergency water expense in 2016 or 2018? If yes, please provide a copy of those bills and a description of the reason for the emergency water purchase.
  - b. Please provide documentation showing the current purchased water service rates, and the rates that were charged during 2017 if different than the current rates.
6. Management Salary:
  - b. Please provide a breakdown of Mr. Albert Cassidy's and Mr. Steve Cassidy's time spent on utility work versus time spent on Orchid Springs Development Corporation work.
  - c. Please provide supporting documentation showing the salaries paid to Mr. Albert Cassidy and Mr. Steve Cassidy for 2017 and 2018 to date for their work related to the utility.
  - d. Have Mr. Albert Cassidy or Mr. Steve Cassidy's work duties or time spent on utility work changed since the last rate case? If yes, please describe those changes.
7. Rate Case Expense:
  - a. Please provide a copy of all invoices received to date for legal and consulting services related to this docket, and proof of payment for all payments already made.

Mr. Albert Cassidy  
Date: July 9, 2018  
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- b. Please provide an updated estimate of the remaining rate case expense to complete the case through the Proposed Agency Action phase.
- c. Please provide an estimate of requested travel expense to attend the Commission conference if applicable.

Please feel free to contact Terence Bethea by phone at (850) 413-6435 or by email at [tbethea@psc.state.fl.us](mailto:tbethea@psc.state.fl.us) if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Terence B.", with a long horizontal flourish extending to the right.

Terence Bethea  
Public Utility Analyst I  
Division of Economics

cc: Commission Clerk's Office (Docket No. 20180063-WS)  
Sundstrom & Mindlin, LLP (Marty Deterding)