

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-**

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**DATE:** June 23, 2020

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

**FROM:** Justin Sowards, Public Utility Analyst III, Division of Accounting & Finance

**RE:** Docket No. 20190185-WS - Application for authority to transfer assets of exempt entity in Sumter County by the City of Wildwood to South Sumter Utility Company, LLC.

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Please place the following emails and attachment into the docket file.

**From:** [Justin Swards](#)  
**To:** "[Martin S. Friedman](#)"  
**Cc:** [Amber Norris](#); [Bart Fletcher](#); [Cheryl Bulecza-Banks](#)  
**Subject:** RE: SSU/Fenney  
**Date:** Friday, March 06, 2020 4:28:58 PM

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Marty,

Thank you for getting me this information. While it is helpful, what we are looking for is the source documentation used to record the costs included in this breakdown. Additionally, please provide the master contract along with a guide to connect these costs to the master contract.

Thanks,

Justin

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**From:** Martin S. Friedman [mailto:[MFriedman@deanmead.com](mailto:MFriedman@deanmead.com)]  
**Sent:** Friday, March 06, 2020 2:00 PM  
**To:** Justin Swards  
**Cc:** Foulkes, Brian  
**Subject:** FW: SSU/Fenney

Justin,

Attached is a breakdown of the costs. Will this suffice?  
Marty



**Martin S Friedman**

Attorney at Law

[MFriedman@deanmead.com](mailto:MFriedman@deanmead.com)

D: 407-310-2077

Dean, Mead, Egerton, Bloodworth, Capouano & Bozarth, P.A.  
420 S. Orange Avenue, Suite 700, Orlando, FL 32801  
Orlando | Fort Pierce | Tallahassee | Viera/Melbourne



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V.O.F. - COSTS

Project Name	SANITARY - GRAVITY					PW - TRANSMISSION LINES	PW- DISTRIBUTION LINES	PW - SERVICES	SSU - POTABLE WATER TOTAL	CONSTRUCTION			GRAND TOTAL
	LINES	SERVICES	SANITARY FORCEMAIN	LIFT STATIONS	SSU - SANITARY TOTAL					STAKING	GEO TECH TESTING	WRAP INSURANCE	
Bougainvillea Villas	\$ 33,644.76	\$ 21,113.95			\$ 54,758.71		\$ 40,359.45	\$ 22,609.00	\$ 62,968.45	\$ 3,228.08	\$ 2,260.36	\$ (359.79)	\$ 122,855.81
Cypress Villas	\$ 36,872.48	\$ 20,565.25			\$ 57,437.73		\$ 35,497.26	\$ 20,921.05	\$ 56,418.31	\$ 3,077.53	\$ 2,648.29	\$ (349.18)	\$ 119,232.68
Honeysuckle Villas	\$ 52,998.36	\$ 27,253.75			\$ 80,252.11		\$ 43,443.92	\$ 31,231.75	\$ 74,675.67	\$ 3,501.37	\$ 2,873.91	\$ (471.00)	\$ 160,832.05
Hyacinth Villas	\$ 52,625.20	\$ 30,233.00			\$ 82,858.20		\$ 48,132.90	\$ 28,201.25	\$ 76,334.15	\$ 3,791.96	\$ 3,263.44	\$ (485.44)	\$ 165,762.31
Lantana Villas	\$ -	\$ -			\$ -		\$ 49,464.65	\$ 40,391.50	\$ 89,856.15	\$ 2,929.31	\$ 2,510.58	\$ (278.26)	\$ 95,017.78
Live Oak Villas	\$ 57,176.04	\$ 29,474.85			\$ 86,650.89		\$ 45,706.12	\$ 30,083.85	\$ 75,789.97	\$ 4,967.00	\$ 4,274.00	\$ (501.31)	\$ 171,180.55
Longleaf Villas	\$ 45,532.94	\$ 29,118.71			\$ 74,651.65		\$ 38,948.75	\$ 29,191.95	\$ 68,140.70	\$ 4,800.68	\$ 4,133.84	\$ (443.04)	\$ 151,283.82
Magnolia Villas	\$ 63,755.56	\$ 44,283.75			\$ 108,039.31		\$ 45,915.76	\$ 36,163.60	\$ 82,079.36	\$ 6,020.00	\$ 5,180.00	\$ (587.85)	\$ 200,730.82
Mockingbird Villas	\$ 46,469.06	\$ 22,144.00			\$ 68,613.06		\$ 44,283.08	\$ 30,096.05	\$ 74,379.13	\$ 3,233.05	\$ 2,781.20	\$ (435.10)	\$ 148,571.34
Sand Pines Villas	\$ 42,513.72	\$ 25,673.25			\$ 68,186.97		\$ 37,956.89	\$ 26,140.60	\$ 64,097.49	\$ 5,548.01	\$ 3,883.87	\$ (413.81)	\$ 141,302.53
Spartina Villas					\$ -		\$ 41,447.16	\$ 31,056.00	\$ 72,503.16	\$ 3,018.31	\$ 2,673.92	\$ (228.33)	\$ 77,967.05
Sweetgum Villas	\$ 60,552.80	\$ 31,277.20			\$ 91,830.00		\$ 44,753.47	\$ 26,596.50	\$ 71,349.97	\$ 4,913.35	\$ 4,227.99	\$ (503.18)	\$ 171,818.13
Tupelo Villas					\$ -		\$ 45,965.94	\$ 32,176.20	\$ 78,142.14	\$ 2,373.18	\$ 2,034.04	\$ (241.04)	\$ 82,308.31
Unit 1	\$ 226,552.40	\$ 79,303.00	\$ 32,069.25		\$ 337,924.65	\$ 51,372.20	\$ 223,205.94	\$ 93,914.65	\$ 368,492.79	\$ 11,825.43	\$ 8,992.69	\$ (2,123.53)	\$ 725,112.03
Unit 2 - W - LS #2	\$ 118,352.23	\$ 50,565.35	\$ 7,086.88	\$ 208,544.00	\$ 384,548.46		\$ 61,779.52	\$ 40,300.77	\$ 102,080.29	\$ 12,350.64	\$ 9,387.07	\$ (1,484.43)	\$ 506,882.03
Unit 3	\$ 140,168.92	\$ 51,092.60	\$ 116,078.98		\$ 307,340.50		\$ 66,224.07	\$ 26,422.50	\$ 92,646.57	\$ 10,695.65	\$ 6,707.78	\$ (1,218.78)	\$ 416,171.73
Unit 4	\$ 155,065.90	\$ 51,425.35			\$ 206,491.25	\$ 41,573.95	\$ 103,199.17	\$ 65,031.50	\$ 209,804.62	\$ 13,009.25	\$ 8,380.04	\$ (1,278.04)	\$ 436,407.11
Unit 5					\$ -		\$ 102,807.57	\$ 44,030.20	\$ 146,837.77	\$ 5,807.43	\$ 3,644.51	\$ (456.37)	\$ 155,833.35
Unit 6					\$ -		\$ 98,992.23	\$ 54,976.80	\$ 153,969.03	\$ 6,089.48	\$ 3,821.51	\$ (478.53)	\$ 163,401.49
Unit 7	\$ 173,001.45	\$ 60,677.85			\$ 233,679.30		\$ 112,866.16	\$ 59,439.35	\$ 172,305.51	\$ 13,162.03	\$ 8,476.96	\$ (1,248.66)	\$ 426,375.14
Unit 8	\$ 61,788.84	\$ 31,715.55			\$ 93,504.39		\$ 62,805.11	\$ 35,639.05	\$ 98,444.16	\$ 7,209.59	\$ 4,643.24	\$ (595.10)	\$ 203,206.27
Unit 9	\$ 115,789.88	\$ 56,348.45			\$ 172,138.33		\$ 89,464.75	\$ 61,951.50	\$ 151,416.25	\$ 9,496.33	\$ 6,115.18	\$ (990.36)	\$ 338,175.72
Unit 10	\$ 196,689.31	\$ 76,739.35			\$ 273,428.66		\$ 135,370.15	\$ 68,682.40	\$ 204,052.55	\$ 13,555.69	\$ 8,733.13	\$ (1,459.33)	\$ 498,310.70
Unit 11 - W- LS #7	\$ 164,352.74	\$ 64,991.00	\$ 7,496.35	\$ 212,550.00	\$ 449,390.09		\$ 121,286.03	\$ 42,517.20	\$ 163,803.23	\$ 11,889.82	\$ 7,658.78	\$ (1,847.61)	\$ 630,894.32
Unit 12	\$ 116,302.06	\$ 66,487.80	\$ 8,533.98		\$ 191,323.84		\$ 91,872.86	\$ 54,652.75	\$ 146,525.61	\$ 11,145.65	\$ 7,175.92	\$ (1,040.02)	\$ 355,131.01
Bigham Trail - W/LS			\$ 6,531.31	\$ 209,929.00	\$ 216,460.31		\$ 4,452.10		\$ 4,452.10	\$ 6,923.39	\$ 3,823.99	\$ (676.45)	\$ 230,983.35
Fenney Way PH 1 - W/ LS			\$ 9,926.45	\$ 23,480.00	\$ 33,406.45		\$ 28,766.49	\$ 845.70	\$ 29,612.19	\$ 1,226.34	\$ 1,124.25	\$ (190.88)	\$ 65,178.36
Fenney Way PH 2-W/LS	\$ 142,045.97	\$ 11,599.05	\$ 12,671.76	\$ 507,935.00	\$ 674,251.78		\$ 28,115.54	\$ 1,604.05	\$ 29,719.59	\$ 8,496.93	\$ 7,785.92	\$ (2,103.14)	\$ 718,151.09
Fenney Way PH 3	\$ 41,957.42	\$ 9,933.65	\$ 32,192.52		\$ 84,083.59		\$ 29,544.86	\$ 8,728.30	\$ 38,273.16	\$ 2,222.00	\$ 1,945.47	\$ (369.45)	\$ 126,154.77
Fenney Way PH 4 - W/LS #6	\$ 125,294.34	\$ 13,474.96	\$ 12,138.23	\$ 220,760.00	\$ 371,667.53	\$ 17,843.45	\$ 62,374.45	\$ 567.85	\$ 80,785.75	\$ 6,175.99	\$ 5,660.19	\$ (1,355.73)	\$ 462,933.73
Reader Path Utility Ext			\$ 29,626.25		\$ 29,626.25	\$ 70,965.05	\$ 2,265.88	\$ 3,110.48	\$ 76,341.41	\$ 4,546.01	\$ 1,314.00	\$ (326.54)	\$ 111,501.13
Barberre Blvd Utility Ext			\$ 1,769.05		\$ 1,769.05	\$ 821.00	\$ 2,077.62	\$ -	\$ 2,898.62	\$ -	\$ -	\$ (13.63)	\$ 4,654.04
Mass Grading, Phase I					\$ -				\$ -	\$ -	\$ -	\$ -	\$ -
Mass Grading PH 2	\$ 142,215.50	\$ 9,463.85			\$ 151,679.35				\$ -	\$ 2,275.19	\$ 1,516.79	\$ (453.98)	\$ 155,017.36
Mass Grade N. Utility Installation	\$ 411,597.53	\$ 217,045.05			\$ 628,642.58				\$ -	\$ 15,401.74	\$ 10,058.28	\$ (1,909.98)	\$ 652,192.62
Mass Grading PH 3	\$ 26,140.13				\$ 26,140.13				\$ -	\$ 392.10	\$ 261.40	\$ (78.24)	\$ 26,715.40
Blue Heron Postal Park		\$ 569.00			\$ 569.00		\$ 4,316.00	\$ 2,805.00	\$ 7,121.00	\$ 307.60	\$ 153.80	\$ (54.94)	\$ 8,096.46
Dudley Canine Park		\$ 360.00			\$ 360.00	\$ 480.00	\$ 110.00	\$ 10,577.00	\$ 11,167.00	\$ 461.08	\$ 230.54	\$ (82.35)	\$ 12,136.27
Fenney VRC (110) - W-LS	\$ 8,465.00	\$ 13,913.00	\$ 2,090.00	\$ 48,800.00	\$ 73,268.00		\$ 28,572.00	\$ 4,345.00	\$ 32,917.00	\$ 4,247.40	\$ 2,123.70	\$ (758.63)	\$ 111,797.47
Spanish Moss Rec (109)		\$ 2,254.00			\$ 2,254.00		\$ 7,377.00	\$ 3,010.00	\$ 10,387.00	\$ 505.64	\$ 252.82	\$ (90.31)	\$ 13,309.15
Spanish Postal Park					\$ -			\$ 613.95	\$ 613.95	\$ 24.56	\$ 12.28	\$ (4.39)	\$ 646.40
Sugar Cane PP & Rec		\$ 1,414.00			\$ 1,414.00		\$ 5,379.00	\$ 6,804.00	\$ 12,183.00	\$ 543.88	\$ 271.94	\$ (97.14)	\$ 14,315.68

Project Name	SANITARY - GRAVITY					PW - TRANSMISSION LINES	PW - DISTRIBUTION LINES	PW - SERVICES	SSU - POTABLE WATER TOTAL	CONSTRUCTION			GRAND TOTAL
	LINES	SERVICES	SANITARY FORCEMAIN	LIFT STATIONS	SSU - SANITARY TOTAL					STAKING	GEO TECH TESTING	WRAP INSURANCE	
Hammock GMF - W- LS		\$ 1,610.48	\$ 2,463.48	\$ 58,085.48	\$ 62,159.45		\$ 7,560.00	\$ 9,165.00	\$ 16,725.00	\$ 3,155.38	\$ 1,577.69	\$ (563.58)	\$ 83,053.93
Putt - N- Play		\$ 1,933.00			\$ 1,933.00			\$ 4,125.00	\$ 4,125.00	\$ 242.32	\$ 121.16	\$ (43.28)	\$ 6,378.20
Master Utilities - Spanish Moss - 109			\$ 13,236.00		\$ 13,236.00	\$ 7,934.00			\$ 7,934.00	\$ 846.80	\$ 423.40	\$ (65.53)	\$ 22,374.67
WWS Forcemain Ext			\$ 324,881.35		\$ 324,881.35				\$ -			\$ (948.65)	\$ 323,932.70
					\$ -				\$ -				\$ -
					\$ -				\$ -				\$ -
	\$ 2,857,920.54	\$ 1,154,054.05	\$ 618,791.84	\$ 1,490,083.48	\$ 6,120,849.92	\$ 190,989.65	\$ 2,042,659.85	\$ 1,088,719.30	\$ 3,322,368.80	\$ 235,633.17	\$ 165,139.90	\$ (29,704.91)	\$ 9,814,286.88