

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: June 26, 2020

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

FROM: Dylan Andrews, Public Utility Analyst II, Division of Accounting & Finance *DA*

RE: Docket No. 20190194-WS: Application for original water and wastewater certificates and approval of initial rates, charges and standard service agreements in Lee County, by CPI Citrus Park Utility TRS, L.L.C.

Please place the attached correspondence in the docket file.

From: bruce.may@hklaw.com
To: [Dylan Andrews](#)
Cc: dswain@milianswain.com; fall-fry.mireille@leg.state.fl.us; [Bianca Lherisson](#)
Subject: CPI Citrus--Docket No. 20190194
Date: Tuesday, June 02, 2020 6:49:37 PM
Attachments: [2 BV - Lot Sales History \(Redfin\).xlsx](#)
[6 Meter calibration 2018 4th Quarter Water.pdf](#)
[6 Meter calibration 2017 4th Quarter Water.pdf](#)
[7 Lee County tax bill total 14.3663.pdf](#)
[7 Lee County tax bill total 15.4386.pdf](#)

Good afternoon Mr. Andrews. Attached is the additional information you requested in follow up to documents the Utility produced in response to the OPC's First Request for Production of Documents ("PODs").

1. With respect to PODs 11 and 15, the lease payment was based on fair market property values derived from a survey of recent lot sales in the Bell Villa subdivision. Attached are the lots found, with pertinent details included.
2. With respect PODs 9,10, 13,14, and 17, the flowmeter calibration charge of \$1,330 recorded in Account 631- Contract Engineering Costs is an annual charge. As shown in the attached, a \$1330 calibration charge was actually incurred in June of 2018. A similar charge of \$1,989 for calibration was incurred in April 2017.
3. Also attached are relevant Lee County property tax bills reflecting the millage rate used.

Please let me know if you have any questions. Thank you.

Bruce

D. Bruce May, Jr. | Holland & Knight

Equity Partner

Holland & Knight LLP

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Bell Villa - Vacant Lot Sales since July 2017

Address	Date Sold	Price	Acreage	Price Per Acre	URL
12284 Casals Lane	10/10/2018	\$71,000	1.13	\$62,832	https://www.redfin.com/FL/Bonita-Springs/12284-Casals-Ln-34135/home/67830510
12289 Alamansa Lane	1/2/2018	\$80,000	1.10	\$72,727	https://www.redfin.com/FL/Bonita-Springs/12289-Alamansa-Ln-34135/home/62090228
24885 Valdex Court	9/5/2017	\$59,000	1.17	\$50,427	https://www.redfin.com/FL/Bonita-Springs/24885-Valdez-Ct-34135/home/67830464
12289 Casals Lane	8/29/2017	\$73,000	1.00	\$73,000	https://www.redfin.com/FL/Bonita-Springs/12289-Casals-Ln-34135/home/67956158
Average		\$70,750	1.10	\$64,747	

Citrus Park Trost International Inc.

Expenses by Vendor Detail

January 1 through April 21, 2017

1st Quarter WTP Vendor 01/01/17 - 03/31/17

	Type	Date	Num	Memo	Account	Amount
Florida Utility Solutions, Inc.						
	Check	02/13/2017	8031	Invoice 15982	790 - Water Plant MOE	3,804.36
	Check	03/10/2017	8094	Invoice 16027	790 - Water Plant MOE	3,579.36
	Check	04/07/2017	8148	Inv 16129	790 - Water Plant MOE	6,236.86
	Check	02/13/2017	8031	Invoice 15982	791 - Water Plant R & R	1,497.95
	Check	03/10/2017	8094	Invoice 16027	791 - Water Plant R & R	3,650.00
	Check	04/07/2017	8148	Inv 16129; Meter calibration; new impellors,seals &	791 - Water Plant R & R	<u>1,989.30</u>
Total Florida Utility Solutions, Inc.						20,757.83
Hawkins, Inc.						
	Check	01/19/2017	7983	Invoice 4008174 RI	790 - Water Plant MOE	644.75
	Check	01/31/2017	8001	Inv. 4010847 RI; Anti-Scalant	790 - Water Plant MOE	644.75
	Check	03/10/2017	8090	Invoice 4021833 RI	790 - Water Plant MOE	430.10
	Check	03/10/2017	8090	Invoice 4028785 RI	790 - Water Plant MOE	394.32
	Check	04/05/2017	8143	Invoice 4043153 RI	790 - Water Plant MOE	<u>644.75</u>
Total Hawkins, Inc.						2,758.67
Hogue Electric, Inc.						
	Check	04/07/2017	8155	Low power reading at water plant	791 - Water Plant R & R	<u>135.00</u>
Total Hogue Electric, Inc.						135.00
Naples Generator.com						
	Check	02/20/2017	8046	Monthly Monitoring, 12 @ \$25 + tax	790 - Water Plant MOE	<u>300.00</u>
Total Naples Generator.com						300.00
Odyssey Manufacturing Co.						
	Check	01/11/2017	7968	Invoice 255091	790 - Water Plant MOE	595.00
	Check	01/31/2017	7998	Invoice 255885	790 - Water Plant MOE	637.50
	Check	03/10/2017	8086	Invoice 257117	790 - Water Plant MOE	1,042.10
	Check	03/10/2017	8086	Invoice 257448	790 - Water Plant MOE	244.80
	Check	03/10/2017	8086	Invoice 258254	790 - Water Plant MOE	595.00
	Check	04/05/2017	8141	Invoice 259062	790 - Water Plant MOE	765.00
	Check	04/05/2017	8141	Invoice 259875	790 - Water Plant MOE	807.50
	Check	04/21/2017	8177	Invoice 260759	790 - Water Plant MOE	<u>743.75</u>
Total Odyssey Manufacturing Co.						5,430.65
TOTAL						<u><u>29,382.15</u></u>

Citrus Park Trost International Inc.

Expenses by Vendor Detail

April 1 through July 18, 2018

2nd Quarter WTP Vendor 04/01/18 - 06/30/18

	Type	Date	Num	Memo	Account	Amount
Amazon						
	Check	05/10/2018	other	WTP Fire Orange Paint	791 - Water Plant R & R	8.44
	Check	06/19/2018	other	Soffit vent @ WTP	791 - Water Plant R & R	41.06
Total Amazon						49.50
Fl. Dept. of Health Lee County						
	Bill	07/01/2018		Inv 525, Annual License, 7/1/18-6/30/19	790 - Water Plant MOE	1,000.00
Total Fl. Dept. of Health Lee County						1,000.00
Florida Utility Solutions, Inc.						
	Check	05/18/2018	9052	Inv 17201	790 - Water Plant MOE	3,856.86
	Check	06/08/2018	9091	Inv 17323	790 - Water Plant MOE	7,559.46
	Check	06/22/2018	9166	Inv 17410	790 - Water Plant MOE	4,283.78
	Check	06/30/2018	9166	Inv 17410	790 - Water Plant MOE	1,353.08
	Check	05/18/2018	9052	Inv 17201	791 - Water Plant R & R	14,328.31
Total Florida Utility Solutions, Inc.						31,381.49
Murchkey Utility Engineering, LLC						
	Check	06/19/2018	9109	Inv 18-08; Review flow data & flowmeter calibration r 739.1 - R & M Bell Villa		1,330.00
Total Murchkey Utility Engineering, LLC						1,330.00
Odyssey Manufacturing Co.						
	Check	05/03/2018	9017	Inv 283184	790 - Water Plant MOE	850.00
	Check	05/18/2018	9051	Inv 284045	790 - Water Plant MOE	1,014.90
	Check	05/18/2018	9051	Inv 284923	790 - Water Plant MOE	850.00
	Check	06/08/2018	9086	Inv 285742	790 - Water Plant MOE	255.00
	Check	06/22/2018	9129	Inv 286561	790 - Water Plant MOE	255.00
	Check	06/22/2018	9161	Inv 287463	790 - Water Plant MOE	272.00
Total Odyssey Manufacturing Co.						3,486.90
TOTAL						37,257.89



Real Property Information

Account	Tax Year	Status
<u>18-47-26-B4-00001.0000</u>	2019	PAID
Original Account	Instrument No	
18-47-26-B4-00001.0000	2019000138280	
Owner		
CPI CITRUS PARK OWNER LLC		
Physical Address	Mailing Address	
ACCESS UNDETERMINED	1000 PENNSYLVANIA AVE NW	
BONITA SPRINGS FL	WASHINGTON DC 20004	
	USA	

Legal Description

W 440FT OF S 1039FT OF SW 1/4 OF SW 1/4
 Outstanding Balance as of 5/29/2020 \$0.00

Values & Exemptions

District	017
Market Assessed Value	\$89,505
Cap Assessed Value	\$89,505
Taxable Value	\$89,505
Combined Tax & Assessment Amount	\$1,285.86

Ad Valorem Taxes

Taxing Authority	Mill Rate	Assessed	Exempt
<u>LEE COUNTY GENERAL REVENUE</u>	4.0506	89,505	0
<u>PUBLIC SCHOOL - BY LOCAL BOARD</u>	2.2480	89,505	0
<u>PUBLIC SCHOOL - BY STATE LAW</u>	3.8990	89,505	0
<u>CITY OF BONITA SPRINGS</u>	0.8173	89,505	0
<u>LEE COUNTY LIBRARY FUND</u>	0.4956	89,505	0
<u>SFL WATER MGMT-DISTRICT LEVY</u>	0.1152	89,505	0
<u>SFL WATER MGMT-EVERGLADE CONST</u>	0.0397	89,505	0
<u>SFL WATER MGMT-OKEECHOBEE LEVY</u>	0.1246	89,505	0
<u>BONITA SPRINGS FIRE DISTRICT</u>	2.2600	89,505	0
<u>LEE COUNTY HYACINTH CONTROL</u>	0.0230	89,505	0
<u>LEE COUNTY MOSQUITO CONTROL</u>	0.2539	89,505	0
<u>WEST COAST INLAND NAVIGATION DISTRICT</u>	0.0394	89,505	0

Amount Due If Paid In

14.3663

<u>November 2019</u>	<u>December 2019</u>	<u>January 2020</u>	<u>February 2020</u>	<u>March 2020</u>
\$1,234.43	\$1,247.28	\$1,260.14	\$1,273.00	\$1,285.86

Additional Options:

- [eNotify](#)
- [Tax Detail](#)
- [Payments Made](#)
- [All Unpaid Taxes](#)
- [Tax History](#)
- [Property Appraiser's Property Data](#)
- [Property Appraiser's Tax Estimator](#)



Real Property Information

Account	Tax Year Status
<u>18-47-26-B4-00001.0000</u>	2016 <u>PAID</u>
Original Account	Book/Page
18-47-26-B4-00001.0000	2123/3275
Owner	
CITRUS PARK TROST INTL INC	
Physical Address	Mailing Address
ACCESS UNDETERMINED	25501 TROST BLVD
BONITA SPRINGS FL	BONITA SPRINGS FL 34135
	USA

Legal Description

W 440FT OF S 1039FT OF SW 1/4 OF SW 1/4
 Outstanding Balance as of 5/29/2020 \$0.00

Values & Exemptions

District	<u>017</u>
Market Assessed Value	\$89,505
Cap Assessed Value	\$85,601
Taxable Value	\$85,601
Combined Tax & Assessment Amount	\$1,348.83

Ad Valorem Taxes

Taxing Authority	Mill Rate	Assessed	Exempt
<u>LEE COUNTY GENERAL REVENUE</u>	4.0506	85,601	0
<u>PUBLIC SCHOOL - BY LOCAL BOARD</u>	2.2480	89,505	0
<u>PUBLIC SCHOOL - BY STATE LAW</u>	4.7410	89,505	0
<u>CITY OF BONITA SPRINGS</u>	0.8173	85,601	0
<u>LEE COUNTY LIBRARY FUND</u>	0.5956	85,601	0
<u>SFL WATER MGMT-DISTRICT LEVY</u>	0.1359	85,601	0
<u>SFL WATER MGMT-EVERGLADE CONST</u>	0.0471	85,601	0
<u>SFL WATER MGMT-OKEECHOBEE LEVY</u>	0.1477	85,601	0
<u>BONITA SPRINGS FIRE DISTRICT</u>	2.3500	85,601	0
<u>LEE COUNTY HYACINTH CONTROL</u>	0.0263	85,601	0
<u>LEE COUNTY MOSQUITO CONTROL</u>	0.2397	85,601	0
<u>WEST COAST INLAND NAVIGATION DISTRICT</u>	0.0394	85,601	0

Amount Due If Paid In

<u>November 2016</u>	<u>December 2016</u>	<u>January 2017</u>	<u>February 2017</u>	<u>March 2017</u>
\$1,294.88	\$1,308.37	\$1,321.85	\$1,335.34	\$1,348.83

Additional Options:

- [eNotify](#)
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- [All Unpaid Taxes](#)
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- [Property Appraiser's Tax Estimator](#)