

**Lisa Smith**

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**From:** Lisa Smith on behalf of Records Clerk  
**Sent:** Monday, August 23, 2021 8:28 AM  
**To:** 'Jamie Matthews'  
**Subject:** RE Request for Interested Person Status in Docket No. 20210093

Good Morning,

Per your request we have added you to Docket 20210093-WS as an interested person.

Sincerely,

*Lisa Smith*

Commission Deputy Clerk I  
Office of the Commission Clerk  
Florida Public Service Commission  
2540 Shumard Oak Blvd.  
Tallahassee, FL 32399-0850  
850-413-6770

*PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from state officials regarding state business are considered to be public records and will be made available to the public and the media upon request. Therefore, your email message may be subject to public disclosure.*

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**From:** Jamie Matthews <jmaquarina@gmail.com>  
**Sent:** Friday, August 20, 2021 4:51 PM  
**To:** Records Clerk <CLERK@PSC.STATE.FL.US>  
**Subject:** Fwd: Aquarina - Public Service Commission docket number 20210093-WS

Good afternoon,

Please list me as an interested person on this docket. Am currently the community president for Aquarina Beach and Country Club, the key customer for AUI.

Thanks,

Jamie Matthews  
321.272.7857  
[jmaquarina@gmail.com](mailto:jmaquarina@gmail.com)

Begin forwarded message:

**From:** "Morse, Stephanie" <[MORSE.STEPHANIE@leg.state.fl.us](mailto:MORSE.STEPHANIE@leg.state.fl.us)>  
**Subject:** RE: Aquarina - Public Service Commission docket number 20210093  
**Date:** August 20, 2021 at 4:38:48 PM EDT  
**To:** Jamie Matthews <[jmaquarina@gmail.com](mailto:jmaquarina@gmail.com)>

I forgot to mention that you can contact the PSC Clerk to have yourself and the HOA listed as Interested Persons in this docket. That way, some of the case information should be sent to you directly from the Clerk. You can simply email or call the Clerk (info below) and tell them you want to be listed as an Interested Person and give them your contact information. I believe Sandra Podesta did this in the last case, so you can ask her how her experience was. I don't think you would be inundated with emails – only official filing matters and notices of hearings.

- Contact the Clerk's Office at 850.413.6770 or [clerk@psc.state.fl.us](mailto:clerk@psc.state.fl.us).

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**From:** Jamie Matthews <[jmaquarina@gmail.com](mailto:jmaquarina@gmail.com)>  
**Sent:** Thursday, August 19, 2021 2:38 PM  
**To:** Morse, Stephanie <[MORSE.STEPHANIE@leg.state.fl.us](mailto:MORSE.STEPHANIE@leg.state.fl.us)>  
**Subject:** Re: Aquarina - Public Service Commission docket number 20210093

Thanks Stephanie,

I just listened your message, and for clarification, Martin Freedman is AUI's attorney? I will consider reaching out to him once I look though this information.

Jamie

On Aug 19, 2021, at 12:59 PM, Morse, Stephanie  
<[MORSE.STEPHANIE@leg.state.fl.us](mailto:MORSE.STEPHANIE@leg.state.fl.us)> wrote:

Hi Mr. Matthews,

Thank you for taking the time to talk earlier today. As we discussed, I am providing you with a link to the Application for Transfer of Water and Wastewater Systems. Below, I have pasted a portion of the text of Exhibit N, which lists the estimated net book value of the utility and the purchase price – this is also found at page 214 of the Application document. The buyer is Central States Water Resources (CSWR), via its Florida subsidiary, CSWR-Florida UOC.

This is a link to the Application: <http://www.psc.state.fl.us/library/filings/2021/03969-2021/03969-2021.pdf>

**“EXHIBIT N**

The best information currently available regarding the Net Book Value (“NBV”) of the assets that

CSWR-Florida UOC proposes to acquire is Aquarina’s 2019 Annual Report. As shown on pages F-1(a) and F-2(b) of that document (copies attached), as of December 31, 2019, the NBV of Aquarina’s water and wastewater systems was approximately \$416,000 (Total Net Utility Plant less Total Net C.I.A.C.). However, the values used to determine NBV may not be accurate for at least two reasons. First, the calculation does not reflect current financial data because Aquarina has not yet filed its 2020 Annual Report. Second, based on the experience of CSWR operating affiliates outside Florida, annual reports and the books and records of selling utilities may not capture all investment that can be categorized as utility plant under the Uniform System of Accounts. Therefore, CSWR-Florida UOC will not be able to definitively determine NBV until a thorough post-closing review of relevant plant and accounting records is completed. The agreed purchase price for Aquarina’s assets, \$2,500,000, was reached through arms-length negotiations. **CSWR-Florida UOC seeks recognition of the full purchase price in its rate base for future ratemaking purposes. Accordingly, CSWR-Florida UOC requests a positive acquisition adjustment for the difference between the purchase price and the NBV, based on extraordinary circumstances as provided in rule 25-30.0371, F.A.C.** The financial strength and managerial and operational experience of CSWR will provide benefits to the customers of Aquarina in terms of cost-efficiencies, quality of service improvements, improvements in regulatory compliance and rate stability over the long-term. CSWR has a proven track record in delivering on promises to improve utility service and customer satisfaction. The rule factors supporting the requested positive acquisition adjustment are discussed in more detail below. ....” (emphasis added)

This is a link to the PSC’s docket details page: [http://www.psc.state.fl.us/ClerkOffice/DocketDetail?docket=20210093&casestat=0&preHearingDate=01%2F01%2F0001%2000%3A00%3A00&document\\_id=0&radioValue=DocketNumber&isCompleted=False&docutype=0&EventType=All](http://www.psc.state.fl.us/ClerkOffice/DocketDetail?docket=20210093&casestat=0&preHearingDate=01%2F01%2F0001%2000%3A00%3A00&document_id=0&radioValue=DocketNumber&isCompleted=False&docutype=0&EventType=All)

When you click on the words “Document Filing Index” it takes you to a list of all the documents filed in the case to date – with links to pdf copies of the documents listed, except for documents which have been deemed confidential.

I plan to touch base with you again shortly about the questions you asked.

Sincerely,  
Stephanie Morse  
Associate Public Counsel  
850-717-0343