

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

IN RE: Application for transfer of water and wastewater facilities of River Grove Utilities, Inc., water Certificate No. 674-W, and wastewater Certificate No. 575-S to Cobblestone II RVG LLC; and amendment of water Certificate No. 674-W, and wastewater certificate 575-S, in Brevard County.

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Docket No. 20220085

**REQUEST FOR CONFIDENTIAL CLASSIFICATION**

COBBLESTONE II RVG LLC, (“*Applicant*”), by and through its undersigned attorneys and pursuant to Rule 25-22.006(4), Florida Administrative Code (“*FAC*”) and Section 367.156, Florida Statutes, hereby requests confidential classification of certain financial information provided by the Applicant in its Application, and in support shows as follows:

1. In support of the financial ability to provide utility service Applicant is providing the Balance Sheet and Income Statement (“*Confidential information*”) which includes not just the utility system, but also the River Grove Mobile Home Park (“*MHP*”)

2. The Applicant is providing the Confidential Information for the specific and limited purposes of satisfying the requirements of Rule 25-30.033(1)(h), FAC, and to enable the Commission to determine the ability of the Applicant to provide the necessary financial ability.

3. The Applicant seeks to have the Confidential Information classified as confidential pursuant to Rule 25-22.006(3), FAC. Although the Commission Staff requires the Confidential Information for the specific and limited purposes set forth in Rule 25-30.033(1)(h), FAC, the Confidential Information should not be made available for inspection and examination by the public under Section 119.07(1), Florida Statutes, for the following reasons:

A. The ownership interests in the Applicant are closely held and not publicly traded and the Confidential Information as to the MHP is not available to the public.

B. It is not necessary to make the Confidential Information as to the MHP available to the public, and the public will not be harmed in any way by withholding the Confidential Information as to the MHP from public disclosure.

C. The Confidential Information as to the MHP is not intended to be, nor is it, treated

by the Applicant as anything but private and confidential information, and has not been disclosed except pursuant to statutory provision, order of a court or administrative body or private agreement that provides that it will not be released to the public.

D. Disclosure of the Confidential Information as to the MHP would cause harm to the owners of the Applicant and business operations of the Applicant as to non-utility matters.

F. Disclosure of the Confidential Information would negatively affect the manner in which the Applicant's non-utility business plans and strategies are carried out.

4. Exhibit "A" to this Request is a "Justification Table" which specifies what information in the Confidential Information the Applicant asks the Commission to classify as confidential and the statutory justification for the request in compliance with Rule 25-22.006(4)(a), (b) and (c), FAC; one highlighted copy and one redacted copy of the Confidential Information.

WHEREFORE, COBBLESTONE II RVG LLC, respectfully requests that the Commission determine that the Confidential Information is entitled to confidential treatment pursuant to Section 367.156, Florida Statutes, and Rule 25-22.006, FAC, and exempt the Confidential Information from public inspection and examination.

Respectfully submitted on this 8<sup>th</sup> day of July,  
2022, by:

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/s/Martin S. Friedman  
MARTIN S. FRIEDMAN

**Exhibit "A"**  
**JUSTIFICATION MATRIX**

Location (Document name and location of information)	Justification
<p><b><u>Income Statement:</u></b></p> <p><b><u>Location:</u></b> All non-utility revenues and expenses, assets and liabilities.</p> <p><b><u>Balance Sheet:</u></b></p> <p><b><u>Location:</u></b> All non-utility assets and liabilities.</p>	<p>§367.156(3)(a),(b),(d) &amp; (e): As set forth in the Request, the disclosure of the portion of the financial statements of Cobblestone II RVG LLC, dba River Grove Utility which is not a public company and is not subject to public disclosure of its non-utility financial matters would impair its competitive interests, could be used to discern trade secrets, or harm its ability to contract for goods and services on a favorable basis. Cobblestone II RVG LLC keeps this information strictly confidential also to prevent competitors and prospective counterparties from information which could be used in future negotiations to the disadvantage of Cobblestone II RVG LLC.</p>

# Profit & Loss

Properties: River Grove I and II,River Grove Utility  
04/25/22 - 05/31/22 (accrual basis)

	<u>Amount</u>
<b>INCOME</b>	
401000 Rental Income (non-posting)	
401001 Rental Income	
401000 Total Rental Income (non-posting)	
402000 Utility Usage Income	
402003.RGU Water - RGU	8,309.41
402004.RGU Sewer - RGU	5,347.03
402000 Total Utility Usage Income	13,656.44
404000 Home Rental Income	
404001 Home Rent	
404000 Total Home Rental Income	
406000 Other Revenue (non-posting)	
406003 Application Fees	
406010 Late Fees	
406013 NSF Fees	
406019 Storage Fees	
406000 Total Other Revenue (non-posting)	
<b>TOTAL INCOME</b>	
<b>EXPENSE</b>	
500000 Repairs & Maintenance (non-posting)	
500001 Landscaping Maint	
500000 Total Repairs & Maintenance (non-posting)	
505000 Utilities Expense (non-posting)	
505001 Electric	
505003 Water	
505004 Sewer	
505000 Total Utilities Expense (non-posting)	
506000 Payroll (non-posting)	
506001 Salaries & Wages	
506000 Total Payroll (non-posting)	
506100 Employee Benefits & Taxes	
506102 Payroll Tax & Benefits	
506103 Workers Comp Insurance	
506100 Total Employee Benefits & Taxes	
507000 Office Expense (non-posting)	
507001 Office Supplies	
507003 Postage	
507006 Phone/Internet/Fax	
507000 Total Office Expense (non-posting)	
509000 Legal and Other Professional Fees (non-posting)	
509002 Legal Fees - General	
509005 Payroll Processing	
509099 Professional Fees - Other	
509000 Total Legal and Other Professional Fees (non-pc	
511000 Licenses Fees & Dues (non posting)	
511001 Pool License	
511002 MHC Operating License	
511090 Computer/Software L, F & D	
511099 Licenses Fees & Dues - Other	

511000 Total Licenses Fees & Dues (non posting)	<hr/>	████████
<b>TOTAL EXPENSE</b>	<hr/>	████████
<b>NOI</b>	<hr/>	████████
<b>NON OPERATING EXPENSE</b>		
640000 Depreciation Expense	<hr/>	████████
<b>TOTAL NON OPERATING EXPENSE</b>	<hr/>	████████
<b>NET INCOME</b>	<hr/>	████████

**NET INCOME SUMMARY**

Income		████████
Expense	<hr/>	████████
Net Operating Income		████████
Non Operating Expense	<hr/>	████████
<b>NET INCOME</b>	<hr/>	████████

# Balance Sheet

Properties: River Grove I and II,River Grove Utility  
As of 05/31/22 (accrual basis)

## ASSETS

### Accounts Receivable

100500 AR

100501 Accounts Receivable

100506 Accts Rec - Due to Seller

100500 Total AR

Total Accounts Receivable

### Other Current Asset

120200 Undeposited Funds

100700 Deposits/Escrows

100701 Utility Deposits

860.05

100710 Tax Escrow

100711 Insurance Escrow

100712 Repair Reserve

100700 Total Deposits/Escrows

105000 Earnest Money Deposits

105014 River Grove

105000 Total Earnest Money Deposits

109000 Prepaid Expenses

109001 Prepaid Insurance

109000 Total Prepaid Expenses

Total Other Current Asset

### Fixed Asset

180005 Assets - Computers & Equip

180007 Comp & Equip Cap Ex

10,865.68

180005 Total Assets - Computers & Equip

10,865.68

180050 Assets - Land

180051 Land

180050 Total Assets - Land

180100 Loan Orig Fees

180130 Interest Rate Cap

180131 Derivative

180130 Total Interest Rate Cap

Total Fixed Asset

### Other Asset

Total Other Asset

TOTAL ASSETS

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\_\_\_\_\_  
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LIABILITIES & EQUITY

Liabilities

Accounts Payable

- 200000 Accounts Payable
- 200005 Accounts Payable Accrual
- 200006 Mortgage Int Accrual

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\_\_\_\_\_  
\_\_\_\_\_  
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Total Accounts Payable

Other Current Liability

- 200025 Property Tax Accrual (Prepaid)
- 200100 Deposits (non-posting)
  - 200106 Sec Dep - Water
  - 200107 Sec Dep - Sewer
- 200100 Total Deposits (non-posting)

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200500 Prepaid Rents

Total Other Current Liability

Long Term Liability

- 220000 Mortgage
  - 220001 Mortgage Payable
- 220000 Total Mortgage

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Total Long Term Liability

Total Liabilities

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\_\_\_\_\_

Equity

- 300000 Net Income
- 300300 Owner Contribution
- 300501 Partner/Member Name
  - 300101 Contribution
- 300501 Total Partner/Member Name

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Total Equity

TOTAL LIABILITIES & EQUITY

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