

FLORIDA UTILITY SERVICES 1, LLC  
5911 TROUBLE CREEK RD.  
NEW PORT RICHEY, FL. 34652  
863-904-5574

July 13, 2022

Commission Clerk  
Florida Public Service Commission  
2540 Shumard Oak Blvd.  
Tallahassee, FL. 32399

**REDACTED**

**Re: Docket # 20220026. Application for a staff-assisted rate case in Marion County by Leighton Estates Utilities, LLC.**

**Dear Commission Clerk:**

The following is the company response to Staff's 2<sup>nd</sup> Data request for the above docket file.

Also, Leighton Estates experienced a well pump failure. Please see enclosed invoice from Earl's Well Drilling for the repairs. Utility asks to recover this cost as part of this rate case.

Company response to staff's questions.

Capital Structure

1. The loan fee charged to LEU on 3/10/21 is LEU's prorated share of the fees for Capital City Bank Loan 7000020-2286.

LEU received 24.75% of the funds disbursed from this loan and paid approximately 24.75% of the fees as shown on the loan document dated 3/8/21.

*(see attached loan document and table)*

O&M Fees

2. Purchased power invoices for Account 615, Jan-June 2022.

The first electric bill paid by Leighton Estates Utilities is dated 2/10/21. *(see attached invoices)*

3. Contractor invoices for Account 636.1, January 2021 *(see attached invoices)*

The first invoice for Account 636.1 received from A.T. Environmental Services(operator 2/10/21 was for January operations.

RECEIVED-FPSC  
2022 JUL 19 PM 3:40  
COMMISSION CLERK

Account 231 – Accounts Payable

4. FUS payroll allocation and allocated expenses in Account 231

FUS invoices LEU for 3 types of expenses:

- (1) Allocated management expenses based on percentage of total number of customers
- (2) Allocated payroll expenses based on percentage of total number of customers
- (3) Direct expenses (not allocated) purchased for LEU by FUS, invoiced monthly and reimbursed

*(see attached list of FUS invoices in Accounts Payable as of 12/31/21)*

5. The amounts invoiced by FUS to LEU for payroll and allocated expenses are not included in Account 135 Due-To-From because Account 135 is for recording cash loans to LEU and the repayment of those loans by LEU.

At this time, LEU owes FUS \$10,700 for interest-free cash loans, and these loans must be repaid in full before LEU begins paying the FUS invoices for its share of the allocated payroll and management expenses.

Meter Replacement Program

6. All meters are sized 5/8x ¾.
7. Please see attached cost chart including labor.

On behalf of the utility,



Michael Smallridge.

**Capitol City Bank, Loan 7000020-2286**

\$48,480 cash, \$49,214.70 financed, Issued 3/8/21, Matures 3/3/26, 5.95%, 60 mo, \$952.43 due on April 8, 2021

Orig 3/8/21

Disburse Date	% Actual	% Alloc	Utility / Expense	Date Invoice Paid	Invoices	Disburse Amount	Calculate % Fees	Total Financed	Payment due on 15th	Payment due, rounded	Fees Paid
3/31/21	26.980%	27.000%	<u>College Manor</u> Accounts Payable	3/31/21	8,552.00	13,080.00	198.369	13,278.37	257.15610	257.15	198.93
3/9/21	24.750%	24.750%	<u>Leighton Estates</u> Corrosion Control	3/9/21	12,000.00	12,000.00	181.838	12,181.84	235.72643	235.73	180.64
3/9/21	20.630%	20.600%	<u>Lake Yale</u> Corrosion Control	3/9/21	10,000.00	10,000.00	151.348	10,151.35	196.20058	196.20	151.65
3/9/21	27.640%	27.650%	<u>West Lakeland</u> Hydro International	3/9/21	13,400.00	13,400.00	203.145	13,603.14	263.34690	263.35	203.48
							734.700		952.430		
	100.000%	100.000%	TOTAL			48,480.00	734.700	49,214.70	952.430	952.43	734.70

LEU  
STAFF 2nd D.R.  
CAPITAL STRUCTURE

## DISBURSEMENT REQUEST AND AUTHORIZATION

Principal	Loan Date	Maturity	Loan No	Call / Coll	Account	Officer	Initials
\$49,214.70	03-08-2021	03-08-2026	[REDACTED]	4A0 / 510	[REDACTED]	105	
References in the boxes above are for Lender's use only and do not limit the applicability of this document to any particular loan or item. Any item above containing "*****" has been omitted due to text length limitations.							

**Borrower:** FLORIDA UTILITY SERVICES 1, LLC  
5911 TROUBLE CREEK ROAD  
NEW PORT RICHEY, FL 34652

**Lender:** [REDACTED] BANK  
INVERNESS OFFICE  
[REDACTED]  
TALLAHASSEE, FL 32302

COPY

**LOAN TYPE.** This is a Fixed Rate (5.950%) Nondisclosable Loan to a Limited Liability Company for \$49,214.70 due on March 8, 2026.

**PRIMARY PURPOSE OF LOAN.** The primary purpose of this loan is for:

- Personal, Family, or Household Purposes or Personal Investment.
- Business (Including Real Estate Investment).

**SPECIFIC PURPOSE.** The specific purpose of this loan is: Business Operating Expenses.

**DISBURSEMENT INSTRUCTIONS.** Borrower understands that no loan proceeds will be disbursed until all of Lender's conditions for making the loan have been satisfied. Please disburse the loan proceeds of \$49,214.70 as follows:

<b>Other Disbursements:</b>	\$48,480.00	
\$48,480.00 TO DE DISBURSED		
<b>Other Charges Financed:</b>	\$467.55	
\$10.00 Credit Reporting Service		
\$35.00 UCC Filing Fees		
\$250.00 Document Prep Fee		
\$172.55 Florida Documentary Stamps		
<b>Total Financed Prepaid Finance Charges:</b>	\$267.15	
\$17.15 UCC Tracking		
\$250.00 Loan Origination Charge		
<b>Note Principal:</b>	\$49,214.70	<div style="font-size: 1.5em; margin-top: 10px;"> <math display="block">  \begin{array}{r}  \\$734.70 \\  \times \quad .2475 \\  \hline  \\$181.38 \\  \hline  \\$180.64 \text{ Paid by LEU}  \end{array}  </math> </div>

**FINANCIAL CONDITION.** BY SIGNING THIS AUTHORIZATION, BORROWER REPRESENTS AND WARRANTS TO LENDER THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND CORRECT AND THAT THERE HAS BEEN NO MATERIAL ADVERSE CHANGE IN BORROWER'S FINANCIAL CONDITION AS DISCLOSED IN BORROWER'S MOST RECENT FINANCIAL STATEMENT TO LENDER. THIS AUTHORIZATION IS DATED MARCH 8, 2021.

**BORROWER:**

FLORIDA UTILITY SERVICES 1, LLC

By: MICHAEL A. SMALLRIDGE, Member of FLORIDA UTILITY SERVICES 1, LLC



SECO ENERGY  
P.O. BOX 301  
SUMTERVILLE, FLORIDA  
33585-0301

6303

Autopay 2-25-21

Bills are due and payable by the due date shown on the bill. Bills not paid by the due date are subject to a late payment fee of 1.5% of the amount due, with a minimum fee of \$5.00.



615

ITEMIZED STATEMENT OF SERVICES

LEIGHTON ESTATES UTILITIES, LLC  
5911 TROUBLE CREEK RD  
NEW PORT RICHEY FL 34652

=== SPECIAL MESSAGE ===  
NEXT READING DATE: 03/10/21  
CURRENT DUE DATE: 02/25/21

FOR IMPORTANT BILL INFORMATION AND  
PHONE NUMBERS SEE REVERSE SIDE.

Starting Feb 1, register  
for a SmartHub account,  
opt into paperless billing  
and enroll in bank draft  
for a chance to win  
monthly prizes. Read  
SECO News to learn more.

=== ENERGY INFORMATION ===  
ELECTRIC CHG = CUST CHG + ENERGY CHG  
CUSTOMER CHG \$ 1.07 PER DAY  
ENERGY CHG 0.115200 PER KWH USED

ACCOUNT NUMBER		METER NUMBER		MAP NUMBER	
[REDACTED]		G00064004		[REDACTED] 00204	
OFFICE	METER READINGS		KWH USED	RATE SCHEDULE	
0	CURRENT	PRIOR	336	GS	
	39131	38795			
USAGE PERIOD			DAYS SERVICE	CONSTANT	
01/20/21 TO 02/08/21			19	1.0	
POWER COST ADJUSTMENT (PER KWH)					
.023700- TRUSTEE DISTRICT 6					

PAYMENT RECEIVED 225.00-

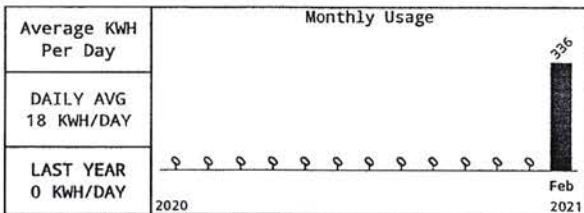
== CURRENT CHARGES ==

BALANCE FORWARD 225.00-  
ELECTRIC CHARGE 59.04  
HOT BUCKS - PCA 7.96-  
CONNECT FEE 40.00  
MEMBERSHIP APPLIED 5.00  
DEPOSIT APPLIED 225.00  
STATE TAX 4.16  
2.5625% GROSS RCT TA 1.31

\*BANK DRAFT \*DO NOT PAY\*

PLEASE PAY AMOUNT DUE → \$101.55

RETAIN THIS STATEMENT FOR YOUR RECORDS



SECO ENERGY  
P.O. BOX 301  
SUMTERVILLE, FLORIDA  
33585-0301

6303



4 - 154

LEIGHTON ESTATES UTILITIES, LLC  
5911 TROUBLE CREEK RD  
NEW PORT RICHEY FL 34652-5128

This date does not extend the date any previous balance is due and payable.

BILLING DATE	DUE DATE-CURRENT BILL ONLY MUST BE RECEIVED BY:	
02/10/21	02/25/21	
ACCOUNT NUMBER	AMOUNT DUE	
[REDACTED]	101.55	

\*BANK DRAFT \*DO NOT PAY\*

FOR ADDRESS/RATE CHANGE CHECK HERE   
See reverse side

PLEASE MAKE CHECKS PAYABLE TO:

SECO ENERGY  
DEPT # 3035  
PO BOX 850001  
ORLANDO FLORIDA 32885-3035



06270123681020000010155800000000001

TO ASSURE PROPER CREDIT, PLEASE RETURN THIS SECTION WITH YOUR PAYMENT



SECO ENERGY  
P.O. BOX 301  
SUMTERVILLE, FLORIDA  
33585-0301

Bills not paid by the due date are subject to a late payment fee of 1.5% of the amount due, with a minimum fee of \$5.00.

6303

AUTOPAY 3-27-21



615

ITEMIZED STATEMENT OF SERVICES

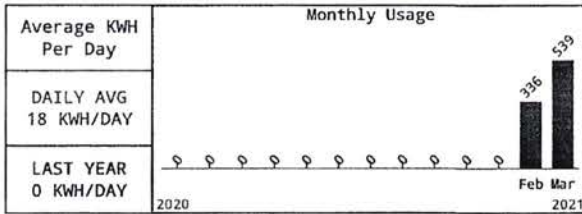
LEIGHTON ESTATES UTILITIES, LLC  
5911 TROUBLE CREEK RD  
NEW PORT RICHEY FL 34652

=== SPECIAL MESSAGE ===  
NEXT READING DATE: 04/09/21  
CURRENT DUE DATE: 03/27/21

FOR IMPORTANT BILL INFORMATION AND  
PHONE NUMBERS SEE REVERSE SIDE.

We need your vote on 2021  
Annual Meeting business!  
Vote electronically or by  
mail for a chance to win.  
Visit SECOEnergy.com and  
click on the homepage  
banner to vote today.

=== ENERGY INFORMATION ===  
ELECTRIC CHG = CUST CHG + ENERGY CHG  
CUSTOMER CHG \$ 1.07 PER DAY  
ENERGY CHG 0.115200 PER KWH USED



ACCOUNT NUMBER		METER NUMBER		MAP NUMBER
[REDACTED]		G00064004		[REDACTED]
OFFICE	METER READINGS		KWH USED	RATE SCHEDULE
	CURRENT	PRIOR		
0	39670	39131	539	GS
USAGE PERIOD			DAYS SERVICE	CONSTANT
02/08/21 TO 03/10/21			30	1.0
POWER COST ADJUSTMENT (PER KWH)				TRUSTEE DISTRICT
.023700-				6

PAYMENT RECEIVED 101.55-

== CURRENT CHARGES ==

ELECTRIC CHARGE 94.19  
HOT BUCKS - PCA 12.77-  
STATE TAX 6.64  
2.5625% GROSS RCT TA 2.09

\*BANK DRAFT \*DO NOT PAY\*

PLEASE PAY AMOUNT DUE → \$90.15

RETAIN THIS STATEMENT FOR YOUR RECORDS



SECO ENERGY  
P.O. BOX 301  
SUMTERVILLE, FLORIDA  
33585-0301

6303



17 MAAD  
10 - 4791

LEIGHTON ESTATES UTILITIES, LLC  
5911 TROUBLE CREEK RD  
NEW PORT RICHEY FL 34652-5128



This date does not extend the date any previous balance is due and payable.

BILLING DATE	DUE DATE. CURRENT BILL ONLY MUST BE RECEIVED BY:
03/12/21	03/27/21
ACCOUNT NUMBER	AMOUNT DUE
[REDACTED]	90.15

\*BANK DRAFT \*DO NOT PAY\*

FOR ADDRESS/RATE CHANGE CHECK HERE   
See reverse side

PLEASE MAKE CHECKS PAYABLE TO:

SECO ENERGY  
DEPT # 3035  
PO BOX 850001  
ORLANDO FLORIDA 32885-3035



062701236810200000009015000000000003

TO ASSURE PROPER CREDIT, PLEASE RETURN THIS SECTION WITH YOUR PAYMENT



SECO ENERGY  
P.O. BOX 301  
SUMTERVILLE, FLORIDA  
33585-0301

Bills are due and payable by the due date shown on the bill.  
Bills not paid by the due date are subject to a late payment fee  
of 1.5% of the amount due, with a minimum fee of \$5.00.

6303

Autopsy 4-28-21



615

ITEMIZED STATEMENT OF SERVICES

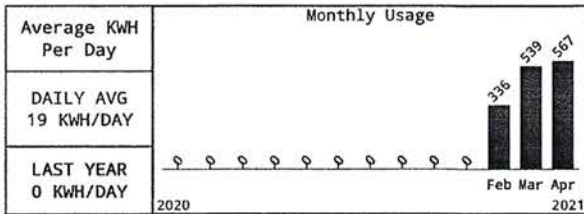
LEIGHTON ESTATES UTILITIES, LLC  
5911 TROUBLE CREEK RD  
NEW PORT RICHEY FL 34652

=== SPECIAL MESSAGE ===  
NEXT READING DATE: 05/10/21  
CURRENT DUE DATE: 04/28/21

FOR IMPORTANT BILL INFORMATION AND  
PHONE NUMBERS SEE REVERSE SIDE.

April is National Safe  
Digging Month. Planting  
a garden or installing a  
fence? Call 811 to locate  
underground utilities  
first. In Florida, it's  
the law.

=== ENERGY INFORMATION ===  
ELECTRIC CHG = CUST CHG + ENERGY CHG  
CUSTOMER CHG \$ 1.07 PER DAY  
ENERGY CHG 0.115200 PER KWH USED



ACCOUNT NUMBER [REDACTED]		METER NUMBER G00064004		MAP NUMBER [REDACTED]
OFFICE 0	METER READINGS CURRENT 40237 PRIOR 39670		KWH USED 567	RATE SCHEDULE GS
USAGE PERIOD 03/10/21 TO 04/09/21			DAYS SERVICE 30	CONSTANT 1.0
POWER COST ADJUSTMENT (PER KWH) .023700-				TRUSTEE DISTRICT 6

PAYMENT RECEIVED 90.15-

== CURRENT CHARGES ==

ELECTRIC CHARGE 97.42  
HOT BUCKS - PCA 13.44-  
STATE TAX 6.85  
2.5625% GROSS RCT TA 2.15

\*BANK DRAFT \*DO NOT PAY\*

PLEASE PAY AMOUNT DUE → \$92.98

RETAIN THIS STATEMENT FOR YOUR RECORDS



SECO ENERGY  
P.O. BOX 301  
SUMTERVILLE, FLORIDA  
33585-0301

6303



15 MAAD  
10 - 4914

LEIGHTON ESTATES UTILITIES, LLC  
5911 TROUBLE CREEK RD  
NEW PORT RICHEY FL 34652-5128



This date does not extend the date any previous balance is due and payable.

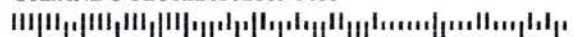
BILLING DATE 04/13/21	DUE DATE-CURRENT BILL ONLY MUST BE RECEIVED BY: 04/28/21
ACCOUNT NUMBER [REDACTED]	AMOUNT DUE 92.98

\*BANK DRAFT \*DO NOT PAY\*

FOR ADDRESS/RATE CHANGE CHECK HERE   
See reverse side

PLEASE MAKE CHECKS PAYABLE TO:

SECO ENERGY  
DEPT # 3035  
PO BOX 850001  
ORLANDO FLORIDA 32885-3035



06270123681020000009298100000000007

TO ASSURE PROPER CREDIT, PLEASE RETURN THIS SECTION WITH YOUR PAYMENT



SECO ENERGY  
P.O. BOX 301  
SUMTerville, FLORIDA  
33585-0301

Bills not paid by the due date are subject to a late payment fee of 1.5% of the amount due, with a minimum fee of \$5.00.

6303

AUTO PAY 5-27-21



615

ITEMIZED STATEMENT OF SERVICES

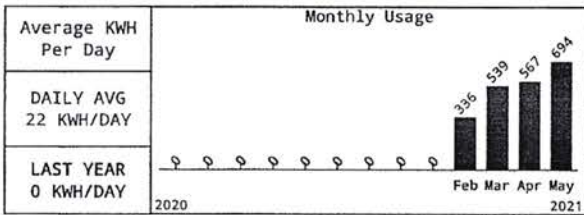
LEIGHTON ESTATES UTILITIES, LLC  
5911 TROUBLE CREEK RD  
NEW PORT RICHEY FL 34652

=== SPECIAL MESSAGE ===  
NEXT READING DATE: 06/09/21  
CURRENT DUE DATE: 05/27/21

FOR IMPORTANT BILL INFORMATION AND  
PHONE NUMBERS SEE REVERSE SIDE.

Beginning May 1, the  
Power Cost Adjustment  
(Hot Bucks) changed to  
keep pace with rising  
natural gas costs. The  
cost per 1,000 kWh is  
increasing to \$121.00.

=== ENERGY INFORMATION ===  
ELECTRIC CHG = CUST CHG + ENERGY CHG  
CUSTOMER CHG \$ 1.07 PER DAY  
ENERGY CHG 0.115200 PER KWH USED



ACCOUNT NUMBER [REDACTED]		METER NUMBER G00064004		MAP NUMBER [REDACTED] 0204
OFFICE 0	METER READINGS CURRENT 40931 PRIOR 40237		KWH USED 694	RATE SCHEDULE GS
USAGE PERIOD 04/09/21 TO 05/10/21			DAYS SERVICE 31	CONSTANT 1.0
POWER COST ADJUSTMENT (PER KWH) .019600-				TRUSTEE DISTRICT 6

PAYMENT RECEIVED 92.98-

== CURRENT CHARGES ==

ELECTRIC CHARGE 113.12  
HOT BUCKS - PCA 13.60-  
STATE TAX 8.11  
2.5625% GROSS RCT TA 2.55

\*BANK DRAFT \*DO NOT PAY\*

PLEASE PAY AMOUNT DUE \$110.18

RETAIN THIS STATEMENT FOR YOUR RECORDS



SECO ENERGY  
P.O. BOX 301  
SUMTerville, FLORIDA  
33585-0301

6303



14 MAAD  
10 - 4911

LEIGHTON ESTATES UTILITIES, LLC  
5911 TROUBLE CREEK RD  
NEW PORT RICHEY FL 34652-5128



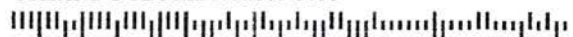
This date does not extend the date any previous balance is due and payable.

BILLING DATE 05/12/21	DUE DATE-CURRENT BILL ONLY MUST BE RECEIVED BY: 05/27/21
ACCOUNT NUMBER [REDACTED]	AMOUNT DUE 110.18

\*BANK DRAFT \*DO NOT PAY\*

FOR ADDRESS/RATE CHANGE CHECK HERE   
See reverse side

PLEASE MAKE CHECKS PAYABLE TO:  
SECO ENERGY  
DEPT # 3035  
PO BOX 850001  
ORLANDO FLORIDA 32885-3035



062701236810200000110184000000000008

TO ASSURE PROPER CREDIT, PLEASE RETURN THIS SECTION WITH YOUR PAYMENT





SECO ENERGY  
P.O. BOX 301  
SUMTERVILLE, FLORIDA  
33585-0301

Bills are due and payable by the due date shown on the bill.  
Bills not paid by the due date are subject to a late payment fee  
of 1.5% of the amount due, with a minimum fee of \$5.00.

6303

AUTOPAY 6-26-21



615

ITEMIZED STATEMENT OF SERVICES

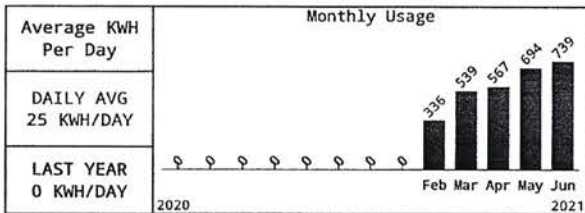
LEIGHTON ESTATES UTILITIES, LLC  
5911 TROUBLE CREEK RD  
NEW PORT RICHEY FL 34652

=== SPECIAL MESSAGE ===  
NEXT READING DATE: 07/12/21  
CURRENT DUE DATE: 06/26/21

FOR IMPORTANT BILL INFORMATION AND  
PHONE NUMBERS SEE REVERSE SIDE.

June 2021 bill message  
The 2021 Atlantic hurricane  
season began June 1. SECO  
Energy is StormReady.  
Proactively prepare using  
our Hurricane Handbook at  
SECOEnergy.com.

=== ENERGY INFORMATION ===  
ELECTRIC CHG = CUST CHG + ENERGY CHG  
CUSTOMER CHG \$ 1.07 PER DAY  
ENERGY CHG 0.115200 PER KWH USED



ACCOUNT NUMBER [REDACTED]		METER NUMBER G00064004		MAP NUMBER [REDACTED] 00204	
OFFICE 0	METER READINGS CURRENT 41670 PRIOR 40931		KWH USED 739	RATE SCHEDULE GS	
USAGE PERIOD 05/10/21 TO 06/09/21			DAYS SERVICE 30	CONSTANT 1.0	
POWER COST ADJUSTMENT (PER KWH) .019600-				TRUSTEE DISTRICT 6	

PAYMENT RECEIVED 110.18-

== CURRENT CHARGES ==

ELECTRIC CHARGE 117.23  
HOT BUCKS - PCA 14.48-  
STATE TAX 8.37  
2.5625% GROSS RCT TA 2.63

\*BANK DRAFT \*DO NOT PAY\*

PLEASE PAY AMOUNT DUE → \$113.75

RETAIN THIS STATEMENT FOR YOUR RECORDS



SECO ENERGY  
P.O. BOX 301  
SUMTERVILLE, FLORIDA  
33585-0301

6303



15 MAAD  
10 - 4974

LEIGHTON ESTATES UTILITIES, LLC  
5911 TROUBLE CREEK RD  
NEW PORT RICHEY FL 34652-5128



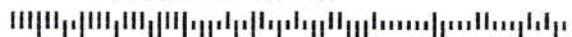
This date does not extend the date any previous balance is due and payable.

BILLING DATE 06/11/21	DUE DATE-CURRENT BILL ONLY MUST BE RECEIVED BY: 06/26/21
ACCOUNT NUMBER [REDACTED]	AMOUNT DUE 113.75

\*BANK DRAFT \*DO NOT PAY\*

FOR ADDRESS/RATE CHANGE CHECK HERE   
See reverse side

PLEASE MAKE CHECKS PAYABLE TO:  
SECO ENERGY  
DEPT # 3035  
PO BOX 850001  
ORLANDO FLORIDA 32885-3035



062701236810200000113754000000000000

TO ASSURE PROPER CREDIT, PLEASE RETURN THIS SECTION WITH YOUR PAYMENT



SECO ENERGY  
P.O. BOX 301  
SUMTERVILLE, FLORIDA  
33585-0301

Bills are due and payable by the due date shown on the bill.  
Bills not paid by the due date are subject to a late payment fee  
of 1.5% of the amount due, with a minimum fee of \$5.00.

6303

AUTOPAY 7-29-21



615

ITEMIZED STATEMENT OF SERVICES

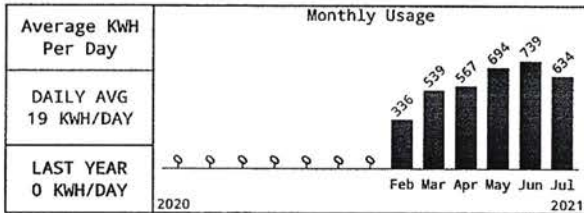
LEIGHTON ESTATES UTILITIES, LLC  
5911 TROUBLE CREEK RD  
NEW PORT RICHEY FL 34652

=== SPECIAL MESSAGE ===  
NEXT READING DATE: 08/10/21  
CURRENT DUE DATE: 07/29/21

FOR IMPORTANT BILL INFORMATION AND  
PHONE NUMBERS SEE REVERSE SIDE.

Win a portable generator!  
To be eligible to win,  
lease or purchase SECO's  
Surge MitiGator arrester.  
Members in a current lease  
or prior purchase are  
automatically eligible.

=== ENERGY INFORMATION ===  
ELECTRIC CHG = CUST CHG + ENERGY CHG  
CUSTOMER CHG \$ 1.07 PER DAY  
ENERGY CHG 0.115200 PER KWH USED



ACCOUNT NUMBER [REDACTED]		METER NUMBER G00064004		MAP NUMBER [REDACTED] 00204	
OFFICE 0	METER READINGS CURRENT 42304 PRIOR 41670		KWH USED 634	RATE SCHEDULE GS	
USAGE PERIOD 06/09/21 TO 07/12/21			DAYS SERVICE 33	CONSTANT 1.0	
POWER COST ADJUSTMENT (PER KWH) .019600-			TRUSTEE DISTRICT 6		

PAYMENT RECEIVED 113.75-

== CURRENT CHARGES ==

ELECTRIC CHARGE 108.35  
HOT BUCKS - PCA 12.43-  
STATE TAX 7.82  
2.5625% GROSS RCT TA 2.46

\*BANK DRAFT \*DO NOT PAY\*

PLEASE PAY AMOUNT DUE → \$106.20

RETAIN THIS STATEMENT FOR YOUR RECORDS



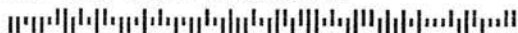
SECO ENERGY  
P.O. BOX 301  
SUMTERVILLE, FLORIDA  
33585-0301

6303



15 MAAD  
10 - 4933

LEIGHTON ESTATES UTILITIES, LLC  
5911 TROUBLE CREEK RD  
NEW PORT RICHEY FL 34652-5128



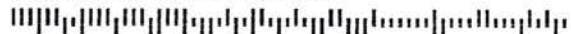
This date does not extend the date any previous balance is due and payable.

BILLING DATE 07/14/21	DUE DATE-CURRENT BILL ONLY MUST BE RECEIVED BY: 07/29/21
ACCOUNT NUMBER [REDACTED]	AMOUNT DUE 106.20

\*BANK DRAFT \*DO NOT PAY\*

FOR ADDRESS/RATE CHANGE CHECK HERE   
See reverse side

PLEASE MAKE CHECKS PAYABLE TO:  
SECO ENERGY  
DEPT # 3035  
PO BOX 850001  
ORLANDO FLORIDA 32885-3035



062701236810200000106205000000000004

TO ASSURE PROPER CREDIT, PLEASE RETURN THIS SECTION WITH YOUR PAYMENT

P# 15 2-28-21

636

A.T. Environmental Services

3

# Invoice

PO Box 271  
Anthony, FL 32617

Date	Invoice #
2/10/2021	1095

Bill To
Florida Utility Services I Mike Smallridge accounting@fus1llc.com

Description	Amount
Leighton Estates Utilities	
Monthly water facility operations - <u>January</u>	300.00
Install new chlorinator	400.00
Payment is due upon receipt. Thank you for your business. Billing/Teresa 352-207-4742	<b>Total</b> 5700.00



## Payment submitted

A.T. Environmental

\$700.00

Standard delivery, by check

Send on  
Feb 25

Estimated arrival  
Mar 3

From Leighton Estates

Memo Invoice 1095

Print



Leighton Estates Utilities LLC  
FUS Invoices in Accounts Payable 12/31/21

As of December 31, 2021

Florida Utility Services

Allocated

Management Expense

Date	Num	Name	Memo	Amount
01/31/2021	LE-210131-A	Florida Utility Services	Allocated Expenses	463.75
02/28/2021	LE-210228-A	Florida Utility Services	Allocated Expenses	427.61
03/31/2021	LE-210331-A	Florida Utility Services	Allocated Expenses	556.12
04/30/2021	LE-210430-A	Florida Utility Services	Allocated Expenses	565.08
05/31/2021	LE-210531-A	Florida Utility Services	Allocated Expenses	581.31
06/30/2021	LE-210630-A	Florida Utility Services	Allocated Expenses	578.47
07/31/2021	LE-210731-A	Florida Utility Services	Allocated Expenses	486.23
08/31/2021	LE-210831-A	Florida Utility Services	Allocated Expenses	652.51
09/30/2021	LE-210930-A	Florida Utility Services	Allocated Expenses	542.34
10/31/2021	LE-211031-A	Florida Utility Services	Allocated Expenses	439.62
11/30/2021	LE-211130-A	Florida Utility Services	Allocated Expenses	642.80
12/31/2021	LE-211231-A	Florida Utility Services	Allocated Expenses	554.18
				<b>6,490.02</b>

Allocated

Payroll Expense

01/15/2021	LE-210115-P	Florida Utility Services	Payroll Allocation	278.95
01/29/2021	LE-210129-P	Florida Utility Services	Payroll Allocation	282.00
02/12/2021	LE-210212-P	Florida Utility Services	Payroll Allocation	295.03
02/26/2021	LE-210226-P	Florida Utility Services	Payroll Allocation	306.57
03/12/2021	LE-210312-P	Florida Utility Services	Payroll Allocation	288.46
03/26/2021	LE-210326-P	Florida Utility Services	Payroll Allocation	287.32
04/09/2021	LE-210409-P	Florida Utility Services	Payroll Allocation	295.76
04/23/2021	LE-210423-P	Florida Utility Services	Payroll Allocation	290.28
05/07/2021	LE-210507-P	Florida Utility Services	Payroll Allocation	286.01
05/21/2021	LE-210521-P	Florida Utility Services	Payroll Allocation	284.19
06/04/2021	LE-210604-P	Florida Utility Services	Payroll Allocation	319.13
06/18/2021	LE-210618-P	Florida Utility Services	Payroll Allocation	312.99
07/02/2021	LE-210702-P	Florida Utility Services	Payroll Allocation	319.36
07/16/2021	LE-210716-P	Florida Utility Services	Payroll Allocation	320.78
07/30/2021	LE-210730-P	Florida Utility Services	Payroll Allocation	318.35
08/13/2021	LE-210813-P	Florida Utility Services	Payroll Allocation	321.36
08/27/2021	LE-210827-P	Florida Utility Services	Payroll Allocation	326.50
09/10/2021	LE-210910-P	Florida Utility Services	Payroll Allocation	342.36
09/24/2021	LE-210924-P	Florida Utility Services	Payroll Allocation	327.55
10/08/2021	LE-211008-P	Florida Utility Services	Payroll Allocation	331.86
10/22/2021	LE-211022-P	Florida Utility Services	Payroll Allocation	324.46
11/05/2021	LE-211105-P	Florida Utility Services	Payroll Allocation	318.20
11/19/2021	LE-211119-P	Florida Utility Services	Payroll Allocation	320.23
12/03/2021	LE-211203-P	Florida Utility Services	Payroll Allocation	446.82
12/17/2021	LE-211217-P	Florida Utility Services	Payroll Allocation	315.33
12/31/2021	LE-211231-P	Florida Utility Services	Payroll Allocation	320.78
				<b>8,180.63</b>

LEU Direct Expenses

Reimbursements

(not Allocated)

01/31/2021	LE-210131-D	Florida Utility Services	Direct Expenses	6,237.61
02/28/2021	LE-210228-D	Florida Utility Services	Direct Expenses	212.83
03/31/2021	LE-210331-D	Florida Utility Services	Direct Expenses	235.73
04/30/2021	LE-210430-D	Florida Utility Services	Direct Expenses	523.72
05/31/2021	LE-210531-D	Florida Utility Services	Direct Expenses	1,258.61
06/30/2021	LE-210630-D	Florida Utility Services	Direct Expenses	917.99
07/31/2021	LE-210731-D	Florida Utility Services	Direct Expenses	319.98
08/31/2021	LE-210831-D	Florida Utility Services	Direct Expenses	556.94
09/30/2021	LE-210930-D	Florida Utility Services	Direct Expenses	667.43

2:02 PM  
07/08/22  
Accrual Basis

Leighton Estates Utilities LLC  
FUS Invoices in Accounts Payable 12/31/21

Florida Utility Services

As of December 31, 2021					
Date	Num	Name	Memo	Amount	
10/31/2021	LE-211031-D	Florida Utility Services	Direct Expenses	682.95	
11/30/2021	LE-211130-D	Florida Utility Services	Direct Expenses	582.58	
12/31/2021	LE-211231-D	Florida Utility Services	Direct Expenses	712.67	
					<u>12,909.04</u>

1:15 PM

07/08/22

Accrual Basis

**Leighton Estates Utilities LLC**  
**FUS Invoices in Accounts Payable 12/31/21**  
 As of December 31, 2021

Type	Date	Num	Name	Memo	Amount	Balance
<b>Florida Utility Services</b>						0.00
Bill	01/15/2021	LE-210115-P	Florida Utility Services	Payroll Allocation	278.95	278.95
Bill	01/29/2021	LE-210129-P	Florida Utility Services	Payroll Allocation	282.00	560.95
Bill	01/31/2021	LE-210131-A	Florida Utility Services	Allocated Expenses	463.75	1,024.70
Bill	01/31/2021	LE-210131-D	Florida Utility Services	Direct Expenses	6,237.61	7,262.31
Bill	02/12/2021	LE-210212-P	Florida Utility Services	Payroll Allocation	295.03	7,557.34
Bill	02/26/2021	LE-210226-P	Florida Utility Services	Payroll Allocation	306.57	7,863.91
Bill	02/28/2021	LE-210228-A	Florida Utility Services	Allocated Expenses	427.61	8,291.52
Bill	02/28/2021	LE-210228-D	Florida Utility Services	Direct Expenses	212.83	8,504.35
Bill	03/12/2021	LE-210312-P	Florida Utility Services	Payroll Allocation	288.46	8,792.81
Bill	03/26/2021	LE-210326-P	Florida Utility Services	Payroll Allocation	287.32	9,080.13
Bill	03/31/2021	LE-210331-A	Florida Utility Services	Allocated Expenses	556.12	9,636.25
Bill	03/31/2021	LE-210331-D	Florida Utility Services	Direct Expenses	235.73	9,871.98
Bill	04/09/2021	LE-210409-P	Florida Utility Services	Payroll Allocation	295.76	10,167.74
Bill	04/23/2021	LE-210423-P	Florida Utility Services	Payroll Allocation	290.28	10,458.02
Bill	04/30/2021	LE-210430-A	Florida Utility Services	Allocated Expenses	565.08	11,023.10
Bill	04/30/2021	LE-210430-D	Florida Utility Services	Direct Expenses	523.72	11,546.82
Bill	05/07/2021	LE-210507-P	Florida Utility Services	Payroll Allocation	286.01	11,832.83
Bill	05/21/2021	LE-210521-P	Florida Utility Services	Payroll Allocation	284.19	12,117.02
Bill	05/31/2021	LE-210531-A	Florida Utility Services	Allocated Expenses	581.31	12,698.33
Bill	05/31/2021	LE-210531-D	Florida Utility Services	Direct Expenses	1,258.61	13,956.94
Bill	06/04/2021	LE-210604-P	Florida Utility Services	Payroll Allocation	319.13	14,276.07
Bill	06/18/2021	LE-210618-P	Florida Utility Services	Payroll Allocation	312.99	14,589.06
Bill	06/30/2021	LE-210630-A	Florida Utility Services	Allocated Expenses	578.47	15,167.53
Bill	06/30/2021	LE-210630-D	Florida Utility Services	Direct Expenses	917.99	16,085.52
Bill	07/02/2021	LE-210702-P	Florida Utility Services	Payroll Allocation	319.36	16,404.88
Bill	07/16/2021	LE-210716-P	Florida Utility Services	Payroll Allocation	320.78	16,725.66
Bill	07/30/2021	LE-210730-P	Florida Utility Services	Payroll Allocation	318.35	17,044.01
Bill	07/31/2021	LE-210731-A	Florida Utility Services	Allocated Expenses	486.23	17,530.24
Bill	07/31/2021	LE-210731-D	Florida Utility Services	Direct Expenses	319.98	17,850.22
Bill	08/13/2021	LE-210813-P	Florida Utility Services	Payroll Allocation	321.36	18,171.58
Bill	08/27/2021	LE-210827-P	Florida Utility Services	Payroll Allocation	326.50	18,498.08
Bill	08/31/2021	LE-210831-A	Florida Utility Services	Allocated Expenses	652.51	19,150.59
Bill	08/31/2021	LE-210831-D	Florida Utility Services	Direct Expenses	556.94	19,707.53
Bill	09/10/2021	LE-210910-P	Florida Utility Services	Payroll Allocation	342.36	20,049.89
Bill	09/24/2021	LE-210924-P	Florida Utility Services	Payroll Allocation	327.55	20,377.44
Bill	09/30/2021	LE-210930-A	Florida Utility Services	Allocated Expenses	542.34	20,919.78
Bill	09/30/2021	LE-210930-D	Florida Utility Services	Direct Expenses	667.43	21,587.21
Bill	10/08/2021	LE-211008-P	Florida Utility Services	Payroll Allocation	331.86	21,919.07
Bill	10/22/2021	LE-211022-P	Florida Utility Services	Payroll Allocation	324.46	22,243.53
Bill	10/31/2021	LE-211031-A	Florida Utility Services	Allocated Expenses	439.62	22,683.15
Bill	10/31/2021	LE-211031-D	Florida Utility Services	Direct Expenses	682.95	23,366.10
Bill	11/05/2021	LE-211105-P	Florida Utility Services	Payroll Allocation	318.20	23,684.30
Bill	11/19/2021	LE-211119-P	Florida Utility Services	Payroll Allocation	320.23	24,004.53
Bill	11/30/2021	LE-211130-A	Florida Utility Services	Allocated Expenses	642.80	24,647.33
Bill	11/30/2021	LE-211130-D	Florida Utility Services	Direct Expenses	582.58	25,229.91
Bill	12/03/2021	LE-211203-P	Florida Utility Services	Payroll Allocation	446.82	25,676.73
Bill	12/17/2021	LE-211217-P	Florida Utility Services	Payroll Allocation	315.33	25,992.06
Bill	12/31/2021	LE-211231-P	Florida Utility Services	Payroll Allocation	320.78	26,312.84
Bill	12/31/2021	LE-211231-A	Florida Utility Services	Allocated Expenses	554.18	26,867.02
Bill	12/31/2021	LE-211231-D	Florida Utility Services	Direct Expenses	712.67	27,579.69
Total Florida Utility Services					27,579.69	27,579.69
<b>TOTAL</b>					<b>27,579.69</b>	<b>27,579.69</b>

A/D

A

Sum of Amount		Years	Period
		2021 Grand Total	
NARUC	FUS1 Account		
231.000	231 · Accounts Payable	(\$14,532.03)	(\$14,532.03)
408.100	408.1 · Payroll Tax	\$591.65	\$591.65
601.000	601.1 · Accounting	\$1,114.88	\$1,114.88
	601.2 · Billing CSR	\$2,648.59	\$2,648.59
	601.3 · Technician	\$3,825.51	\$3,825.51
603.000	603 · S&W Officers	\$1,600.32	\$1,600.32
604.000	604 · Employee Benefits	\$68.27	\$68.27
620.000	620 · Materials & Supplies	\$212.93	\$212.93
631.000	631 · Professional	\$256.68	\$256.68
636.000	636.2 · Other Services	\$38.76	\$38.76
640.000	640 · Rents	\$926.09	\$926.09
650.000	650 · Transportation	\$966.76	\$966.76
655.000	655 · Insurance	\$811.08	\$811.08
675.000	675 · Misc - Other	\$1,470.51	\$1,470.51
<b>Grand Total</b>		<b>\$0.00</b>	<b>\$0.00</b>



**Meter Replacement Cost for Leighton Estates Utilities**

RETROFIT METERS

Item	Description	Qty	Rate	Cost
Equipment	Retrofit Meter, tax included	1.00	302.00	302.00
	Meter Box, tax included	1.00	24.56	24.56
	Meter Box Lid, tax included	1.00	15.50	15.50
	Locking Curb Stop, tax included	1.00	35.04	35.04
Mileage	Round trip from FUS (5911 Trouble Creek Road, New Port Richey, FL) to Leighton Estates plant (SW 93rd Street Road, Ocala, FL)	164.00	0.56	91.84
Labor - Tech	FUS to LEU, driving time round trip (1.75 hours) + 15 min for repair	2.00	23.50	47.00
Labor - CSR	Customer Service Manager phone call with customer and charge customer billing account	0.25	24.00	6.00
TOTAL				521.94

NEW METERS

Item	Description	Qty	Rate	Cost
Equipment	New Meter, tax included	1.00	358.00	358.00
	Meter Box, tax included	1.00	24.56	24.56
	Meter Box Lid, tax included	1.00	15.50	15.50
	Locking Curb Stop, tax included	1.00	35.04	35.04
Mileage	Round trip from FUS (5911 Trouble Creek Road, New Port Richey, FL) to Leighton Estates plant (SW 93rd Street Road, Ocala, FL)	164.00	0.56	91.84
Labor - Tech	FUS to LEU, driving time round trip (1.75 hours) + 15 min for repair	2.00	23.50	47.00
Labor - CSR	Customer Service Manager phone call with customer and charge customer billing account	0.25	24.00	6.00
TOTAL				577.94



# Earl's

## Service Invoice

# Well Drilling & Pump Service, Inc.

4680 SE 166th Street  
Summerfield, Florida 34491

(352)245-2324  
(352)245-4399 - Fax Site ID: # 032487-0002

Billed Customer: #044490

Florida Utility Services  
5911 Trouble Creek Rd  
New Port Richey, FL 34652

Leighton Estates/Well C  
SW 93rd St Rd  
Ocala, FL 34471

75532                                      7/4/2022                                      S-15194                                      07/04/2022                                      Amount Paid

Call Slip Number	Invoice Date	Invoice Number	Due Date
------------------	--------------	----------------	----------

75532                                      7/4/2022                                      S-15194                                      07/04/2022

Tech	Date	Hours	Rate	Amount
BT	06/27/2022	1.0000 TT hours @	85.00	85.00
SA	06/27/2022			

Qty	Material	Unit Price	Amount
(1)	5hp FE 90gpm Liquid End	1850.00	1850.00
(1)	5 hp Franklin Ele Mtr 1ph 230v	2090.00	2090.00
(87)	10/4 Submersible Wire	2.50	217.50
(21)	2" Galv. Pipe	12.50	262.50
(1)	Splice Kit #10-12-14 Clear	11.00	11.00

Description	Amount
Pull & Set Pump	425.00

**ADDITIONAL DETAILS:**

Checked system - installed 5 hp Franklin Electric 90FH5 liquid end S/N 22A14-03-05990A, 5 hp Franklin Electric motor 1ph 230v S/N 21M14-18-00126C, 21' of 2" galv. pipe, 87' of 10/3 sub wire, & splice kit.

\*Dropped old pump back off.

<b>Material</b>	4,431.00
<b>Labor</b>	85.00
<b>Misc</b>	425.00
<b>Subtotal</b>	4,941.00
<b>Tax</b>	0.00
<b>Grand Total</b>	4,941.00