

State of Florida



CORRESPONDENCE
6/12/2023
DOCUMENT NO. 03596-2023

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 12, 2023

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

FROM: Christopher R. Richards, Public Utility Analyst III, Division of Accounting & Finance *CRR*

RE: Docket No. 20220185-WS – Application for limited alternative rate increase in Hardee, Manatee, Marion, Polk, and Pasco Counties, by Charlie Creek Utilities, LLC, Crestridge Utilities, LLC, East Marion Utilities, LLC, Heather Hills Utilities, LLC, Holiday Gardens Utilities, LLC, Lake Yale Utilities, LLC, McLeod Gardens Utilities, LLC, Orange Land Utilities, LLC, Sunny Shores Utilities, LLC, Sunrise Water, LLC and West Lakeland Wastewater, LLC.

Please place the attached email correspondence in the above referenced docket.

Thank you.

Attachment

From: [Christopher Richards](mailto:kennahh353@yahoo.com)
To: ["kennahh353@yahoo.com"](mailto:kennahh353@yahoo.com)
Cc: [Devlin Higgins](#); [Curt Mouring](#); [Rosalia Haddix](#)
Subject: FW: FPSC Docket 20220185 - WS HEATHER HILLS UTILITIES, LLC
Date: Monday, June 12, 2023 11:28:29 AM

Good morning Ms. Gunn,

Please allow me to answer your two questions below.

Question 1: I would like to know to whom is the Utility paying \$389 yearly for both the Water & Sewer for "Land and Land rights"?

Answer: The Utility is not paying anyone annually for "Land and Land Rights". The \$389 is the value of the land that the plant is on, as determined in Docket No. 20100472-WS, with Order No. PSC-2011-0436-PAA-WS, issued on September 29, 2011.

Question 2: What machinery, equipment or facilities are RENTED at a rate of \$2,306 times 2, yearly?

Answer: The rental expense for Heather Hills covers the cost of the office space that it has. The Utility has a "Triple Net Lease" which is a lease agreement on a property whereby the tenant or lessee promises to pay all the expenses of the property including real estate taxes, building insurance, and maintenance. The expense was last approved in Heather Hill's previous rate case, Docket No. 20190113-WS, with Order No. PSC-2020-0119-PAA-WS, issued on April 20, 2020. The 2022 Annual Report amount most likely reflects the increase in rent from 2020 through 2022.

If you have any further questions, please feel free to reach out.

Thank you,

Christopher R. Richards
Public Utilities Analyst III
Division of Accounting and Finance
Florida Public Service Commission
crichard@psc.state.fl.us
Office: 850-413-6742

From: K ENNA <kennahh353@yahoo.com>
Sent: Thursday, June 8, 2023 10:35 AM
To: Records Clerk <CLERK@PSC.STATE.FL.US>; K ENNA <kennahh353@yahoo.com>
Subject: FPSC Docket 20220185 - WS HEATHER HILLS UTILITIES, LLC

Re: HHU, LLC's Annual Report for 2022 of 32 Pages.

Page 16 of 32. Water # 303; **and** Sewer # 353.

I would like to know to whom is the Utility paying \$389 yearly for *both* the Water & Sewer for "Land and Land rights"?

Further, # 640 "Rents", for again, **both** the Water & Sewer.

What machinery, equipment or facilities are RENTED at a rate of \$2,306 times 2, yearly?

Respectfully submitted,
Kenna Gunn