

FLORIDA PUBLIC SERVICE COMMISSION

APPLICATION FOR A  
STAFF ASSISTED RATE CASE

I. GENERAL DATA

A. Name of Utility: **Gulfstream Utility LLC**

B. Address: **27777 Franklin Road Suite 300**  
**Southfield Michigan 48034**

1. Telephone Nos.: 248-208-2500

2. County: **Orange**

Nearest City: **Orlando**

3. General Area Served: **Gulfstream Harbor MHP**

C. Authority:

1. Water Certificate No.

Date Received:

2. Wastewater Certificate No. **579S**

Date Received: **2022**

3. Date Utility Started Operations: Water: **April 1981**

Wastewater:

D. How System Was Acquired: **Purchase**

If utility was purchased, give date **2014**

Amount Paid \$

1. Name of Seller:

2. Was seller affiliated with present owners?  Yes  No

3. Did you purchase:  Stock  or assets only

E. Type of Legal Entity:

Corporation  Partnership  Sole Proprietorship

F. Ownership & Officers:

	Name	Title	Percent Ownership
1.	<b>Asset Investors Operating Partnership LP</b>		<b>100%</b>
2.			
3.			
4.			

G. List of Associated Companies and Addresses:

H. If you have retained an attorney and/or a consultant to represent the utility for this application, furnish the name(s) and address(es):

Name:

Address:

**F.Marshall Deterding Sundstrom & Mindlin LLP**

**2548 Blairstone Pines Dr. Tallahassee 32301**

**Gary Morse Utility Consultant**

**44 Black Willow Street Homosassa FL 34446**

## II. ACCOUNTING DATA

A. Outside Accountant

1. Name:
2. Firm:
3. Address:
4. Telephone: ( )

B. Individual To Contact On Accounting Matters:

1. Name: **Brian Perry Controller**
2. Telephone: **(248) 864 0484**

C. Location of Books and Records: **27777 Franklin Rd, Suite 300 Southfield MI 84034**

D. Have you filed an Annual Report with the Commission?  Yes  No

Date Last Filed: **May 30, 2023**

E. Has your latest Regulatory Assessment Fee Payment been made?

(January 30 or July 30 whichever is applicable)  Jan 30  July 30

F. Basic Rate Base Data: (Most recent two years)

1. Water:

**2021**

**2022**

Cost of Plant In Service

\$ \_\_\_\_\_

Less Accumulated Depreciation

\_\_\_\_\_

Less Contributed Plant

\_\_\_\_\_

Net Owner's Investment

\$

2. Wastewater:

**2021**

**2022**

Cost of Plant In Service	\$ 453,356	456,576
Less Accumulated Depreciation	26,356	38,064
Less Contributed Plant	0	0
Net Owner's Investment	\$ 427,000	418,512

G. Basic Income Statement: (Most recent two years)

1. Water:

	2021	2022
Revenues (By Class)		
a.	\$ _____	_____
b.	_____	_____
c.	_____	_____
Total Operating Revenues:	\$ _____	_____
Less Expenses:		
a. Salaries & Wages - Employees	_____	_____
b. Salaries & Wages - Officers, Directors, & Majority Stockholders	_____	_____
c. Employee Pensions & Benefits	_____	_____
d. Purchased Water	_____	_____
e. Purchased Power	_____	_____
f. Fuel for Power Production	_____	_____
g. Chemicals	_____	_____
h. Materials & Supplies	_____	_____
i. Contractual Services	_____	_____
j. Rents	_____	_____
k. Transportation Expenses	_____	_____
l. Insurance Expense	_____	_____
m. Regulatory Commission Expense	_____	_____
n. Bad Debt Expense	_____	_____
o. Miscellaneous Expense	_____	_____
p. Depreciation Expense	_____	_____
q. Property Taxes	_____	_____
r. Other Taxes	_____	_____
s. Income Taxes	_____	_____
Operating Income (Loss)	\$ _____	\$ _____

2. <u>Wastewater</u>		<b>2021</b>	<b>2022</b>
Revenues (By Class):		\$ _____	\$ _____
a.		<u>146,827</u>	<u>124,323</u>
b.		_____	_____
c.		_____	_____
Total Operating Revenues:		<u>\$ 146,827</u>	<u>\$ 124,323</u>
Less Expenses:		_____	_____
a. Salaries & Wages - Employees		_____	_____
b. Salaries & Wages - Officers, Directors, & Majority Stockholders		_____	_____
c. Employee Pensions & Benefits		_____	_____
d. Purchased Wastewater Treatment		<u>76,426</u>	<u>64,127</u>
e. Sludge Removal Expense		<u>34,125</u>	<u>24,212</u>
f. Purchased Power		<u>10,201</u>	<u>12,970</u>
g. Fuel for Power Production		_____	_____
h. Chemicals		<u>5,491</u>	<u>6,456</u>
i. Materials & Supplies		_____	_____
j. Contractual Services		<u>76,186</u>	<u>133,540</u>
k. Rents		_____	_____
l. Transportation Expenses		_____	_____
m. Insurance Expense		_____	_____
n. Regulatory Commission Expense		_____	_____
o. Bad Debt Expense		_____	_____
p. Miscellaneous Expense		_____	<u>1,108</u>
q. Depreciation Expense		<u>11,655</u>	<u>11,708</u>
r. Property Taxes		_____	<u>0</u>
s. Other Taxes		<u>6,607</u>	<u>6,627</u>
t. Income Taxes		_____	_____
Operating Income (Loss)		<u>\$ -73,864</u>	<u>\$ -136,425</u>

H. Outstanding Debt:

	Date Borrowed	Balance Due	Interest Rate	Expiration Date
1.	_____	_____	_____	_____
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____

I. Indicate Type of Tax Return Field:

- Form 1120 -Corporation
- Form 1120S -Subchapter S Corporation
- Form 1065 - Partnership
- Form 1040 - Schedule C - Individual (Proprietorship)

III

ENGINEERING DATA

A. Outside Engineering Consultant:

- 1. Name:
- 2. Firm:
- 3. Address:
- 4. Telephone: ( )

B. Individual to contact on engineering matters:

- 1. Name: **Jennifer Andrews Director of Utilities & Infrastructure**
- 2. Telephone: **(941) 374 5156**

C. Is the utility under citation by the Department of Environmental Protection (DEP) or County Health Department? If yes, explain: **No**

D. List any known service deficiencies and steps taken to remedy problems: **NONE**

E. Name of plant operator(s) and DEP operator certificate number(s) held: **US Water Corp**

F. Is the utility serving customers outside of its certificated area? **NO**  
If yes, explain:

G. Wastewater:

- 1. Gallons per day capacity of treatment facilities:
  - a. Existing: **,100,000**
  - b. Under Construction:
  - c. Proposed:
- 2. Type and make of present treatment facilities:  
**Concrete Extended Aeration**
- 3. Approximate average daily flow of treatment plant effluent: **50,000**

4. Approximate length of wastewater mains:

Size (diameter):	<b>8inch</b>	<b>6inch</b>	<b>4inch FM</b>		
Linear feet:	<b>23,715</b>	<b>7,761</b>	<b>5,500</b>		

- 5. Number of manholes: **100**
- 6. Number of lift stations: **6**
- 7. How do you measure treatment plant effluent? **Flow Meter**  
**Flow Meter**
- 8. Is the treatment plant effluent chlorinated?  Yes  No

If yes, what is the normal dosage rate? **Unknown**

9. Tap in fees – Wastewater: \$ **NONE**

10. Service availability fees – Wastewater: \$ **NONE**

11. Note DEP Treatment Plant Certificate Number and date of expiration: **FLA010835**

Number Expiration Date: **September 14, 2025**

12. Total gallons treated during most recent twelve months: **19,345,000**

13. Wastewater treatment purchased during most recent twelve months:

H. Water:

1. Gallons per day capacity of treatment facilities:

a. Existing:

b. Under Construction :

c. Proposed:

2. Type of treatment:

3. Approximate average daily flow of treated water:

4. Source of water supply:

5. Types of chemicals used and their normal dosage rates:

6. Number of wells in service:

Total capacity in gallons per minute (gpm):

Diameter/Depth:	_____ / _____	_____ / _____	_____ / _____
Motor horsepower:	_____	_____	_____
Pump capacity (gpm):	_____	_____	_____

7. Reservoirs and/or hydropneumatic tanks:

Description:	_____	_____	_____
Capacity:	_____	_____	_____

8. High service pumping:

Motor horsepower:	_____	_____	_____	_____
Pump capacity (gpm):	_____	_____	_____	_____

9. How do you measure treatment plant production? **Flow Meter**

10. Approximate feet of water mains: See Annual Report for other size mains

Size (diameter):	<b>2inch</b>	<b>3inch</b>	<b>4inch</b>	<b>6inch</b>
Linear feet:	_____	_____	_____	_____

11. Note any fire flow requirements and imposing government agency:

12. Number of fire hydrants in service:

- 13. Do you have a meter change out program?     No     Yes
- 14. Meter installation or tap in fees - Water    \$ \_\_\_\_\_
- 15. Service availability fees - Water    \$ \_\_\_\_\_
- 16. Has the existing treatment facility been approved by DEP?     No    x  Yes
- 17. Total gallons pumped during most recent twelve months:
- 18. Total gallons sold during most recent twelve months:
- 19. Gallons unaccounted for during most recent twelve months:
- 20. Gallons purchased during most recent twelve months:

**IV. RATE DATA**

A. Individual to contact on tariff matters:

- 1. Name: Marty Deterding
- 2. Telephone Number: (850) 877 6555

B. Schedule of present rates: (Attach additional sheets if more space is needed)

1. Water:

- a. Residential Water \_\_\_\_\_
- b. General Service \_\_\_\_\_
- c. Special Contract \_\_\_\_\_
- d. Other – Specify \_\_\_\_\_

2. Wastewater:

- a. Residential Wastewater **See attached Tariff Sheets** \_\_\_\_\_
- b. General Service **See attached Tariff Sheets** \_\_\_\_\_
- c. Special Contract \_\_\_\_\_
- d. Other – Specify \_\_\_\_\_

C. Number of Customers: (*Most recent two years*)

1. Water Metered	<b>2021</b>	<b>2022</b>
a. Residential	_____	_____
b. General Service	_____	_____
c. Special Contract	_____	_____
d. Other – Specify	_____	_____
2. Water Unmetered	<b>2021</b>	<b>2022</b>
a. Residential	_____	_____
b. General Service	_____	_____
c. Special Contract	_____	_____
d. Other - Specify	_____	_____
3. Wastewater	<b>2021</b>	<b>2022</b>
a. Residential	<b>976</b>	<b>976</b>
b. General Service	<b>2</b>	<b>2</b>
c. Special Contract	_____	_____
d. Other - Specify	_____	_____

**V. AFFIRMATION**

I, **Sheri Woodworth** the undersigned owner, officer, or partner of the above named public utility, doing business in the State of Florida and subject to the control and jurisdiction of the Florida Public Service Commission, certify that the statements set forth herein are true and correct to the best of my information, knowledge, and belief.

Signed S. Woodworth

Title Sr. Vice President

Notice: Section 837.06, Florida Statutes, provides that any person who knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his duty shall be guilty of a misdemeanor of the second degree.

**Additional Information & Utility intent::**

Gulfstream Utility, LLC is proposing implementation of Compensatory rates in three equal Phases over 2 years. The Utility would propose to implement each such phase, combined with that years index in Spring or summer of 2024, 2025 & 2026. The utility however reserves the right to implement full compensatory rates at the end of this SARC proceeding if at the end of this proceeding, the utility management, in its sole discretion, determines that the process has taken too long or has had too much opposition in order to be completed.