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DIVISION OF  
ACCOUNTING AND FINANCE  
ANDREW L. MAUREY  
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(850) 413-6900

# Public Service Commission

June 25, 2024

Mr. Robert Johnson  
St. Johns River Estates Utilities, LLC.  
15 Shaker Rd  
Grey, Maine 04039  
Rjohnson@lgicos.com

## STAFF'S SECOND DATA REQUEST VIA EMAIL

**Re: Docket No. 20230131-WS – Application for staff-assisted rate case in Putnam County by St. Johns River Estates Utilities, LLC.**

Dear Mr. Johnson:

Staff is requesting the following information to ensure accurate treatment of the above-referenced rate case concerning St. Johns River Estates Utilities, LLC. (Utility) for the test year ended June 30, 2023.

**1. Sludge Removal:** In the Utility's response to Staff's First Data Request, sludge removal invoices were provided for November 2022, March 2023 and April 2023.<sup>1</sup> Several of these invoices reflected an "[a]fter regular business hours" charge. Please explain the necessity for having the sludge removal occur after regular business hours.

How many lift stations does the Utility have? How often are the lift stations pumped due to regular use? Invoice number 91188 dated April 4, 2023, from American Pipe & Tank, Inc. charged \$1,775 for "[p]umped 7,100 gallons from flooded lift station." Additionally, there were invoices from Burney's Septic Tank Service, Inc. with charges of \$2,500 for "[p]umped lift station (4,000 gallons)." If able, please explain the reason for the increased cost for pumping fewer gallons (7,100 gallons for \$1,775 vs 4,000 gallons for \$2,500).

**2. Purchased Power:** Purchased power invoices were provided for accounts 9046664, 9046666, and 9046668. Each of these accounts are identified as Water Facilities. Account 9046662 is identified as "Meter on Pole – 224 Buffalo Bluff." Is this account for a water location, or wastewater? Account 9046665 is identified as "Storage Unit – 142 Bayou Dr." Please explain what this storage unit is used for, whether it is used for water services or wastewater services. Account 9046667 is identified as "100 Bayou Dr". Please explain what this location is, and if it is used for water services or wastewater services.

<sup>1</sup>Document No. 01150-2024, filed on March 13, 2024.

**3. Contractual Services – Testing:** Invoices provided by Two Fold Water Engineering Inc. reflect charges of \$920 for “Water &/or Wastewater Service” each month from January 2023 through June 2023. Please explain what services are provided. Are these services provided on a monthly basis? If so, please provide invoices from July 2022 through December 2023. Please also indicate if these services are for water, wastewater, or both systems.

**4. Contractual Services – Other:** Is the weekly lawn service and maintenance billed at \$1,000 per week, used to service and/or maintain any grounds that are not owned specifically by the Utility? If so, please provide an allocated expense specifically for the Utility.

Comcast invoices were provided addressed to St Johns River Estates, LLC. Please explain the relationship between St Johns River Estates, LLC. and the Utility. If internet services are allocated to the Utility, please provide the calculation for allocation to the Utility.

Waste Pro services were provided for a company named Liberty Companies. Please explain the relationship between Liberty Companies and the Utility. If waste management services are allocated to the Utility, please provide the calculation for allocations to the Utility.

How often is pest control service provided by Florida Pest Control? Is this service fully used by the Utility, or is this an allocated expense? If this is an allocated expense, please provide the calculation for the allocation.

**5. Rents:** During the audit, several invoices were provided from United Rentals for an 8’ x 40’ x 8’6” container. The invoices are addressed to St Johns River Estates, LLC. Please explain the relationship between St Johns River Estates, LLC. and the Utility. Please explain what the container rented from United Rentals is used for. If used for utility purposes, please explain if this is an allocated cost.

There is an insurance policy through Frank Bush Insurance Agency in the amount of \$6,014 for “property insurance for office building located @ 218 East Buffalo Bluff Rd.” From previous responses by the Utility, staff has allocated 15 percent of the insurance expense to the Utility. In order to properly allocate costs for the office rental, please provide a lease agreement showing the monthly or annual lease payments made for this office.

**6. Miscellaneous Expense:** An invoice dated July 15, 2023, from the Florida Department of Environmental Protection in the amount of \$100 is for a water system named St. John’s River Club Utilities. Please explain the relationship between St. John’s River Club Utilities and the Utility.

**7. Plant Additions / Repairs:** Please provide a list of any plant additions, retirements or repairs that were performed between July 1, 2022, and present. If applicable, please provide a description of the addition/repair, the associated plant account number, date of the addition/repair, cost of the addition/repair and all invoices associated.

Staff’s audit shows an expense of \$1,764 for “repairs” dated November 10, 2022. Please provide an invoice reflecting this repair, and indicate what this repair was for, and if it was on the water or wastewater system. Please explain what piece of equipment was repaired.

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Invoice number 51353 dated May 15, 2023, from Two Fold Water Engineering, Inc. for the amount of \$7,250 is stamped "Past Due". Has this invoice been paid by the Utility?

**8. DEP Consent Order:** In response to Staff's First Data Request, the Utility indicated that it was not requesting any pro forma items as part of this docket. However, it is staff's understanding that the Utility is currently under a Consent Order by the Department of Environmental Protection (DEP), dated September 23, 2023 which mandated several corrective actions. Please indicate if any of those corrective actions were completed by the Utility and include the following information as part of your response for each action:

- a. Name/type of action or repair
- b. Completion date
- c. Total cost
- d. Applicable bids, receipts, or work orders

**9. Additional DEP Actions:** Aside from the corrective actions ordered by DEP's September 23, 2023, Consent Order, has the DEP ordered any other actions or repairs to be completed?

**10. Used and Useful:** Please provide the number of lots currently served by the Utility as well as the number of vacant lots that could potentially connect to the Utility to receive services.

**11. Engineering Maps:** In response to Staff's First Data Request, the Utility indicated that its engineering maps of the water and wastewater systems were "not available".<sup>2</sup> However, pursuant to Rule 25-30.125, Florida Administrative Code, the Utility shall maintain suitable maps, drawings, and/or records of its system and facilities on file at its principle office within Florida. Please provide any maps, drawings, or records pertaining to its water and wastewater systems. If this information is not available, please explain why.

Please file a response to Staff's Second Data Request with the Office of the Commission Clerk no later than **July 9, 2024**. Please include the docket number (20230131-WS) on all filings with the Commission Clerk.

If you have any questions regarding numbers 1 – 7, please contact Christopher Richards at (850) 413-6742 or email [crichard@psc.state.fl.us](mailto:crichard@psc.state.fl.us). If you have any questions regarding numbers 8 – 11, please contact Clayton Lewis at (850) 413-6578 or email [clewis@psc.state.fl.us](mailto:clewis@psc.state.fl.us).

Sincerely,

/s/ *Christopher R. Richards*

Christopher R. Richards  
Public Utility Analyst IV

cc: Office of the Commission Clerk (Docket No. 20230131-WS)

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<sup>2</sup>Document No. 01152-2024, filed on March 13, 2024.