COUNTRY WALK UTILITIES, INC.

January 13, 2022

Office of Commission Clerk Florida Public Service Commission 2540 Shumard Oak Blvd. Tallahassee, FL 32399-0850

Re: Docket No. 20210182-WU – Application for limited alternative rate increase in Highlands County by Country Walk Utilities, Inc. – Staff First Data Request Response

Dear Commission Clerk,

Country Walk Utilities, Inc. (Country Walk) hereby submits its response to Staff's First Data Request dated January 12, 2022.

- 1) Property Tax Bill Please find attached a copy of the tax bill for B000000-00040790000 from 2019 and 2020. In 2019, the value of the utility plant was assessed at \$25,999. When Country Walk submitted its required Tangible Personal Property tax return, it utilized the actual amount of Net Utility Plant in Service of \$150,754 (see attached). Highlands County Tax Collector used this amount to assess the 2020 tax bill. Thus, the county re-assessed the value of the tangible property using the actual amounts. This tax has been paid.
- 2) <u>Miscellaneous Expense</u> The appropriate amount of Miscellaneous Expense should be \$250. This is for (a) \$150 for annual corporate filing with the Department of Corporations and (b) \$100.00 for the annual amount of permit renewal with FDEP. The other \$1,000 was a political contribution which should be removed.
- Contractual Services Other The contract with U.S. Water Services
 Corporation was revised on September 1, 2018. This revision took into account the actual costs to provide operations and maintenance. The annual amount of this new contract is \$23,837.28 for the test period. Previously, the contract was revised in 2017. In the previous amount, it included one (1) maintenance employee for the entire Highlands County allocated by ERCs for the three investor owned utilities (LP Waterworks, Country Walk, and HC Waterworks). This equated to 0.31 Full Time Equivalent (FTE). The previous contract also had time for the operator at 20 minutes per visit six days a week or 0.075 FTE. A FTE can be considered one employee. The previous contract also did not have any time for a maintenance supervisor or any preventative maintenance or minor repairs.

For the revised contract, the amount includes two (2) maintenance employees also allocated across the three IOUs. This equates to 0.62 FTE. It also includes a small amount for a maintenance supervisor. For Country Walk it was 3.1% of 0.2 FTE. This represents 0.006 FTE of a maintenance supervisor. Under the new

Country Walk Utilities, Inc. Staff First Data Request January 13, 2022

contract, it allows operator time for 30 minute visits three times a week or 0.038 FTE. The new contract also allows for \$75 per month for preventative maintenance and minor repairs, including parts, etc.

In Highlands County there are actually three maintenance employees and two operators. However, only portions of these costs are included in the contract.

The revised contract equates to approximately \$326.54 per ERC. In Order No. PSC-2018-0553-PAA-WU (SARC Order), the Commission references Lake Idlewild of \$418 / ERC and Charlie Creek of \$454 / ERC (page 14). Also, on January 11, 2022, the Commission approved a SARC for Brendenwood Waterworks, Inc. (Docket No. 20210055-WU). This included approval of Issue 7. In that Issue, the staff indicated that the amount of this contract was \$350 per ERC.

Thus, the new revised contract amount for Country Walk of \$326.54 per ERC is below these previously approved amounts. It should also be noted that due to the change in treatment from simple "pump and chlorinate" to forced draft aeration, there is additional time and expense to operate. This includes the addition of Ph adjustments utilizing caustic and acid. This new treatment is more complicated than the previous treatment methodology.

The additional amount of \$1,356.48 represents amortization of the hydro-tank rehabilitation (sand blast and painting) that is being amortized over a five-year period. This is actually being booked in Account 407.2.

If you have any questions, please do not hesitate to contact me at (727) 848-8292, ext. 245.

Respectfully Submitted.

Troy Rendell Vice President

Investor Owned Utilities

// for Country Walk Utilities, Inc.

ERIC T. ZWAYER

NOTICE OF AD VALOREM TAXES AND NON-ADVALOREM ASSESSMENTS

HIGH	ACCOUNT NUMBER	PROPERTY ADDRESS	EXEMPTION CODES	ESCROW
	B000000-00040790000	29 LAKE SIDE TRL	*A1	

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*See reverse side for description.





COUNTRY WALK UTILITIES 4939 CROSS BAYOU BLVD NEW PORT RICHEY FL 34652-3434

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Corrected Tax Notice — Please disregard the previous bill. See enclosed letter for additional information.

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						AMOUNT	
TOTAL NON AD	-VALOREM ASSESSMENTS					\$0.00	
COMBINED TAX	KES AND ASSESSMENTS					\$1,846.38	
lf Paid By	Oct 31, 2021	Nov 30, 2021	Dec 31, 20	21 .	Jan 31, 2022	Feb 28, 2022	
Please Pay	1,772.52	1,772.52	1,790.99	1	,809.45	1,827.92	

Report all property owned by you including fully depreciated items still in use.

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Country Walk Utilities, Inc. Balance Sheet

As of December 31, 2020

	Dec 31, 20	
ASSETS		
Fixed Assets		
100 · Fixed Assets		
101.1 · Utility Plant in Service		
300 · Water Utility Plant		
301 · Organization	2,388.80 😾	
302 · Franchises	750.00 ×	
303 · Land & Land Rights	1,495.00 ×	
304 · Structures & Improvements	11,980.00	
307 · Wells & Springs	22,107.00	
310 · Power Generating Equipment	2,321.19	
311 · Pumping Equipment	5,029.34	
320 · Water Treatment Equipment	145,852.64	
330 · Distrib/Reservoir Standpipes	7,730.15	
331 · Transmission/Distrib Lines	11,863.00	
333 · Services	17,542.52	
334 · Meters & Meter Installation	8,574.67	
Total 300 · Water Utility Plant	237,634.31	
Total 101.1 · Utility Plant in Service	237,634.31	
Total 100 · Fixed Assets	237,634.31	
108 · Accumulated Depreciation 108.1 · Accum Depreciation Water Plant	90 92 97 430	
Accum Depreciation Water Plant	-82,786.57	_ \
Total 108 · Accumulated Depreciation	-82,786-57	+7/
114 · Acquisition Adjustment		
114.1 · Water	-20,064.00	
Total ddd A I-III A II		
Total 114 · Acquisition Adjustment	-20,064.00	
115 · Accum Amort-Acquisition Adjustm		
115.1 · Water	17,137.17	
	17,107.17	
Total 115 · Accum Amort-Acquisition Adjustm	17,137.17	
270 · CIAC		
271 · Contributions in Aid of Constru	24 000 00	
272 · Acc Amortiz CIAC	-24,200.00	
272 Acc Amortiz CIAC	21,015.03	
Total 270 - CIAC	-3,184.97	
Total Fixed Assets	148,735.94	154
TOTAL ASSETS		
	148,735.94	
LIABILITIES & EQUITY	0.00	
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Country Walk Utilities, Inc.

Transactions by Account As of December 31, 2020

-	Туре	Date	Num	Name	Memo	Class	Clr	Split	Debit	Credit	Balance
300	d Assets Utility Plant i · Water Utility 301 · Organiza Total 301 · Org	y Plant ation									233,258.27 233,258.27 233,258.27 2,388.80 2,388.80
	302 · Franchis Fotal 302 · Fran										750.00 750.00
3 T	803 · Land & L Total 303 · Lan	and Rights d & Land Rights									1,495.00 1,495.00
3 T	otal 304 · Structure	es & Improveme actures & Improve	ents ements								11,980.00 11,980.00
	otal 307 · Wells & S										22,107.00 22,107.00
Bill		enerating Equip 12/31/2020	20788	U.S. Water Service	Install new g		2	231 · Account	2,321.19		0.00 2,321.19
Т	otal 310 · Pow	er Generating E	quipment						2,321.19	0.00	2,321.19
3 T	11 · Pumping otal 311 · Pum	Equipment ping Equipment									5,029.34 5,029.34
3. Genera	20 · Water Tre I Journal	eatment Equipm 10/31/2020	ent 672		Permitting for		1	105 · Constru	2,000.00		143,852.64 145,852.64
Т	otal 320 · Wate	er Treatment Eq	uipment						2,000.00	0.00	145,852.64
3: To	30 · Distrib/Re otal 330 · Distr	eservoir Standp rib/Reservoir Sta	ipes ndpipes								7,730.15 7,730.15
		sion/Distrib Lin smission/Distrib									11,863.00 11,863.00
	33 · Services otal 333 · Serv	rices									17,542.52 17,542.52

Country Walk Utilities, Inc. Transactions by Account As of December 31, 2020

Туре	Date	Num	Name	Memo	Class	Clr	Split	Debit	Credit	Balance
334 · Meters /	& Meter Installa	tion	0.1 ************************************							8,519.82
Bill	03/31/2020	05309	U.S. Water Service	(1) - 5/8" Met			231 · Account	43.87		8,563.69
General Journal	03/31/2020	578		Retire replac			108.1 · Accu		32.90	8,530.79
Bill	08/31/2020	14989	U.S. Water Service	(1) - 5/8" Met			231 · Account	43.87		8,574.66
General Journal	08/31/2020	662		Retire replac			108.1 · Accu		32.90	8,541.76
Bill	10/31/2020	18378	U.S. Water Service	(1) - 5/8" Met			231 · Account	43.87		8,585.63
General Journal	10/31/2020	662		Retire replac			108.1 · Accu		32.90	8,552.73
Bill	11/30/2020	20000	U.S. Water Service	(2) - 5/8" Met			231 · Account	87.74	05.00	8,640.47
General Journal	11/30/2020	662		Retire replac			108.1 · Accu		65.80	8,574.67
Total 334 · Me	ters & Meter Ins	stallation					±.	219.35	164.50	8,574.67
Total 300 · Water	Utility Plant						:-	4,540.54	164.50	237,634.31
Total 101.1 · Utility P	lant in Service						04	4,540.54	164.50	237,634.31
Total 100 · Fixed Assets								4,540.54	164.50	237,634.31
doo a										-71,569.58
108 · Accumulated Dep		Diami								-71,569.58
108.1 · Accum Depre				Depreciation			403 · Depreci		930.89	-72,500.47
General Journal General Journal	01/31/2020 02/29/2020	562 579		Depreciation			403 · Depreci		928.77	-73,429.24
General Journal	03/31/2020	578		Retire replac			334 · Meters	32.90		-73,396.34
General Journal	03/31/2020	580		Depreciation			403 · Depreci		928.77	-74,325.11
General Journal	04/30/2020	608		Depreciation			403 · Depreci		970.57	-75,295.68
General Journal	05/31/2020	609		Depreciation			403 · Depreci		928.77	-76,224.45
General Journal	06/30/2020	629		Depreciation			403 · Depreci		970.59	-77,195.04
General Journal	07/31/2020	643		Depreciation			403 · Depreci		928.77	-78,123.81
General Journal	08/31/2020	662		Retire replac			334 · Meters	32.90		-78,090.91
General Journal	08/31/2020	663		Depreciation			403 · Depreci		928.77	-79,019.68
General Journal	09/30/2020	664		Depreciation			403 · Depreci		970.63	-79,990.31
General Journal	10/31/2020	662		Retire replac			334 · Meters	32.90		-79,957.41
General Journal	10/31/2020	663		Depreciation			403 · Depreci		933.67	-80,891.08
General Journal	11/30/2020	662		Retire replac			334 · Meters	65.80		-80,825.28
General Journal	11/30/2020	664		Depreciation			403 · Depreci		980.70	-81,805.98
General Journal	12/31/2020	665		Depreciation			403 · Depreci		980.59	-82,786.57
Total 108.1 · Accum I	Depreciation Wa	ater Plant						164.50	11,381.49	-82,786.57
Total 108 · Accumulated	Depreciation							164.50	11,381.49	-82,786.57
114 · Acquisition Adjus	tment									-20,064.00
114.1 · Water	**************************************									-20,064.00
Total 114.1 · Water										-20,064.00
Total 114 · Acquisition A	diustment									-20,064.00

Country Walk Utilities, Inc. Transactions by Account As of December 31, 2020

Type	Date	Num	Name	Memo	Class	Clr	Split	Debit	Credit	Balance
15 · Accum Amort-A	cauisition Adius	stm -								14,800.2
115.1 · Water										14,800.2
General Journal	01/31/2020	547		Amortization			406 · Amortiz	194.74		14,995.0
General Journal	02/29/2020	556		Amortization			406 · Amortiz	194.74		15,189.7
General Journal	03/31/2020	569		Amortization			406 · Amortiz	194.74		15,384.5
General Journal	04/30/2020	587		Amortization			406 · Amortiz	194.74		15,579.2
General Journal	05/31/2020	598		Amortization			406 · Amortiz	194.74		15,773.9
General Journal	06/30/2020	613		Amortization			406 · Amortiz	194.74		15,968.7
General Journal	07/31/2020	623		Amortization			406 · Amortiz	194.74		16,163.4
General Journal	08/31/2020	633		Amortization			406 · Amortiz	194.74		16,358.2
General Journal	09/30/2020	650		Amortization			406 · Amortiz	194.74		16,552.9
General Journal	10/31/2020	667		Amortization			406 · Amortiz	194.74		16,747.6
General Journal	11/30/2020	676		Amortization			406 · Amortiz	194.74		16,942.4
General Journal	12/31/2020	684		Amortization			406 · Amortiz	194.74		17,137.1
Total 115.1 · Water								2,336.88	0.00	17,137.17
cultivaries accommon	ort Acquisition Ac	liustm						2,336.88	0.00	17,137.1
otal 115 · Accum Am	ort-Acquisition Ac									
	ort-Acquisition Ac	,								-4.370.69
70 · CIAC		•								
	s in Aid of Cons	tru								-24,200.0
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70 · CIAC 271 · Contribution Total 271 · Contribu 272 · Acc Amortiz	s in Aid of Cons itions in Aid of Co	tru onstru		CIAC Amorti			407 · Amortiz	97.20		-24,200.0 -24,200.0 19,829.3
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70 · CIAC 271 · Contribution Total 271 · Contribu 272 · Acc Amortiz General Journal General Journal	s in Aid of Constitions in Aid of Co CIAC 01/31/2020 02/29/2020	tru onstru 563 581		CIAC Amorti			407 · Amortiz	96.98		-24,200.00 -24,200.00 19,829.3 19,926.5 20,023.4
70 · CIAC 271 · Contribution Total 271 · Contribution 272 · Acc Amortiz General Journal General Journal General Journal	s in Aid of Constitions in Aid of Co CIAC 01/31/2020 02/29/2020 03/31/2020	563 581 582		CIAC Amorti CIAC Amorti			407 · Amortiz 407 · Amortiz			-24,200.0 -24,200.0 19,829.3 19,926.5 20,023.4 20,120.4
70 · CIAC 271 · Contribution Total 271 · Contribu 272 · Acc Amortiz General Journal General Journal General Journal General Journal	s in Aid of Consistions in Aid of Co CIAC 01/31/2020 02/29/2020 03/31/2020 04/30/2020	563 581 582 610		CIAC Amorti CIAC Amorti CIAC Amorti			407 · Amortiz	96.98 96.97		-24,200.0 -24,200.0 19,829.3 19,926.5 20,023.4 20,120.4 20,221.8
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4939 CROSS BAYOU BOULEVARD NEW PORT RICHEY, FL 34652

INVOICE

Page: 1

Invoice Number:

SI22356

Invoice Date:

1/12/2021

Due Date

2/11/2021

All pricing anticipates payment by check or ACH. Due to additional cost incurred, services paid by credit card will require an additional 5% processing fee.

Bill To:

Country Walk Utilities, Inc.

4939 Cross Bayou Boulevard Attn: Joe Gabay

New Port Richey, FL 34652

Customer ID

C00940

P.O. Number

JJ-001071

WA:

Job Number: Job Description: J01529

Country Walk Utilities, Inc.

Date Item/Description Task Number Qty. Unit **Unit Price Total Price** 1/12/2021 State of Florida - Department of Corporations - Annual 1006 1.00 150.00 150.00 Report

Entered: Pl

COA Code: 6

Approved:

Date:

Subtotal: Invoice Discount: Total Sales Tax: 150.00 0.00 0.00

150.00

Phone: (727) 848-8292 Ext. 219 Toll Free: (866) 753-8292 Ext. 219 Email: ar@uswatercorp.net

Total USD:



Florida Department of Environmental Protection

Bureau of Finance & Accounting PO Box 3070 Tallahassee, FL 32315-3070

Drinking Water Annual Operating License Fee

INVOICE

https://floridadep.gov

Subject: Drinking Water Invoice 2021-2022

4939 CROSS BAYOU BLVD.

NEW PORT RICHEY, FL 34652

July 1, 2021 through June 30, 2022

INVOICE NO:

DATE:

069165 7/15/2021

COA Code: 67 JOE GABAY US WATER CORP.

Approved: e

Accounting Information

Object Code: 002216 Org code: 37 35 40 60 000 Expansion Option: TA

FEAIR Code: 37202526001373504000000020000

PWS # 6284114

PWS#

SYSTEM NAME

Paid:

Date:

INVOICE AMOUNT

6284114

COUNTRY WALK UTILITIES, INC.

\$100.00

Invoice amount represents only current year fee assessment.

This fee is assessed pursuant to Rule 62-4.053, Florida Administrative Code, and is DUE August 31, 2021. A copy of the rule may be found at https://www.firules.org/gateway/ChapterHome.asp?Chapter=62-4.

Payments can be made by check or money order by mail, or by credit card online.

To pay online, visit https://www.fldepportal.com/go/pay-invoices and select 'Drinking Water Annual Operating License Fees'. Follow the instructions to register or login.

If you represent a municipality (city/county government) or entity thereof, you may be eligible for a reduction or waiver of permit processing fees pursuant to Section 218.075, Florida Statutes. For the current waiver guide, please visit:

https://fioridadep.gov/water/source-drinking-water/documents/drinking-water-annual-fee-waiverreduction-guidance

If you have any questions about this fee, payment, or fee waiver eligibility please e-mail PWS_Annual_Fees@dep.state.fl.us or call (850) 245-8481.

Please Detach This Portion Of The Invoice And Return With Your Payment. For Multiple Systems, Please Include The Remittance For Each Invoice.

INVOICE NO:

3.3 069165 7/15/2021

Make Payments Payable To:

Florida Department Of Environmental Protection

DATE:

PO Box 3070

Tallahassee, FL 32315-3070

Bureau Of Finance And Accounting

Pay Online at:

https://www.fldepportal.com/go/pay-invoices

PWS#

SYSTEM NAME

INVOICE AMOUNT

REMIT AMOUNT

6284114

COUNTRY WALK UTILITIES, INC.

Accounting Information

Object Code: 002216 Org code: 37 35 40 60 000

Expansion Option: TA

FLAIR Code: 3720252600137350400000000000000

PWS # 6284114