

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

January 27, 2022

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


**Re: Application for a Staff Assisted Rate Case for Leighton Estates Utilities, LLC in Marion County Florida**

Dear Commission Clerk:

Attached please find an Application for a Staff Assisted Rate Case for Leighton Estates Utilities, LLC in Marion County.

In this Docket, the utility asks the Commission to allow for a meter replacement program and interim rates.

On behalf of the utilities,

  
Michael Smallridge.  
Sole Managing Member



G. List of Associated Companies and Addresses:

All companies under Florida Utility Services 1, LLC  
5911 Trouble Creek Rd. New Port Richey, FL. 34652

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:

II. ACCOUNTING DATA

A. Outside Accountant

1. Name:

2. Firm:

3. Address:

4. Telephone: ( )

B. Individual To Contact On Accounting Matters:

1. Name: **MIKE SMALLRIDGE**

2. Telephone: 352-302-7406

C. Location of Books and Records: **UTILITY OFFICE**

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

Date Last Filed: **2021**

E. Has your latest Regulatory Assessment Fee Payment been made? no

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

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

1. Water:

**2021**

Cost of Plant In Service

\$ **396,404** \$ \_\_\_\_\_

Less Accumulated Depreciation

**123,116** \_\_\_\_\_

Less Contributed Plant

\_\_\_\_\_

Net Owner's Investment

\$ **273,289** \$ \_\_\_\_\_

2. Wastewater:

Cost of Plant In Service	\$ _____	\$ _____
Less Accumulated Depreciation	_____	_____
Less Contributed Plant	_____	_____
Net Owner's Investment	\$ _____	\$ _____

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

1. Water:

	2021	
Revenues (By Class)		
a. <b>RESIDENTIAL</b>	\$ <u>27,740</u>	\$ _____
b. <b>GENERAL SERVICES</b>	<u>0</u>	_____
c. <b>OTHER</b>	<u>365</u>	_____
Total Operating Revenues:	\$ <u>28,105</u>	\$ _____
Less Expenses:		
a. Salaries & Wages – Employees	<u>7589</u>	_____
b. Salaries & Wages - Officers, Directors, & Majority Stockholders	<u>1,600</u>	_____
c. Employee Pensions & Benefits	<u>68</u>	_____
d. Purchased Water	<u>0</u>	_____
e. Purchased Power	<u>1131</u>	_____
f. Fuel for Power Production	<u>0</u>	_____
g. Chemicals	<u>0</u>	_____
h. Materials & Supplies	<u>3465</u>	_____
i. Contractual Services	<u>8757</u>	_____
j. Rents	<u>1027</u>	_____
k. Transportation Expenses	<u>967</u>	_____
l. Insurance Expense	<u>3442</u>	_____
m. Regulatory Commission Expense	<u>1265</u>	_____
n. Bad Debt Expense	<u>0</u>	_____
o. Miscellaneous Expense	<u>2497</u>	_____
p. Depreciation Expense	<u>12600</u>	_____
q. Property Taxes	<u>401</u>	_____
r. Other Taxes	<u>592</u>	_____
s. Income Taxes	<u>0</u>	_____
Operating Income (Loss)	\$ <u>45401</u>	\$ _____

2. Wastewater

N/A

Revenues (By Class):

a. **residential**

b.

c.

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

\_\_\_\_\_

\_\_\_\_\_

Total Operating Revenues:

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

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Less Expenses:

- a. Salaries & Wages - Employees
- b. Salaries & Wages - Officers, Directors, & Majority Stockholders
- c. Employee Pensions & Benefits
- d. Purchased Wastewater Treatment
- e. Sludge Removal Expense
- f. Purchased Power
- g. Fuel for Power Production
- h. Chemicals
- i. Materials & Supplies
- j. Contractual Services
- k. Rents
- l. Transportation Expenses
- m. Insurance Expense
- n. Regulatory Commission Expense
- o. Bad Debt Expense
- p. Miscellaneous Expense
- q. Depreciation Expense
- r. Property Taxes
- s. Other Taxes
- t. Income Taxes

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Operating Income (Loss)

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

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H. Outstanding Debt:

	Creditor	Date Borrowed	Balance Due	Interest Rate	Expiration Date
1.	<b>Capital City</b>	<b>1/4/21</b>	<b>172,000</b>	<b>5.5</b>	<b>1/4/31</b>
2.	<b>Capital City</b>	<b>3/8/21</b>	<b>12,000</b>	<b>5.95</b>	<b>3/8/26</b>
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: **MICHAEL SMALLRIDGE**
- 2. Telephone: **(352) 302 7406**

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: Tim Fish  
Water Lic. # B-7477, WW # B-8580

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:
  - b. Under Construction:
  - c. Proposed:
- 2. Type and make of present treatment facilities:
- 3. Approximate average daily flow of treatment plant effluent:

4. Approximate length of wastewater mains:

Size (diameter):					
Linear feet:					

- 5. Number of manholes:
- 6. Number of lift stations:
- 7. How do you measure treatment plant effluent?

8. Is the treatment plant effluent chlorinated? Yes  No

If yes, what is the normal dosage rate?

- 9. Tap in fees – Wastewater: \$
- 10. Service availability fees – Wastewater: \$
- 11. Note DEP Treatment Plant Certificate Number and date of expiration:  
Number Expiration Date:
- 12. Total gallons treated during most recent twelve months:
- 13. Wastewater treatment purchased during most recent twelve months: 0

H. Water:

- 1. Gallons per day capacity of treatment facilities:  
a. Existing: 58,000                      b. Under Construction : 0                      c. Proposed: 0

2. Type of treatment:

**bleach**

3. Approximate average daily flow of treated water: 11,000

4. Source of water supply: Well

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

**bleach**

6. Number of wells in service: 1  
Total capacity in gallons per minute (gpm): 110

Diameter/Depth:	6" /	/	/
Motor horsepower:	10		
Pump capacity (gpm):	110		

7. Reservoirs and/or hydropneumatic tanks:

Description:	Steel tank ground		
Capacity:	5,000 Gallons each		

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:

Size (diameter):	4"	2"		
Linear feet:	4000	3520		

11. Note any fire flow requirements and imposing government agency: none

12. Number of fire hydrants in service: 0

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  Yes
17. Total gallons pumped during most recent twelve months: 4925000
18. Total gallons sold during most recent twelve months: 4353000
19. Gallons unaccounted for during most recent twelve months: 0
20. Gallons purchased during most recent twelve months: 0

**IV. RATE DATA**

A. Individual to contact on tariff matters:

1. Name: MICHAEL SMALLRIDGE
2. Telephone Number: (352) 302 7406

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

1. Water:

- |                      |                     |
|----------------------|---------------------|
| a. Residential Water | <u>See attached</u> |
| b. General Service   | _____               |
| c. Special Contract  | _____               |
| d. Other - Specify   | _____               |

2. Wastewater:

- |                           |          |
|---------------------------|----------|
| a. Residential Wastewater | <u>0</u> |
| b. General Service        | <u>0</u> |
| c. Special Contract       | <u>0</u> |
| d. Other - Specify        | <u>0</u> |


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

- |                     | <b>2021</b> |       |
|---------------------|-------------|-------|
| 1. Water Metered    |             |       |
| a. Residential      | <u>80</u>   | _____ |
| b. General Service  | <u>0</u>    | _____ |
| c. Special Contract | <u>0</u>    | _____ |
| d. Other - Specify  | <u>0</u>    | _____ |
| 2. Water Unmetered  | <u>0</u>    |       |
| a. Residential      | <u>0</u>    | _____ |
| b. General Service  | <u>0</u>    | _____ |
| c. Special Contract | <u>0</u>    | _____ |
| d. Other - Specify  | <u>0</u>    | _____ |
| 3. Wastewater       |             |       |
| a. Residential      | <u>0</u>    | _____ |
| b. General Service  | _____       | _____ |
| c. Special Contract | _____       | _____ |
| d. Other - Specify  | _____       | _____ |



V. AFFIRMATION

I, MICHAEL SMALLRIDGE 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  11/27/22

Title Managing Member

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.

**NOTICE**  
**TO CUSTOMERS OF LEIGHTON ESTATES UTILITIES, LLC.**  
**AND ALL OTHER INTERESTED PERSONS**  
**DATED: JANUARY 7, 2022**

By Order No. PSC-2021-0408-PAA-WU, issued November 1, 2021, in Docket No. 20210043-WU, the Florida Public Service Commission (Commission) approved an application to transfer Certificate No. 652-W in Marion County from Arma Water Service, LLC. to Leighton Estates Utilities, LLC. A schedule of Commission approved rates and charges are set forth below.

**MONTHLY WATER RATES**

**Residential and General Service**

Base Facility Charge by Meter Size

5/8" x 3/4"	\$22.00
1"	\$55.00
1 1/2"	\$110.00
2"	\$176.00
Charge Per 1,000 gallons	\$1.66

**INITIAL CUSTOMER DEPOSITS**

**Residential and General Service**

5/8" x 3/4"	\$50.00
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**SERVICE AVAILABILITY CHARGES**

**Customer Connection (Tap-in) Charge**

5/8" x 3/4" meter service	\$875.00
1" meter service	\$875.00
1 1/2" meter service	\$875.00
2" meter service	\$875.00
Over 2" meter service	\$875.00

**Meter Installation Charge**

5/8" x 3/4"	\$125.00
All other meter sizes"	Actual Cost

**MISCELLANEOUS SERVICE CHARGES**

	<u>Normal Hours</u>	<u>After Hours</u>
Premises Visit Charge	\$25.00	\$50.00
Violation Reconnection Charge	\$25.00	\$50.00
Late Payment Charge	\$5.00	
NSF Charges	Pursuant to Section 68.065, F.S.	