

FLORIDA UTILITY SERVICES 1, LLC  
5911 TROUBLE CREEK ROAD  
NEW PORT RICHEY, FL 34652  
(727) 937-6275

July 21, 2023

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

RE: Pinecrest Utilities, LLC  
Staff-Assisted Rate Case  
Docket No. 20230071-WU

RECEIVED-FPSC  
2023 JUL 26 PM 10:51  
COMMISSION  
CLERK

To the Commission Clerk,

Enclosed please find the company's response to the Staff's Audit Document Requests 1-17,  
dated 7/7/23 and 7/13/23.

Sincerely,



Marianne McDonald  
CFO, Accounting

accounting@fus1LLC.com  
(512) 694-8406 cell

COM \_\_\_\_\_  
AFD 1 Flash Drive  
APA \_\_\_\_\_  
ECO \_\_\_\_\_  
ENG \_\_\_\_\_  
GCL \_\_\_\_\_  
IDM \_\_\_\_\_  
CLK \_\_\_\_\_



**FLORIDA PUBLIC SERVICE COMMISSION  
AUDIT DOCUMENT/RECORD REQUEST  
NOTICE OF INTENT**

TO: Mike Smallridge UTILITY: Pinecrest Utilities, LLC

Brian Lenberg  
850-413-6477  
2540 Shumard Oak Blvd.  
Tallahassee, FL 32399-0850  
Blenberg@psc.state.fl.us

AUDIT MANAGER: Brian Lenberg PREPARED BY: \_\_\_\_\_

REQUEST NUMBER: 2 DATE OF REQUEST: 07/7/2023

AUDIT PURPOSE: Staff-Assisted Rate Case; Docket No. 20230071-WU; ACN: 2023-178-2-1

REQUEST THE FOLLOWING ITEM(S) BE PROVIDED BY: 07/14/2023

REFERENCE RULE 25-22.006, F.A.C., THIS REQUEST IS MADE:  INCIDENT TO AN INQUIRY  
 OUTSIDE OF AN INQUIRY

ITEM DESCRIPTION:

1. Please provide any support or documentation showing additions and retirements since October 01, 2012. This should include, but not be limited to, any cost studies, any orders from county or city showing costs, tax returns, contracts, invoices, and checks.

*SEE EXCEL FILE ON FLASH DRIVE*

2. Please provide any support or documentation showing any sale or purchase of land the Utility has made since October 01, 2012. This support should include, but not be limited to deeds of any kind, contracts, or checks.

*NIA*

3. Please list all vehicles used and/or paid for by the utility.

*NONE*

4. Please identify any plant assets that are not owned by the Utility.

*NONE*

TO: AUDIT MANAGER:

DATE: 7-21-23

THE REQUESTED RECORD OR DOCUMENTATION:

- (1)  HAS BEEN PROVIDED TODAY
- (2)  CANNOT BE PROVIDED BY THE REQUESTED DATE BUT WILL BE MADE AVAILABLE BY: \_\_\_\_\_
- (3)  AND IN MY OPINION, ITEM(S) \_\_\_\_\_ IS (ARE) PROPRIETARY AND CONFIDENTIAL BUSINESS INFORMATION AS DEFINED IN 364.183, 366.093, OR 367.156, F.S. TO MAINTAIN CONTINUED CONFIDENTIAL HANDLING OF THIS MATERIAL THE UTILITY OR OTHER PERSON MUST, WITHIN 21 DAYS AFTER THE AUDIT EXIT CONFERENCE, FILE A REQUEST FOR CONFIDENTIAL CLASSIFICATION WITH THE OFFICE OF COMMISSION CLERK. REFER TO RULE 25-22.006, F.A.C.
- (4)  THE ITEM WILL NOT BE PROVIDED. (SEE ATTACHED MEMORANDUM)

*Michael DeBul, CFO*  
\_\_\_\_\_  
(SIGNATURE AND TITLE OF RESPONDENT)

Distribution: Original: Utility (for completion and return to Auditor) Copy: Audit File

Form PSC/APA 6 (3/23)

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2 - UPIS And Land.Docx

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NOTICE OF INTENT**

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AUDIT MANAGER: Brian Lenberg PREPARED BY: \_\_\_\_\_

REQUEST NUMBER: 3 DATE OF REQUEST: 07/7/2023

AUDIT PURPOSE: Staff-Assisted Rate Case; Docket No. 20230071-WU; ACN: 2023-178-2-1

REQUEST THE FOLLOWING ITEM(S) BE PROVIDED BY: 07/14/2023

REFERENCE RULE 25-22.006, F.A.C., THIS REQUEST IS MADE:  INCIDENT TO AN INQUIRY  
 OUTSIDE OF AN INQUIRY

ITEM DESCRIPTION:

1. Please provide a detailed explanation regarding the Utility's plans for interconnections, major plant retirement, new or extended plant, etc. If there are plans available, please include copies of contracts or cost estimates.

NONE

TO: AUDIT MANAGER: \_\_\_\_\_ DATE: 7-21-23

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*Brian Lenberg, CFO*  
(SIGNATURE AND TITLE OF RESPONDENT)

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Form PSC/APA 6 (3/23)

C:\Users\Marianne\AppData\Local\Microsoft\Windows\Icache\Content.Outlook\1GQ22PO1\B 2023-178-2-1 WP 10 DR

3 - Utility's Plants For Future Interconnections.Docx

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AUDIT MANAGER: Brian Lenberg PREPARED BY: \_\_\_\_\_

REQUEST NUMBER: 4 DATE OF REQUEST: 07/7/2023

AUDIT PURPOSE: Staff-Assisted Rate Case; Docket No. 20230071-WU; ACN: 2023-178-2-1

REQUEST THE FOLLOWING ITEM(S) BE PROVIDED BY: 07/14/2023

REFERENCE RULE 25-22.006, F.A.C., THIS REQUEST IS MADE:  INCIDENT TO AN INQUIRY  
 OUTSIDE OF AN INQUIRY

ITEM DESCRIPTION:

1. Please provide a schedule of Contributions in Aid of Construction (CIAC) additions and adjustments from October 01, 2012. In addition, please provide any policies and procedures the Utility might have regarding CIAC, any special agreements, developer agreements, and/or any representation of donated property.

*SEE EXCEL FILE ON FLASH DRIVE*

TO: AUDIT MANAGER:

DATE: 7-21-23

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*Alison A. DeB...* CFO  
(SIGNATURE AND TITLE OF RESPONDENT)

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Form PSC/APA 6 (3/23)

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4 - CIAC.Docx

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AUDIT DOCUMENT/RECORD REQUEST  
NOTICE OF INTENT**

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Blenberg@psc.state.fl.us

AUDIT MANAGER: Brian Lenberg PREPARED BY: \_\_\_\_\_

REQUEST NUMBER: 5 DATE OF REQUEST: 07/7/2023

AUDIT PURPOSE: Staff-Assisted Rate Case; Docket No. 20230071-WU; ACN: 2023-178-2-1

REQUEST THE FOLLOWING ITEM(S) BE PROVIDED BY: 07/14/2023

REFERENCE RULE 25-22.006, F.A.C., THIS REQUEST IS MADE:  INCIDENT TO AN INQUIRY  
 OUTSIDE OF AN INQUIRY

ITEM DESCRIPTION:

1. Please provide a schedule of yearly depreciation from October 01, 2012 to December 31, 2022. Include within this schedule what depreciation rates are used and the method of depreciation.  
*SEE SCHEDULE IN EXCEL FILE ON FLASH DRIVE. METHOD ATTACHED.*
2. Please provide a schedule of Amortization of CIAC from October 01, 2012 to December 31, 2022.  
*SEE EXCEL FILE ON FLASH DRIVE.*

TO: AUDIT MANAGER:

DATE: 7-21-23

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(SIGNATURE AND TITLE OF RESPONDENT)

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5 - Accum Depreciation And AA Of CIAC.Docx

ANALYSIS OF ACCUMULATED DEPRECIATION BY PRIMARY ACCOUNT - WATER

Acct. No. (a)	Account (b)	Average Service Life in Years (c)	Average Salvage in Percent (d)	Depr. Rate Applied (e)	Accumulated Depreciation Balance Previous Year (f)	Debits (g)	Credits (h)	Accum. Depr. Balance End of Year (f-g+h=i) (i)
301	Organization (Original Certificate).....	0	%	%	\$	\$	\$	\$
304	Structures and Improvements.....	27	%	3.70 %	5,753			5,753
305	Collecting and Impounding							
	Reservoirs.....	40	%	%				
306	Lake, River and Other Intakes.....	40	%	%				
307	Wells and Springs.....	27	%	3.70 %	17,836		963	18,798
308	Infiltration Galleries & Tunnels.....	40	%	%				
309	Supply Mains.....	32	%	3.13 %	3,050		99	3,148
310	Power Generating Equipment.....	17	%	%				
311	Pumping Equipment (Electric).....	17	%	5.88 %	15,299		1,107	16,406
311	Pumping Equipment (Sub Pump).....			%				
320	Water Treatment Equipment.....	17	%	5.88 %	5,785		478	6,264
330	Distribution Reservoirs & Standpipes.....	33	%	3.03 %	4,251		869	5,121
331	Trans. & Dist. Mains.....	38	%	2.63 %	76,607		2,651	79,258
333	Services.....	35	%	2.86 %	14,283		439	14,722
334	Meter & Meter Installations.....	17	%	5.88 %	23,428		1,027	24,456
335	Hydrants.....	40	%	%	5,498		211	5,709
336	Backflow Prevention Devices.....	10	%	%				
339	Other Plant and Miscellaneous Equipment.....	20	%	%				
340	Office Furniture and Equipment.....	15	%	6.67 %	46		5	51
341	Transportation Equipment.....	6	%	16.67 %	1,363			1,363
342	Stores Equipment.....	18	%	%				
343	Tools, Shop and Garage Equipment.....	15	%	6.67 %	7			7
344	Laboratory Equipment.....	15	%	%				
345	Power Operated Equipment.....	10	%	10.00 %	7,271			7,271
346	Communication Equipment.....	10	%	%				
348	Other Tangible Plant.....	15	%	%				
400	Allocated Plant.....	10	%	%	2,808	23	1,171	3,955
	Totals.....				\$ 183,285	\$ 23	\$ 9,021	\$ 192,282 *

\* This amount should tie to Sheet F-5.





**FLORIDA PUBLIC SERVICE COMMISSION  
AUDIT DOCUMENT/RECORD REQUEST  
NOTICE OF INTENT**

TO: Mike Smallridge UTILITY: Pinecrest Utilities, LLC  
AUDIT MANAGER: Brian Lenberg PREPARED BY: Brian Lenberg  
REQUEST NUMBER: 7 DATE OF REQUEST: 07/7/2023  
AUDIT PURPOSE: Staff-Assisted Rate Case; Docket No. 20230071-WU; ACN: 2023-178-2-1

Brian Lenberg  
850-413-6477  
2540 Shumard Oak Blvd.  
Tallahassee, FL 32399-0850  
Blenberg@psc.state.fl.us

REQUEST THE FOLLOWING ITEM(S) BE PROVIDED BY: 07/14/2023

REFERENCE RULE 25-22.006, F.A.C., THIS REQUEST IS MADE:  INCIDENT TO AN INQUIRY  
 OUTSIDE OF AN INQUIRY

ITEM DESCRIPTION:

1. Please provide a schedule of customer deposits.  
*SEE FILE ON FLASH DRIVE*
2. Please provide any interest or costs associated with customer deposits.  
*SEE FILE ON FLASH DRIVE*

TO: AUDIT MANAGER: DATE: 7-21-23

THE REQUESTED RECORD OR DOCUMENTATION:

- (1)  HAS BEEN PROVIDED TODAY
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- (4)  THE ITEM WILL NOT BE PROVIDED. (SEE ATTACHED MEMORANDUM)

*Marianne Appdata*  
(SIGNATURE AND TITLE OF RESPONDENT)

Distribution: Original: Utility (for completion and return to Auditor) Copy: Audit File

Form PSC/APA 6 (3/23)

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7 - Customer Deposits.Docx

FLORIDA PUBLIC SERVICE COMMISSION  
AUDIT DOCUMENT/RECORD REQUEST  
NOTICE OF INTENT

TO: Mike Smallridge UTILITY: Pinecrest Utilities, LLC  
Brian Lenberg  
850-413-6477  
2540 Shumard Oak Blvd.  
Tallahassee, FL 32399-0850  
Blenberg@psc.state.fl.us

AUDIT MANAGER: Brian Lenberg PREPARED BY:  
REQUEST NUMBER: 8 DATE OF REQUEST: 07/13/2023  
AUDIT PURPOSE: Staff-Assisted Rate Case; Docket No. 20230071-WU; ACN: 2023-178-2-1

REQUEST THE FOLLOWING ITEM(S) BE PROVIDED BY: 07/20/2023

REFERENCE RULE 25-22.006, F.A.C., THIS REQUEST IS MADE:  INCIDENT TO AN INQUIRY  
 OUTSIDE OF AN INQUIRY

ITEM DESCRIPTION:

1. Please provide trial balances from October 01, 2012 to December 31, 2022.

SEE EXCEL FILE ON FLASH DRIVE

TO: AUDIT MANAGER:

DATE: 7-21-23

THE REQUESTED RECORD OR DOCUMENTATION:

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(SIGNATURE AND TITLE OF RESPONDENT)

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Form PSC/APA 6 (3/23)

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8 - Trial Balances.Docx

**FLORIDA PUBLIC SERVICE COMMISSION  
AUDIT DOCUMENT/RECORD REQUEST  
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Blenberg@psc.state.fl.us

AUDIT MANAGER: Brian Lenberg PREPARED BY: \_\_\_\_\_

REQUEST NUMBER: 9 DATE OF REQUEST: 07/13/2023

AUDIT PURPOSE: Staff-Assisted Rate Case; Docket No. 20230071-WU; ACN: 2023-178-2-1

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REFERENCE RULE 25-22.006, F.A.C., THIS REQUEST IS MADE:  INCIDENT TO AN INQUIRY  
 OUTSIDE OF AN INQUIRY

**ITEM DESCRIPTION:**

- |  |
|--|
| <p>1. Please provide a billing register for the year 2022. It should include the customers' name, the amount of water used, meter size, and service type(residential or general service).<br/><i>SEE EXCEL FILE ON FLASH DRIVE.</i></p> <p>2. Please provide the tariff sheet for the Utility.<br/><i>SEE FILES ON FLASH DRIVE</i></p> |
|--|

TO: AUDIT MANAGER: \_\_\_\_\_ DATE: 7-21-23

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*Brian Lenberg, CFO*  
(SIGNATURE AND TITLE OF RESPONDENT)

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**FLORIDA PUBLIC SERVICE COMMISSION  
AUDIT DOCUMENT/RECORD REQUEST  
NOTICE OF INTENT**

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Blenberg@psc.state.fl.us

AUDIT MANAGER: Brian Lenberg PREPARED BY: \_\_\_\_\_

REQUEST NUMBER: 10 DATE OF REQUEST: 07/13/2023

AUDIT PURPOSE: Staff-Assisted Rate Case; Docket No. 20230071-WU; ACN: 2023-178-2-1

REQUEST THE FOLLOWING ITEM(S) BE PROVIDED BY: 07/20/2023

REFERENCE RULE 25-22.006, F.A.C., THIS REQUEST IS MADE:  INCIDENT TO AN INQUIRY  
 OUTSIDE OF AN INQUIRY

ITEM DESCRIPTION:

1. Please provide any land deeds for Pinecrest Utilities.

N/A

TO: AUDIT MANAGER: \_\_\_\_\_ DATE: 7-21-23

THE REQUESTED RECORD OR DOCUMENTATION:

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*Maria D. Del...*, CFO  
(SIGNATURE AND TITLE OF RESPONDENT)

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**AUDIT DOCUMENT/RECORD REQUEST  
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REFERENCE RULE 25-22.006, F.A.C., THIS REQUEST IS MADE:  INCIDENT TO AN INQUIRY  
 OUTSIDE OF AN INQUIRY

ITEM DESCRIPTION:

1. Please provide all of the operation and expense invoices for test year ended December 31<sup>st</sup>, 2022.  
*SEE EXCEL FILE ON FLASH DRIVE*

TO: AUDIT MANAGER: \_\_\_\_\_ DATE: 7-21-23

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*Maria DeDella, CFO*  
(SIGNATURE AND TITLE OF RESPONDENT)

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ITEM DESCRIPTION:

1. Please provide the number of hours per month, per employee. NONE
2. Please provide the hours and/or amount spent on contracted vendors for operating, billing, testing, maintenance, and general management services.

SEE EXCEL FILE ON FLASH DRIVE

TO: AUDIT MANAGER:

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C:\Users\Marianne\AppData\Local\Microsoft\Windows\InetCache\Content.Outlook\11GQ22PO1\B 2023-178-2-1 WP 10 DR  
12 - Employee Hours.Docx

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 OUTSIDE OF AN INQUIRY

ITEM DESCRIPTION:

- 1. Federal Tax returns from October 01, 2012 to December 31, 2022. *N/A*
- 2. Property Tax returns from October 01, 2012 to December 31, 2022. *N/A*
- 3. A copy of all long-term notes.  
*SEE FILES ON FLASH DRIVE.*

TO: AUDIT MANAGER:

DATE: 7-21-23

THE REQUESTED RECORD OR DOCUMENTATION:

- (1)  HAS BEEN PROVIDED TODAY
- (2)  CANNOT BE PROVIDED BY THE REQUESTED DATE BUT WILL BE MADE AVAILABLE BY: \_\_\_\_\_
- (3)  AND IN MY OPINION, ITEM(S) \_\_\_\_\_ IS (ARE) PROPRIETARY AND CONFIDENTIAL BUSINESS INFORMATION AS DEFINED IN 364.183, 366.093, OR 367.156, F.S. TO MAINTAIN CONTINUED CONFIDENTIAL HANDLING OF THIS MATERIAL THE UTILITY OR OTHER PERSON MUST, WITHIN 21 DAYS AFTER THE AUDIT EXIT CONFERENCE, FILE A REQUEST FOR CONFIDENTIAL CLASSIFICATION WITH THE OFFICE OF COMMISSION CLERK. REFER TO RULE 25-22.006, F.A.C.
- (4)  THE ITEM WILL NOT BE PROVIDED. (SEE ATTACHED MEMORANDUM)

*Brian Lenberg*  
(SIGNATURE AND TITLE OF RESPONDENT)

Distribution: Original: Utility (for completion and return to Auditor) Copy: Audit File

Form PSC/APA 6 (3/23)

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13 - Federal Property Taxes.Docx

**FLORIDA PUBLIC SERVICE COMMISSION  
AUDIT DOCUMENT/RECORD REQUEST  
NOTICE OF INTENT**

TO: Mike Smallridge UTILITY: Pinecrest Utilities, LLC  
Brian Lenberg  
850-413-6477  
2540 Shumard Oak Blvd.  
Tallahassee, FL 32399-0850  
Blenberg@psc.state.fl.us

AUDIT MANAGER: Brian Lenberg PREPARED BY: \_\_\_\_\_

REQUEST NUMBER: 14 DATE OF REQUEST: 07/13/2023

AUDIT PURPOSE: Staff-Assisted Rate Case; Docket No. 20230071-WU; ACN: 2023-178-2-1

REQUEST THE FOLLOWING ITEM(S) BE PROVIDED BY: 07/20/2023

REFERENCE RULE 25-22.006, F.A.C., THIS REQUEST IS MADE:  INCIDENT TO AN INQUIRY  
 OUTSIDE OF AN INQUIRY

ITEM DESCRIPTION:

1. Please provide a copy of the purchase contracts for all vehicles still financed, and being used in water operations.

SEE FILE ON FLASH DRIVE  
ALL VEHICLES OWNED BY MGMT COMPANY, FUS

TO: AUDIT MANAGER:

DATE: 7-21-23

THE REQUESTED RECORD OR DOCUMENTATION:

- (1)  HAS BEEN PROVIDED TODAY
- (2)  CANNOT BE PROVIDED BY THE REQUESTED DATE BUT WILL BE MADE AVAILABLE BY: \_\_\_\_\_
- (3)  AND IN MY OPINION, ITEM(S) \_\_\_\_\_ IS (ARE) PROPRIETARY AND CONFIDENTIAL BUSINESS INFORMATION AS DEFINED IN 364.183, 366.093, OR 367.156, F.S. TO MAINTAIN CONTINUED CONFIDENTIAL HANDLING OF THIS MATERIAL THE UTILITY OR OTHER PERSON MUST, WITHIN 21 DAYS AFTER THE AUDIT EXIT CONFERENCE, FILE A REQUEST FOR CONFIDENTIAL CLASSIFICATION WITH THE OFFICE OF COMMISSION CLERK. REFER TO RULE 25-22.006, F.A.C.
- (4)  THE ITEM WILL NOT BE PROVIDED. (SEE ATTACHED MEMORANDUM)

  
(SIGNATURE AND TITLE OF RESPONDENT)

Distribution: Original: Utility (for completion and return to Auditor) Copy: Audit File

Form PSC/APA 6 (3/23)

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14 - Purchase Contracts For Vehicles.Docx



**FLORIDA PUBLIC SERVICE COMMISSION  
AUDIT DOCUMENT/RECORD REQUEST  
NOTICE OF INTENT**

TO: Mike Smallridge UTILITY: Pinecrest Utilities, LLC

Brian Lenberg  
850-413-6477  
2540 Shumard Oak Blvd.  
Tallahassee, FL 32399-0850  
Blenberg@psc.state.fl.us

AUDIT MANAGER: Brian Lenberg PREPARED BY: \_\_\_\_\_

REQUEST NUMBER: 15 DATE OF REQUEST: 07/13/2023

AUDIT PURPOSE: Staff-Assisted Rate Case; Docket No. 20230071-WU; ACN: 2023-178-2-1

REQUEST THE FOLLOWING ITEM(S) BE PROVIDED BY: 07/20/2023

REFERENCE RULE 25-22.006, F.A.C., THIS REQUEST IS MADE:  INCIDENT TO AN INQUIRY  
 OUTSIDE OF AN INQUIRY

ITEM DESCRIPTION:

1. Please provide all Utility employees' W-2.

*PAYROLL IS AN ALLOCATED EXPENSE  
PROVIDED BY FLORIDA UTILITY SERVICES 1, LLC*

TO: AUDIT MANAGER:

DATE: 7-21-23

THE REQUESTED RECORD OR DOCUMENTATION:

- (1)  HAS BEEN PROVIDED TODAY
- (2)  CANNOT BE PROVIDED BY THE REQUESTED DATE BUT WILL BE MADE AVAILABLE BY: \_\_\_\_\_
- (3)  AND IN MY OPINION, ITEM(S) \_\_\_\_\_ IS (ARE) PROPRIETARY AND CONFIDENTIAL BUSINESS INFORMATION AS DEFINED IN 364.183, 366.093, OR 367.156, F.S. TO MAINTAIN CONTINUED CONFIDENTIAL HANDLING OF THIS MATERIAL THE UTILITY OR OTHER PERSON MUST, WITHIN 21 DAYS AFTER THE AUDIT EXIT CONFERENCE, FILE A REQUEST FOR CONFIDENTIAL CLASSIFICATION WITH THE OFFICE OF COMMISSION CLERK. REFER TO RULE 25-22.006, F.A.C.
- (4)  THE ITEM WILL NOT BE PROVIDED. (SEE ATTACHED MEMORANDUM)

*Brian Lenberg, CFO*  
(SIGNATURE AND TITLE OF RESPONDENT)

Distribution: Original: Utility (for completion and return to Auditor) Copy: Audit File

Form PSC/APA 6 (3/23)

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15 - W-2's.Docx

**FLORIDA PUBLIC SERVICE COMMISSION  
AUDIT DOCUMENT/RECORD REQUEST  
NOTICE OF INTENT**

TO: Mike Smallridge UTILITY: Pinecrest Utilities, LLC

Brian Lenberg  
850-413-6477  
2540 Shumard Oak Blvd.  
Tallahassee, FL 32399-0850  
Blenberg@psc.state.fl.us

AUDIT MANAGER: Brian Lenberg PREPARED BY: \_\_\_\_\_

REQUEST NUMBER: 16 DATE OF REQUEST: 07/13/2023

AUDIT PURPOSE: Staff-Assisted Rate Case; Docket No. 20230071-WU; ACN: 2023-178-2-1

REQUEST THE FOLLOWING ITEM(S) BE PROVIDED BY: 07/20/2023

REFERENCE RULE 25-22.006, F.A.C., THIS REQUEST IS MADE:  INCIDENT TO AN INQUIRY  
 OUTSIDE OF AN INQUIRY

ITEM DESCRIPTION:

1. Please provide all insurance contracts for 2022.  
*SEE FILE ON FLASH DRIVE.*
2. All contracts for any legal, accounting, engineering, testing, or any other services provided in 2022.  
*NONE*

TO: AUDIT MANAGER:

DATE: 7-21-23

THE REQUESTED RECORD OR DOCUMENTATION:

- (1)  HAS BEEN PROVIDED TODAY
- (2)  CANNOT BE PROVIDED BY THE REQUESTED DATE BUT WILL BE MADE AVAILABLE BY: \_\_\_\_\_
- (3)  AND IN MY OPINION, ITEM(S) \_\_\_\_\_ IS (ARE) PROPRIETARY AND CONFIDENTIAL BUSINESS INFORMATION AS DEFINED IN 364.183, 366.093, OR 367.156, F.S. TO MAINTAIN CONTINUED CONFIDENTIAL HANDLING OF THIS MATERIAL THE UTILITY OR OTHER PERSON MUST, WITHIN 21 DAYS AFTER THE AUDIT EXIT CONFERENCE, FILE A REQUEST FOR CONFIDENTIAL CLASSIFICATION WITH THE OFFICE OF COMMISSION CLERK. REFER TO RULE 25-22.006, F.A.C.
- (4)  THE ITEM WILL NOT BE PROVIDED. (SEE ATTACHED MEMORANDUM)

*Alcander Dub, CFO*  
\_\_\_\_\_  
(SIGNATURE AND TITLE OF RESPONDENT)

Distribution: Original: Utility (for completion and return to Auditor) Copy: Audit File

Form PSC/APA 6 (3/23)

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16 - Insurance Contracts.Docx

**FLORIDA PUBLIC SERVICE COMMISSION  
AUDIT DOCUMENT/RECORD REQUEST  
NOTICE OF INTENT**

TO: Mike Smallridge UTILITY: Pinecrest Utilities, LLC

Brian Lenberg  
850-413-6477  
2540 Shumard Oak Blvd.  
Tallahassee, FL 32399-0850  
Blenberg@psc.state.fl.us

AUDIT MANAGER: Brian Lenberg PREPARED BY: \_\_\_\_\_

REQUEST NUMBER: 17 DATE OF REQUEST: 07/13/2023

AUDIT PURPOSE: Staff-Assisted Rate Case; Docket No. 20230071-WU; ACN: 2023-178-2-1

REQUEST THE FOLLOWING ITEM(S) BE PROVIDED BY: 07/20/2023

REFERENCE RULE 25-22.006, F.A.C., THIS REQUEST IS MADE:  INCIDENT TO AN INQUIRY  
 OUTSIDE OF AN INQUIRY

ITEM DESCRIPTION:

1. Please provide copies of tangible taxes and any licensing fees, if applicable.

TAXES - N/A. SEE POLK COUNTY RECORD ATTACHED  
LICENSE - FL D.O.H IN POLK COUNTY, ATTACHED.

TO: AUDIT MANAGER:

DATE: 7-21-23

THE REQUESTED RECORD OR DOCUMENTATION:

- (1)  HAS BEEN PROVIDED TODAY
- (2)  CANNOT BE PROVIDED BY THE REQUESTED DATE BUT WILL BE MADE AVAILABLE BY: \_\_\_\_\_
- (3)  AND IN MY OPINION, ITEM(S) \_\_\_\_\_ IS (ARE) PROPRIETARY AND CONFIDENTIAL BUSINESS INFORMATION AS DEFINED IN 364.183, 366.093, OR 367.156, F.S. TO MAINTAIN CONTINUED CONFIDENTIAL HANDLING OF THIS MATERIAL THE UTILITY OR OTHER PERSON MUST, WITHIN 21 DAYS AFTER THE AUDIT EXIT CONFERENCE, FILE A REQUEST FOR CONFIDENTIAL CLASSIFICATION WITH THE OFFICE OF COMMISSION CLERK. REFER TO RULE 25-22.006, F.A.C.
- (4)  THE ITEM WILL NOT BE PROVIDED. (SEE ATTACHED MEMORANDUM)

  
(SIGNATURE AND TITLE OF RESPONDENT)

Distribution: Original: Utility (for completion and return to Auditor) Copy: Audit File

Form PSC/APA 6 (3/23)

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17 Tangible Taxes And Licensing Fee.Docx



**Florida Department of Health in Polk County**  
 Environmental Health  
 2090 East Clower Street  
 Bartow, FL 33830-6741

PAID  
 6-28-22

Annual Drinking Water Invoice  
 2022-2023

PAGE 1 of 1

675

Please Direct Inquiries To The Above Address Or  
 Call:  
  
 863-519-8330 Billing  
 863-578-2034 Supervisor II

Invoice No.: 2022 - 2023 6535079  
 Invoice Date: 5/10/2022  
 Total Amount Due: \$700.00

This fee is assessed pursuant to Chapter 62-4 F.A.C., and is due **UPON RECEIPT**.

**OWNER NAME AND ADDRESS** **SYSTEM NAME AND ADDRESS:**

MIKE SMALLRIDGE  
 5911 TROUBLE CREEK RD  
 NEW PORT RICHEY, FL 34652

PINECREST UTILITIE, LLC  
 CITRUS HIGHLAND DR.  
 BARTOW, FL 33830

PWS No.	SYSTEM NAME	INVOICE AMOUNT	TOTAL AMOUNT DUE
6535079	PINECREST UTILITIE, LLC	\$700.00	\$700.00

This fee is assessed pursuant to Chapter 62-4 F.A.C., and is due July 1, 2021. If you have questions concerning this invoice, please contact us at (863) 519-8330.

Please Mail Payment to: Florida Department of Health in Polk County Attn: Drinking Water Department 2090 East Clower Street Bartow, FL 33880	For your convenience, credit card payment is available by calling (863) 519-8330	Total Amount Due: \$700.00
--	--	-------------------------------

**PLEASE DETACH AND INCLUDE YOUR PWS NO. ON YOUR CHECK, MADE PAYABLE TO FLORIDA DEPARTMENT OF HEALTH**



PWS NO.	INVOICE NO.	INVOICE DATE	REMIT AMOUNT
6535079	2022-2023-6535079	5/10/2022	\$700.00

**Office use ONLY**

Object Code - State:  
 001020 - 500  
 Object Code -County  
 001094 - 200  
 Org Code: 64365338358  
 Expansion Option: WC  
 PWS #: 6535079

**PLEASE RETURN THIS STUB WITH PAYMENT TO:**

Florida Department of Health in Polk County  
 Attn: DRINKING WATER DEPARTMENT  
 2090 East Clower Street  
 Bartow, FL 33830

675



### RECEIPT - PWS ANNUAL FEE

THIS DOCUMENT DOES NOT CERTIFY THAT THIS PWS IS IN COMPLIANCE WITH REGULATORY REQUIREMENTS

PWS Number: 6535079  
Permit Year: 2022 - 2023

Location: PINECREST UTILITIE, LLC  
CITRUS HIGHLAND DR.  
BARTOW, FL 33830

Fee Amount: \$700.00  
Receipt #: 194831  
Date Paid: 7/1/2022  
Issue Date: 07/01/2022  
Expires: 06/30/2023

Issued To: MIKE SMALLRIDGE  
5911 TROUBLE CREEK RD  
NEW PORT RICHEY, FL 34652

*Ronald L. Stadelbacher*  
Florida Department of Health in Polk County  
2090 East Clower Street, Bartow, Florida 33830

ORIGINAL - FACILITY



### RECEIPT - PWS ANNUAL FEE

THIS DOCUMENT DOES NOT CERTIFY THAT THIS PWS IS IN COMPLIANCE WITH REGULATORY REQUIREMENTS

PWS Number: 6535079  
Permit Year: 2022 - 2023

Location: PINECREST UTILITIE, LLC  
CITRUS HIGHLAND DR.  
BARTOW, FL 33830

Fee Amount: \$700.00  
Receipt #: 194831  
Date Paid: 7/1/2022  
Issue Date: 07/01/2022  
Expires: 06/30/2023

Issued To: MIKE SMALLRIDGE  
5911 TROUBLE CREEK RD  
NEW PORT RICHEY, FL 34652

*Ronald L. Stadelbacher*  
Florida Department of Health in Polk County  
2090 East Clower Street, Bartow, Florida 33830

COPY - OWNER

Florida Dept. of Health  
2090 E. Clower Street  
Bartow, FL 33830

<b>RECEIPT</b>		DATE	7/1/2022	No.	194831
RECEIVED FROM		PINECREST UTILITIES LLC \$700.00			
PWS		6535079 SEVEN HUNDRED			
<input type="radio"/> FOR RENT <input type="radio"/> FOR		0404	500.00	DOLLARS	
		1117	200.00		
ACCOUNT		<input type="radio"/> CASH	ck# 1406		
PAYMENT	700.00	<input checked="" type="radio"/> CHECK	FROM	TO	
BAL. DUE		<input type="radio"/> MONEY ORDER	BY S. GAFFNEY		
		<input type="radio"/> CREDIT CARD			

A-2701  
T-46800



Joe G. Tedder, CFC  
Tax Collector for Polk County

Lookup



Cart



## Account 32-021273

Tax Year 2022



Print Bill



Unpaid Bills

All Bills

No unpaid bills

## Parcel Details

Appraiser Info



Parcel Map



Bill Number  
2036618

Property Type  
Tangible Tax

Owner  
PINECREST UTILITIES LLC  
5911 TROUBLE CREEK RD  
NEW PORT RICHEY, FL

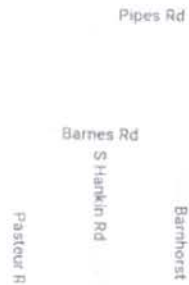


Joe G. Tedder, CFC  
Tax Collector for Polk County

Lookup



Cart



Map data ©2023 Report a map error

### 2022 Charges

#### AD-VALOREM TAXES

##### C101 POLK COUNTY TRANSPORTATION

\$0.00

Assessed	Exempt	Taxable	Millage
19898	19898	0	1.20000

##### C100 POLK COUNTY GENERAL FUND

\$0.00

Assessed	Exempt	Taxable	Millage
19898	19898	0	5.24200

##### C102 POLK COUNTY EMERGENCY MEDICAL

\$0.00

Assessed	Exempt	Taxable	Millage
19898	19898	0	0.25000

##### POLK COUNTY PARKS

\$0.00

Assessed	Exempt	Taxable	Millage
19898	19898	0	0.54500

##### POLK COUNTY LIBRARY

\$0.00



Joe G. Tedder, CFC  
Tax Collector for Polk County

Lookup

Cart

Assessed	Exempt	Taxable	Millage
19898	19898	0	0.22600

Ad-Valorem Total \$0.00

**Total Certified Combined** **\$0.00**

### Bill Projections

If Paid By	Amount
Jul 24, 2023	\$0.00

No warranties, expressed or implied, are provided for the search data provided herein, its use, or its interpretation.  
 Utilization of the search facility indicates understanding and acceptance of this statement by the user.  
 When conducting a property tax search this site should not be relied upon for a title search.  
 The Tax Collector's Office uses eGov for account searches and to conduct online payments.

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