St. John's River Estates Utility, LLC

January 29, 2024

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

RE: Docket No. 20230131-WS-Application for staff-assisted rate increase in Putnam County by St. John's River Estates Utility, LLC.

Dear Commission Clerk,

St. John's River Estates Utility, LLC hereby submits it's second application for a staff assisted rate increase. The first application was denied due to the filing fee not being submitted on time. Attached, please find the second application dated January 29, 2024 and check #1750 for \$1,200 for the required filing fee.

If you have any questions, please do not hesitate to contact me at (207) 274 6660 or via e-mail at rjohnson@lgicos.com.

Respectfully,

Robert Johnson CFO St. John's River Estates Utility



15 Shaker Rd. Gray, Me. 04039 (207) 274 6660

Check received with using this tormanism to Fiscal for deposit. Fiscal to forward deposit information to Records.

Initials of person who forwarded check

FLORIDA PUBLIC SERVICE COMMISSION

APPLICATION FOR A STAFF ASSISTED RATE CASE

I. GENERAL DATA

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Α.	Name of Utility: St. John's River Estates Utility, LLC		
Β.	Address: 100 Bayou Dr.		
	Satsuma, Fl. 32189		
	1. Telephone Nos.: (207) 274 6660		
	2. County: Putnam	Nearest City:	Palatka
	3. General Area Served: St John's River Estates Communit	/	
C.	Authority:		
	1. Water Certificate No. 542-W	Date Received:	11/23/20
	2. Wastewater Certificate No. 470S	Date Received:	11/23/20
	3. Date Utility Started Operations: Water: 8/16/18	Wastewater:	8/16/18
D.	How System Was Acquired: If utility was purchased, give date 8/16/18	Amount Paid \$	10,000
	1. Name of Seller: St. Johns River Club, LLC		

- 2. Was seller affiliated with present owners?
 Yes X No
- 3. Did you purchase: Stock X or assets only
- E. Type of Legal Entity:
 - Corporation X Partnership LLC Sole Proprietorship
- F. Ownership & Officers:

	Name	Title	Percent Ownership
1.	Anthony Fratianne American Retirement	Managing Member	0
2.	Communities, LLC	owner	100%
3.			
4.			

- G. List of Associated Companies and Addresses:
 St. John's River Estates
 Same address
- 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: Robert Johnson
 - 2. Telephone: (207) 274 6660
- C. Location of Books and Records: 15 Shaker Rd. Gray, Maine 04039
- D. Have you filed an Annual Report with the Commission? X Yes No
 Date Last Filed: 12/31/22
- E. Has your latest Regulatory Assessment Fee Payment been made? yes
 (January 30 or July 30 whichever is applicable)
 Jan 30
 X July 30
- F. Basic Rate Base Data: (Most recent two years)

1.	Water:	2022	2021
	Cost of Plant In Service	\$ 86,133	\$ 86,133
	Less Accumulated Depreciation	 83,447	 82,613
	Less Contributed Plant	 	
	Net Owner's Investment	\$ 2,686	\$ 3,520
2.	Wastewater:	2022	2021

_		Cost	of Plant In Service	\$	138,823	\$	138,823
		Less	Accumulated Depreciation		126,814		126,380
		Less	Contributed Plant				
			Owner's Investment	\$	12,009	\$	12,443
G.	Basic	lncon	ne Statement: (Most recent two years)				
	1.	Wate			2022		2021
			nues (By Class)				
		a.	Water receipts	\$	16,841	\$	16,573
		b.	Misc.	-		-	
		с.					
			Operating Revenues:	\$	16,841	\$	16,573
		Less	Expenses:			_	1,468
		a.	Salaries & Wages - Employees				
		b.	Salaries & Wages - Officers, Directors, & Majority Stockholders				
		C.	Employee Pensions & Benefits				
		d.	Purchased Water			_	
		e.	Purchased Power		3,445	_	1,406
		f.	Fuel for Power Production			-	
		g.	Chemicals		1,102		1,094
		h.	Materials & Supplies		9,595		7,204
		i	Contractual Services		3,560		271
		j.	Rents			_	
		k.	Transportation Expenses			-	
		l.	Insurance Expense		754		625
		m.	Regulatory Commission Expense		836	-	1,033
		n.	Bad Debt Expense			_	
		Ο.	Miscellaneous Expense		148		475
		p.	Depreciation and Amortization Expense		567	-	678
		q.	Property Taxes		808		1,882
		r .	Other Taxes		205	_	
		S.	Interest		2,250	-	
		Opera	ating Income (Loss)	\$	(6,224)	\$=	437

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	2.		ewater				2022		2021
		Reve	nues (By Cla			\$		_ \$_	
		а.	Waste wate	er receipts			22,691		20,402
		b.							
		C.							
		Total	Operating Re	evenues:		\$	22,91	_ \$_	20,402
		Less	Expenses:						
		а.	Salaries & V	Vages - Employees					2,058
		b.	Salaries & V	Vages - Officers, Direct	ors, & Majority Stockholders				
		C.	Employee P	ensions & Benefits					
		d.	Purchased \	Nastewater Treatment				_	
		e.	Sludge Rem	noval Expense					
		f.	Purchased F	Power			4,831		1,971
		g.	Fuel for Pow	ver Production		12			
		h.	Chemicals				1,545		1,534
		i.	Materials &	Supplies			13,452		10,101
		j.	Contractual	Services			4,991		379
		k.	Rents						
		I.	Transportati	on Expenses					
		m.	Insurance E	xpense			1,057		877
		n.	Regulatory (Commission Expense			1,127		1,269
		Ο.	Bad Debt Ex	rpense					
		p.	Miscellaneo	us Expense		-	208		
		q.	Depreciation	and Amortization Exp	ense		53		53
		r.	Property Ta:	xes			1,133		2,640
		S.	Other Taxes	5					
		t.	Interest				3,155		
		Oper	ating Income	(Loss)		\$	(8,861)	= \$	(480)
Н.	Outst	anding	g Debt:						
		C	reditor	Date Borrowed	Balance Due		rest ate		Expiration Date
			John's	Donowed	Due	i ve			Date
	1.		ver Club	8/16/18	120,000	4.5	5%		8/21/21
	2.								
	1241								
	3.								

I. Indicate Type of Tax Return Field:

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

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ENGINEERING DATA

- A. Outside Engineering Consultant:
 - 1. Name:
 - 2. Firm: Two Fold Water Engineering, Inc.
 - 3. Address: PO Box 767 Melrose, Fl. 32666-0767
 - 4. Telephone: (352) 475 2248
- B. Individual to contact on engineering matters:
 - 1. Name: Rob Williams
 - 2. Telephone: (376) 546 1040
- 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:
 Wayne Davids 12391
- 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: .099 b. Under Construction: n/a c. Proposed: n/a
 - 2. Type and make of present treatment facilities:

Ext. Aeration / Amer. Enviroport Approximate average daily flow of treatment plant

- approximate average daily now of treatment plant
 effluent:
 - enuent

.0048

4. Approximate length of wastewater mains:

Size (diameter):	8"	4"		
Linear feet:	5400	2020		

- 5. Number of manholes: 18 Number of lift
- stations:
- How do you measure treatment plant7. effluent?MGD

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8.	Is the treatment plant	effluent chlo	orinated?	Yes 🗹 No		
		If yes, what is the normal dosage rate? Tap in fees – Wastewater:				
9.	\$0 Soprios availability for	Alactor	uctor			
10.	Service availability fee \$0	s – vvastev	valer.			
11.	Note DEP Treatment	Plant Certifi	cate Number a	nd date of ex	piration: FLA 0	011717-007
	Number Expiration Da	te:				
12.	Total gallons treated of	uring most	recent twelve	months: .09	9	
13.	Wastewater treatment	purchased	during most re	ecent twelve r	nonths:	
Water	r:					
1.	Gallons per day capac	ity of treatn	nent facilities:			
	a. Existing: 86400		b. Under Cons	truction : n/a	c. Prop	osed: n/a
2.	Type of treatment:					
	Aeration/chlorination	ı				
3.	Approximate average	daily flow o	f treated water	2 ,917		
4.	Source of water suppl	y: Ground	dwater			
5.	Types of chemicals us	ed and thei	ir normal dosa	ge rates:		
	Sodium Hypochlorite)				
6.	Number of wells in se	vice: 3				
	Total capacity in gallo	ns per minu	ite (gpm): unk	nown		
	Diameter/Depth:	4"	/ 85'	4"	/ 85'	4"
	Motor horsepower:	1		1		1
	Pump capacity	20		20		20
l	(gpm):	20		20		

7. Reservoirs and/or hydropneumatic tanks:

Description:	Steel	
Capacity:	2500	

100'

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8. High service pumping: N/A

Motor horsepower:		
Pump capacity		
(gpm):		

- 9. How do you measure treatment plant production? GPD
- 10. Approximate feet of water mains:

Size (diameter):	6"	4"	2"	
Linear feet:	2053	6480	400	

11. Note any fire flow requirements and imposing government

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H.

https://lgicos1-my.sharepoint.com/personal/rjohnson_lgicos_com/Documents/Documents/St. John River Club/SJRE

n/a

agency:

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IV.

	12.	Number of fire hydrants in service:	3	
	13.	Do you have a meter change out prog		
	14.	Meter installation or tap in fees - Wate \$0	r	
	15.	Service availability fees - Water \$0		
	15.	Has the existing treatment facility been	n approved by	
	16.	DEP? Total gallons pumped during most rec	No Yes	
	17.	months:	2917	
	18.	Total gallons sold during most recent t months:	welve 2917	
		Gallons unaccounted for during most r	recent twelve	
	19.	months: Gallons purchased during most recent	twelve	
	20.	months:	0	·
RATI	EDAT			
Α.		dual to contact on tariff matters:		
	1.	Name: Robert Johnson Telephone		
	2.	Number: (207) 274 6660		
Β.	Scheo	lule of present rates: (Attach additional	I sheets if more space is needed)	
	1.	Water:		
		a. Residential Water	0.00363 per gallon usage	
		b. General Service		
		c. Special Contract		
		d. Other - Specify	\$7.91 residential base charge	
	2.	Wastewater:		
		a. Residential Wastewater	0.00384 per gallon usage	
		b. General Service		
		c. Special Contract		
~		d. Other - Specify	\$11.09 residential base charge	
C.		er of Customers: (Most recent two yea		
	1.	Water Metered	2022	2021
		a. Residential	92	82
		b. General Service	3	3
		c. Special Contract		
	2.	d. Other - Specify Water Unmetered	2022	2021
	۷.	a. Residential	2022	2021
		b. General Service		

	C.	Special Contract		
	d.	Other - Specify		
3.	Was	stewater	2022	2021
	a.	Residential	92	82
	b.	General Service	2	2
	C.	Special Contract		
	d.	Other - Specify		

V. AFFIRMATION

I, <u>Robert Johnson</u> 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	Stor Anson
Title	CFD
DATE_	1/29/24

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.