

**St. John's River Estates Utility, LLC**  
**15 Shaker Rd.**  
**Gray, Me 04039**

August 28, 2025

Office of Commission Clerk  
Florida Public Service Commission  
2540 Shumard Oak Blvd.  
Tallahassee, Florida 32399-0870

RE: Reconsideration for staff-assisted rate increase in Putnam County by St. John's River Estates Utility, LLC.

Dear Commission Clerk,

Please accept the enclosed letter from St. John's River Estates Utility, LLC for reconsideration for a staff assisted rate increase.

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

Respectfully,

Robert Johnson  
CFO  
St. John's River Estates Utility

**St. John's River Estates Utility, LLC**

**15 Shaker Rd. Gray, Me. 04039**

**(207) 274 6660**

August 28, 2025

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

RE: Docket No. 20250092-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 would like to request reconsideration for their staff assisted rate case. I apologize for the lack of communication after the first request, but I was out on medical leave for four weeks and I am just getting caught up. I am now ready and able to engage your staff to complete this request. Thank you for your reconsideration.

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

Respectfully,

A handwritten signature in black ink, appearing to read 'Robert Johnson', with a large, stylized flourish at the end.

Robert Johnson  
CFO  
St. John's River Estates Utility

COMMISSIONERS:  
MIKE LA ROSA, CHAIRMAN  
ART GRAHAM  
GARY F. CLARK  
ANDREW GILES FAY  
GABRIELLA PASSIDOMO SMITH

STATE OF FLORIDA



DIVISION OF ECONOMICS  
ELISABETH J. DRAPER  
DIRECTOR  
(850) 413-6410

## Public Service Commission

August 13, 2025

Mr. Robert Johnson  
St. John's River Estates Utility, LLC  
15 Shaker Rd  
Gray, Maine 04039  
rjohnson@lgicos.com

VIA ELECTRONIC MAIL

**Re: Docket No. 20250092-WS-Application for staff-assisted rate case in Putnam County by St. John's River Estates Utility, LLC**

Dear Mr. Johnson:

On July 14, 2025, St. John's River Estates Utilities, LLC (St. John's or utility) filed an application for staff-assisted rate case (SARC), pursuant to Section 367.0814, Florida Statutes (F.S.). Staff must either accept or deny the application within thirty (30) days of filing after making an eligibility and application sufficiency determination pursuant to Section 367.083, F.S., Section 367.0814(1), F.S., and Rule 25-30.455(1), (4)-(5), Florida Administrative Code (F.A.C.). The 30th day falls on August 13, 2025.

Upon receiving utility's application, staff began its eligibility and application sufficiency assessment. Eligibility requirements for a SARC are reflected in Rule 25-30.455(1), (4)(c), F.A.C. Specifically, an applicant must (1) have total gross annual operating revenues no more than \$335,000 for water service or wastewater service (or \$670,000 on a combined basis); (2) have at least one year of experience operating the utility for which the rate increase is sought; (3) be in compliance with annual report filings pursuant to Rule 25-30.110(3)-(5), F.A.C.; (4) be up-to-date with all regulatory assessment fee payments or on an approved payment plan; and (5) allow for preliminary examination of the condition of the utility's books and records.

Staff made multiple attempts to reach St. John's using a mixture of phone calls, voicemail messages, and e-mails in order to verify the condition of the utility's books and records. Staff called the utility on July 22nd, July 23rd, July 25th, and August 5th. Staff left voicemail messages introducing themselves and explaining the reason for the calls on more than one occasion. In addition, Staff e-mailed St. John's for the purpose of obtaining the necessary information on July 23rd, twice on July 30th, and on August 8th. All contact attempts were made using the phone number and e-mail address on file with the Florida Public Service Commission (Commission) and provided in the application filing: (207) 274-6660 and [rjohnson@lgicos.com](mailto:rjohnson@lgicos.com). However, the utility was unresponsive. Therefore staff is unable to make the required eligibility

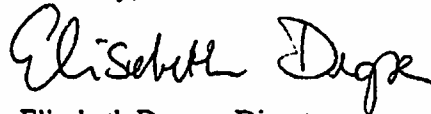
Mr. Robert Johnson  
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August 13, 2025

determination regarding the current condition of the utility's books and records. Staff also notes that when St. John's was last audited in Docket No. 20230131-WS, auditing staff determined the utility's books and records were not in accordance with the National Association of Regulatory Utility Commissioners' Uniform System of Accounts. Because of these circumstances, staff cannot find St. John's eligible for a SARC at this time and staff denies the application on that basis.

Pursuant to Rule 25-30.455(8), F.A.C., St. John's may request reconsideration of the application denial within fifteen (15) days of receipt of notification that the application is denied. The request will be decided by the full Commission. The motion for reconsideration must be filed (electronically or physically) with the Office of Commission Clerk, 2540 Shumard Oak Boulevard, Tallahassee, FL 32399-0850 in the form prescribed by Rule 25-22.060, F.A.C.

Additionally, when the utility is ready and able to engage staff in regular, timely, and ongoing communication, it may file a new application for SARC. However, before filing that new application, St. John's should consider contacting either Mr. Curt Mouring (at [CMouring@psc.state.fl.us](mailto:CMouring@psc.state.fl.us) or (850) 413-6427) or Ms. Lynn Deamer (at [LDeamer@psc.state.fl.us](mailto:LDeamer@psc.state.fl.us) or (850) 413-6830) in the Office of Auditing and Performance Analysis for a preliminary books and records eligibility discussion.

Sincerely,

A handwritten signature in black ink, appearing to read "Elisabeth Draper". The signature is fluid and cursive, with the first name "Elisabeth" written in a larger, more prominent script than the last name "Draper".

Elisabeth Draper, Director  
Division of Economics

ED:cm

cc: Commission Clerk's Office (Docket No. 20250092-WS)