

State of Florida



Public Service Commission

CAPITAL CIRCLE OFFICE CENTER • 2540 SHUMARD OAK BOULEVARD
TALLAHASSEE, FLORIDA 32399-0850

-M-E-M-O-R-A-N-D-U-M-

DATE: May 28, 2025

TO: Adam J. Teitzman, Commission Clerk, Office of Commission Clerk

FROM: Brian Lenberg, Public Utility Analyst, Division of Economics *BL* *[Signature]*

RE: Docket No. 20240116-WU – Application for grandfather certificate to operate water utility in Citrus County (Lucky Hills Water System)

Please place the following attachments in the above-referenced docket file. The attachments are emails from Citrus County regarding the utility's current rates and final orders.

1. An email from Citrus County indicating that the May 20, 2024 meeting to approve price indexes for Hash Utilities was canceled due to change of jurisdiction with the Commission.
2. The current approved rates for Lucky Hills Water System.
3. Citrus County Final Order No. 23-03, approving Lucky Hills Water System current rates.
4. Citrus County Final Order 24-01, the final order that established the Service Availability Charges.
5. Citrus County Final Order 24-04, the final order that set the price index rate at 3.24%.
6. Citrus County Final Order 24-05, the final order that was canceled due to the cancellation of the May 20, 2024 meeting.

RECEIVED-FPSC
2025 MAR 28 AM 10:12
COMMISSION
CLERK

Brian Lenberg

From: Robert Chambliss
Sent: Tuesday, March 25, 2025 12:17 PM
To: Brian Lenberg
Subject: FW: Records: Citrus County HASH Utilities and Executed Final Orders

From: Cecilia B. Boehm <Cecilia.Boehm@citrusbocc.com>
Sent: Wednesday, January 29, 2025 11:34 AM
To: Robert Chambliss <RChambli@psc.state.fl.us>
Cc: Steve L. Howard <Steve.Howard@citrusbocc.com>; Mariselle Rodriguez <Mariselle.Rodriguez@citrusbocc.com>; Elaine C. Thomas <Elaine.Thomas@citrusbocc.com>; Robert Ori <rori@raftelis.com>; Bernadine D. Flood-Nichols <bernadine.flood@citrusbocc.com>
Subject: RE: Records: Citrus County HASH Utilities and Executed Final Orders

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Robert,

Below are the Final Orders for year 2023 & 2024 this are all executed by Citrus County:

2023

- [Final Order 23-01 Price Index Adoption.pdf](#)
- [Final Order 23-02 Tarawood \(price index\).pdf](#)
- [Final Order 23-03 HASH \(price index\).pdf](#)
- [Final Order 23-04 Indian Spring \(price index\).pdf](#)
- [Final Order 23-05 Tarawood \(LRP\).pdf](#)
- [Final Order 23-06 Citrus Waterworks \(price index\).pdf](#)
- [Final Order 23-07 Cinnamon Ridge \(price index\).pdf](#)

2024

- [Final Order 24-01 HASH \(LRP\).pdf](#)
- [Final Order 24-02 Amended.pdf](#)
- [Final Order 24-03.pdf](#)
- [Final Order 24-04.pdf](#)

Respectfully yours,

Cecilia Boehm

Administrative Coordinator I

Citrus County Water Resources – Utility Business Services

3600 W. Sovereign Path, Suite 264, Lecanto, FL 34461

Main: 352-527-7650 | Direct: 352.527.5442 | E: Cecilia.Boehm@citrusbocc.com



"Please Note: Florida has a very broad Public Records Law. Most written communications to or from State and Local Officials regarding State or Local business are public records available to the public and media upon request. Your email communications may therefore be subject to public disclosure."

From: Cecilia B. Boehm

Sent: Wednesday, January 29, 2025 10:20 AM

To: RChambli@psc.state.fl.us

Cc: Steve L. Howard <Steve.Howard@citrusbocc.com>; Mariselle Rodriguez <Mariselle.Rodriguez@citrusbocc.com>; Elaine C. Thomas <Elaine.Thomas@citrusbocc.com>; Robert Ori <rori@raftelis.com>; Bernadine D. Flood-Nichols <bernadine.flood@citrusbocc.com>

Subject: Records: Citrus County HASH Utilities and Executed Final Orders

Good morning,

Per your request the following are the information for HASH Utilities to include the last final order that the county executed before the transfer of jurisdiction:

- Last Final Order Executed for HASH Price Index – **Final Order 23-03:** [Final Order 23-03.pdf](#)
- Last Final Order that the County Executed (Price Index Adoption) – **Final Order 24-04:** [Final Order 24-04.pdf](#)
- HASH Utilities – 2024 Price Index Application: The meeting was set May 20, 2024, but **CANCELLED** due to the change of jurisdiction in progress.
 - [2024 Price Index Application \(Dunnellon Hills, Forest Hills, La Prima, Lucky Hills, Meadow Wood, Pinewood, and Springhorn\).pdf](#)
 - [Added & Updated Price Index Application \(Haggerty Point, Springhorn & La Prima Water System\).pdf](#)
 - [Updated Water Tariffs with effective dates.pdf](#)
 - [submitted 4232024 - Amended LP 2024 PSC Price Index Calc.pdf](#)
 - [submitted 4232024 - Amended SH 2024 PSC Price Index Calc \(1\).pdf](#)
 - [submitted 4232024 - Amended PW 2024 PSC Price Index Calc.pdf](#)
 - [submitted 4232024 - Amended MW 2024 PSC Price Index Calc.pdf](#)
 - [submitted 4232024 - Amended LH 2024 PSC Price Index Calc.pdf](#)
 - [submitted 4232024 - Amended HP 2024 PSC Price Index Calc.pdf](#)
 - [submitted 4232024 - Amended FH 2024 PSC Price Index Calc \(1\).pdf](#)
 - [submitted 4232024 - Amended DH 2024 PSC Price Index Calc.pdf](#)
 - [submitted 4232024 - Amended Water Tariff 2024 without effective date. .pdf](#)
 - [Spreadsheet HASH Price Index Review Analysis \(3\).xlsx](#)
 - [Raftelis - 2024 Price Index Review letter with table. \(1\).pdf](#)
 - [Raftelis Recommendation - 2024 Hash Price Index Review \(1\).docx](#)
 - [Final Order No. 24-05 2024 Price Index - Hash Utilities \(2\).docx](#)
- **About AVALON HILLS:**
 - Constate is limited to the **Hills of Avalon subdivision** that is currently owned by HASH. Mr. Marshall Hash submitted franchise certificate application and upon review of the application, copies of Certificate of any orders issued by FPSC granting FPSC certificate for Avalon were missing and were not submitted. This Franchise Certificate did not move forward.
 - In addition, Constate Utility (Hills of Avalon subdivision) has never been regulated by PSC they are only registered thru FDEP, they pay annual fees and submits monthly quality reports through their licensed operator, and they only have water use permit that was issued by SWFWMD. Based on the email correspondences between former Office of Utility Regulation Director Mr. Chuck Howard, and Mr. Gould the owner at that time, he was informed that he needs to apply for his franchise certificate to be regulated by the County but did not move forward I am not sure what happened. See last attached below:
 - [AH Assets.pdf](#)

- [AH Service area outline \(003\).pdf](#)
- [Avalon Hills Tariff 2023 Application.pdf](#)
- [Constate Notice of Authority Proceeding Letter.docx](#)
- [18-1024-ResponseLtr-CCtyBOCC.pdf](#)

Respectfully yours,

Cecilia Boehm

Administrative Coordinator I

Citrus County Water Resources – Utility Business Services

3600 W. Sovereign Path, Suite 264, Lecanto, FL 34461

Main: 352-527-7650 | Direct: 352.527.5442 | E: Cecilia.Boehm@citrusbocc.com



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Lucky Hills Water System

Lucky Hills Water System

Contact:

Marshal Hash

P.O. Box 4

Inglis, Florida 34449-0004

Phone: (352) 613-0103

Lucky Hills Water System (hash.llc)

Utility:

- Located in Homosassa
- Serves 74 Water Customers

Rate:

Type of Service	Base Facility Charge	Billing Period	Gallonge Charge
1. General Service (GS)	\$ 20.81	Bi-Monthly	Per 1,000 Gallons - - \$ 4.28
2. Residential Service (RS)	\$ 20.81	Bi-Monthly	Per 1,000 Gallons - - \$ 4.28

NOTES:

----- Rates reflected for service rendered on or after October 25, 2023

----- Final Order 23-03 (*adopted August 14, 2023*)

FINAL ORDER NO. 23-03
CITRUS COUNTY WATER AND WASTEWATER AUTHORITY

A FINAL ORDER OF THE CITRUS COUNTY WATER AND WASTEWATER AUTHORITY, PURSUANT TO CITRUS COUNTY CODE 102-256(i), PROVIDING FOR THE ADOPTION OF THE 2023 PRICE INDEX FACTOR EQUIVALENT TO THE PRICE INDEX SET ANNUALLY BY THE FLORIDA PUBLIC SERVICE COMMISSION FOR UTILIZATION IN PRICE INDEX RATE APPLICATIONS FOR NON-EXEMPT, INVESTOR-OWNED WATER AND WASTEWATER UTILITIES PROVIDING SERVICE IN CITRUS COUNTY, SETTING THE EARLIEST APPLICATION DATE FOR UTILITIES TO FILE FOR SUCH AN INDEX ADJUSTMENT, PROVIDING FOR THE FILING OF ADDITIONAL REQUIRED INFORMATION, AND SETTING AN EFFECTIVE DATE.

WHEREAS, Citrus County Code of Ordinance, Section 102-253, establish the Citrus County Water and Wastewater Authority (AUTHORITY) and provides for specific powers and duties including that of issuing final orders in the matter of rates; and

WHEREAS, Citrus County Code of Ordinance, Section 102-256 (i) and (j) provides for price index and pass through adjustments; and

WHEREAS, the supplemental rules, Resolution No. 99-142, Section 5.2 provides for the procedure for satisfying the filing requirements of a pass-through adjustments and Section 5.3 provides for the procedure for satisfying the filing requirements of a price index adjustments; and

WHEREAS, on May 8, 2023, this AUTHORITY adopted Final Order No. 23-01 establishing the 2023 Price Index of 7.07% for franchised water and wastewater utilities operating in the unincorporated areas of Citrus County; and

WHEREAS, on July 10, 2023, Hash Utilities, LLC (Utility) notified the Office of Utility Regulation of its intent to submit application for 2023 price index and pass through adjustments for Dunnellon Hills Water System, Forest Hills Water System, La Prima Water, Lucky Hills Water System, Meadow Wood Water, Pinewood Water, and Springhorn Water; and

WHEREAS, on July 10, 2023, Utility met the minimum filing requirements; and

WHEREAS, Staff recommends approval of the Utility's applications which raises the Total Annual Revenues as follows:

- a) \$1,230.80 for Dunnellon Hills Water System, for an increase of 6.80%.
- b) \$2,951.42 for Forest Hills Water System, for an increase of 7.07%.
- c) \$388.98 La Prima Water, for an increase of 7.06%.
- d) \$1,599.09 Lucky Hills Water System, for an increase of 4.55%.
- e) \$1,343.57 Meadow Wood Water, for an increase of 7.84%.
- f) \$1,386.90 Pinewood Water, for an increase of 8.09%.
- g) \$1,277.52 Springhorn Water, for an increase of 8.81%.

NOW, THEREFORE, BE IT ORDERED by the AUTHORITY, in public meeting assembled, that:

- 1. The above resultant rate adjustments, attached hereto as Hash Utilities, LLC Price Index and Pass-Through Applications Packet G are approved for services rendered on or after August 14, 2023.
- 2. Utility shall notify each of its customers of the increase in each customer's next rate billing that is issued more than **fifteen (15)** days after the AUTHORITY'S approval. Within thirty (30) days after implementation of the adjusted rates, the Utility shall file with the AUTHORITY copies of the notices to customers.
- 3. This Final Order shall become effective immediately upon adoption by the AUTHORITY and shall remain in effect until the AUTHORITY authorizes a change.

This Order adopted this **14th day of August 2023**, after motion, second, and majority vote favoring same.

APPROVED AS TO FORM FOR THE
RELIANCE OF CITRUS COUNTY ONLY



DENISE A. DYMOND LYN
COUNTY ATTORNEY

CITRUS COUNTY WATER AND
WASTEWATE AUTHORITY



BOB RUTEMILLER
CHAIRMAN

FINAL ORDER NO. 24-01
CITRUS COUNTY WATER AND WASTEWATER AUTHORITY

A FINAL ORDER OF THE CITRUS COUNTY WATER AND WASTEWATER AUTHORITY, PURSUANT TO CITRUS COUNTY CODE OF ORDINANCE, SECTION 102-253(a)(6) [FINAL ORDER TO FIX RATES] AND SECTION 102-256 (b) [LIMITED PROCEEDINGS]; PROVIDING FOR THE FIXING OF RATES THAT ARE JUST, REASONABLE, COMPENSATORY, AND NOT UNFAIRLY DISCRIMINATORY; APPROVING SUCH RATE CHANGES FOR HASH UTILITIES, LLC.; PROVIDING FOR CUSTOMER NOTICE; AND SETTING AN EFFECTIVE DATE.

WHEREAS, Citrus County Code 102-253, establish the Citrus County Water and Wastewater Authority (AUTHORITY) and provides for specific powers and duties including that of issuing final orders in the matter of rates; and

WHEREAS, Citrus County Code 102-256 (b) provides for limited rate proceeding adjustments and provides for the procedure for satisfying the filing requirements of a limited rate proceeding adjustment; and

WHEREAS, on November 8, 2023, HASH Utilities, LLC (utility) notified the Office of Utility Regulation of its intent to submit application for limited rate proceeding using 2022 as the test year with 2023 pro forma adjustments for Dunnellon Hills Water System, Forest Hills Water System, Haggerty Point Water System, La Prima Water, Lucky Hills Water System, Meadow Wood Water, Pinewood Water and Springhorn Water; and

WHEREAS, on November 8, 2023, Utility met the minimum filing requirements; and

WHEREAS Staff recommends approval of the Utility's application which raises the fee to \$650 for 5/8"x3/4" tap in charge, meter installation fee to \$650 for 5/8"x3/4" meter and \$750 for 1" meter to \$795 for plant capacity charge residential per ERC.

NOW, THEREFORE, BE IT ORDERED by the AUTHORITY, in public meeting assembled, that:

1. The above resultant adjustments, attached hereto as HASH Utilities, Water Tariff, are approved for service rendered on or after **February 1, 2024**.
2. Utility shall notify each of its customers of the increase in each customer's next rate billing that is issued more than fifteen (15) days after the AUTHORITY'S approval. Within **thirty (30) days after**

implementation of the adjusted rates, the Utility shall file with the AUTHORITY copies of the notices to customers.

3. This Final Order shall become effective immediately upon adoption by the AUTHORITY and shall remain in effect until the AUTHORITY authorizes a change.

This Order adopted this **29th day of January 2024**, after motion, second, and majority vote favoring same.

**APPROVED AS TO FORM FOR THE
RELIANCE OF CITRUS COUNTY ONLY:**

**CITRUS COUNTY WATER AND
WASTEWATER AUTHORITY**



**DENISE A. DYMOND LYN
ASSISTANT COUNTY ATTORNEY**



**BOB RUTEMILLER
CHAIRMAN**

FINAL ORDER NO. 24-04
CITRUS COUNTY WATER AND WASTEWATER AUTHORITY

A FINAL ORDER OF THE CITRUS COUNTY WATER AND WASTEWATER AUTHORITY, PURSUANT TO CITRUS COUNTY CODE 102-256(i), PROVIDING FOR THE ADOPTION OF THE 2023 PRICE INDEX FACTOR EQUIVALENT TO THE PRICE INDEX SET ANNUALLY BY THE FLORIDA PUBLIC SERVICE COMMISSION FOR UTILIZATION IN PRICE INDEX RATE APPLICATIONS FOR NON-EXEMPT, INVESTOR-OWNED WATER AND WASTEWATER UTILITIES PROVIDING SERVICE IN CITRUS COUNTY, SETTING THE EARLIEST APPLICATION DATE FOR UTILITIES TO FILE FOR SUCH AN INDEX ADJUSTMENT, PROVIDING FOR THE FILING OF ADDITIONAL REQUIRED INFORMATION, AND SETTING AN EFFECTIVE DATE.

WHEREAS Citrus County Code 102-256 (i) provides for the Citrus County Water and Wastewater Authority (AUTHORITY) to adopt a price index for water and wastewater utilities each calendar year for utilization in price index rate applications; and

WHEREAS Citrus County Code 102-256 (i) provides that the price index shall be equivalent to the price index set annually by the Florida Public Service Commission; and

WHEREAS on January 11, 2024, the Florida Public Service Commission issued **Consummating Order No. PSC-2024-0013-CO-WS** pursuant to its **Proposed Agency Action Order No. PSC-2023-0383-PAA-WS** establishing the 2024 Price Index of 3.24 percent for water and wastewater utilities; and

WHEREAS this AUTHORITY finds this index appropriate for application by utilities regulated within Citrus County.

NOW, THEREFORE, BE IT ORDERED by the AUTHORITY, in public meeting assembled, that:

1. The 2024 price index factor is 3.24 percent.
2. Any water and/or wastewater utility under the jurisdiction of Citrus County that intends to adjust its rates by implementation of this price index must notify Citrus County on or after March 4, 2024, of such intent and shall apply the 2024 index factor to applicable 2024 calendar year operating expenses.

3. Utilities using the 2024 price index shall use the forms attached hereto as Attachment 1 pages "1 of 8", "2 of 8", "3 of 8", "4 of 8", "5 of 8", "6 of 8", "7 of 8" and "8 of 8" and shall follow all price index application requirements specified in Citrus County Code 102-256 (i) before implementing any index.
4. This Final Order shall become effective immediately upon adoption by the AUTHORITY and shall remain in effect until the AUTHORITY authorizes a change.

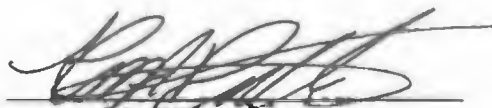
This Order adopted this 4th day of March 2024, after motion, second, and majority vote favoring same.

**APPROVED AS TO FORM FOR THE
RELIANCE OF CITRUS COUNTY ONLY:**



**DENISE A. DYMOND LYN
ASSISTANT COUNTY ATTORNEY**

**CITRUS COUNTY WATER AND
WASTEWATER AUTHORITY**



**BOB RUTEMILLER
CHAIRMAN**

FINAL ORDER NO. 24-05
CITRUS COUNTY WATER AND WASTEWATER AUTHORITY

A FINAL ORDER OF THE CITRUS COUNTY WATER AND WASTEWATER AUTHORITY, PURSUANT TO CITRUS COUNTY CODE 102-256(i), PROVIDING FOR THE ADOPTION OF THE 2024 PRICE INDEX RATE ADJUSTMENT AND RATE TARIFFS FOR THE DUNNELLON HILLS WATER SYSTEM, FOREST HILLS WATER SYSTEM, LA PRIMA WATER SYSTEM, LUCKY HILLS WATER SYSTEM, MEADOW WOOD WATER SYSTEM, PINWOOD WATER SYSTEM, AND THE SPRINGHORN WATER SYSTEM, PROVIDING FOR THE FILING OF ADDITIONAL REQUIRED INFORMATION, AND SETTING AN EFFECTIVE DATE.

WHEREAS, Citrus County Code of Ordinances, Section 102-253, among other things, established the Citrus County Water and Wastewater Authority (hereinafter referred to as "AUTHORITY") and provides for specific power and duties including the issuance of Final Orders to fix rates that are just, reasonable, compensatory, and not unfairly discriminatory and to approve, modify, or deny any tariff established by or on behalf of any applicant or utility; and

WHEREAS, Citrus County Code of Ordinances, Section 102-256(i) and (j) provides for a franchised water and / or wastewater utility to implement rate changes by rate indexing and pass-through adjustments; and

WHEREAS, the supplemental rules as approved by County Resolution No. 99-142, provides in Section 5.2 for the procedure for satisfying the filing requirements of a pass-through rate adjustment and provides in Section 5.3 for the procedure for satisfying the filing requirements of a price index rate adjustment; and

WHEREAS, on **March 4, 2024**, this AUTHORITY adopted Final Order 24-04 establishing the 2024 Price Index Factor of 3.24% for franchised water and / or wastewater utilities operating in the unincorporated areas of Citrus County, which also included certain rate adjustment calculation worksheets, certain rate of return affirmation and quality of service statements, and customer notice documents that are required to be submitted to the AUTHORITY, all as part of the determination of the proposed rate adjustment by the utility; and

WHEREAS, on **January 19, 2024**, Marshall and Kim Hash, owners of HASH Utilities, LLC notified the Office of Utility Regulation of its intent to file applications for the 2024 price index and pass-through adjustments for the Dunnellon Hills Water System, Forest Hills Water System, La Prima Water System, Lucky Hills Water System, Meadow Wood Water System, Pinewood Water System, and Springhorn Water System (hereinafter referred to collectively as "UTILITIES"); and

WHEREAS, applications were filed for the UTILITIES and the Office of Utility Regulation staff found deficiencies in the filings; and

WHEREAS, on **April 17, 2024**, staff met with Marshall and Kim Hash to discuss the requirements for filing an application for rate indexing and pass-through adjustment pursuant to the supplemental rules, and set deadlines for submitting all supporting documentation to conform with AUTHORITY'S filing requirements to identify the change in rates by the application of the pass-through and price indexing adjustments as a means to provide for the financial ability of the utilities to maintain their systems as designed and to establish adequate, fair and reasonable rates and charges; and

WHEREAS, Marshall and Kim Hash submitted revised and or updated tariffs which included rates staff determined were not supported by the filings; and

WHEREAS, staff has determined the price index adjustment appropriate for each utility based on the information submitted with the applications and recommends approval of Utilities applications as follows:

- a) **Dunnellon Hills Water System** – Approve Price Index Adjustment **2.84%**
- b) **Forest Hills Water System** – Approve Price Index Adjustment **2.68%**
- c) **La Prima Water System** – Approve Price Index Adjustment **2.92%**
- d) **Lucky Hills Water System** – Approve Price Index Adjustment **2.19%**
- e) **Meadow Wood Water System** – Approve Price Index Adjustment **3.05%**
- f) **Pinewood Water System** – Approve Price Index Adjustment **3.06%**
- g) **Springhorn Water System** – Approve Price Index Adjustment **3.39** (limited to the provisions of Section 102-256(i)(5) whereby the application of the rate index shall be no greater than the rate index factor).
- h) **Haggerty Point Water System** – Defer any approval of Price Index to future period since a Price Index Application was not formally provided by the Utilities to the Office of Utility Regulation.

NOW, THEREFORE, BE IT ORDERED by the AUTHORITY, in public meeting assembled, that:

1. The Price Index and Pass-Through rate adjustments recommended for the Dunnellon Hills Water System, Forest Hills Water System, La Prima Water System, Lucky Hills Water System, Meadow Wood Water System, Pinewood Water System, and Springhorn Water System owned by HASH Utilities, LLC, are considered reasonable and should be implemented in accordance with the provisions of the Code of Ordinances, Sections 102-253 and 102-256 and the supplemental rules related to the establishment of rates by the AUTHORITY.

2. UTILITIES shall file with the AUTHORITY copies of **amended** notices to customer.
3. UTILITIES shall notify each of its customers of the increase in each customer's next rate billing that is issued more than **fifteen (15)** days after the AUTHORITY'S approval of the rate adjustments pursuant to this Final Order.
4. Prior to the actual implementation of the new rates, UTILITIES shall submit to the AUTHORITY revised tariff sheets delineating the approved rates and effective date for the billing of such approved rates consistent with the level of rate adjustments and the identification to the customer of the rate billing date of the approved rates, all as contained in the Customer Notice.
5. Within **thirty (30) days** after implementation of the approved rates, the Utility shall file with the AUTHORITY copies of the notices to customers.
6. This AUTHORITY Final Order shall be effective upon UTILITIES submission of all documentation required by this Final Order and the rate increases authorize by this Final Oder shall remain effective until the AUTHORITY authorizes a change.

This Order adopted this **20th day of May 2024**, after motion, second, and majority vote favoring same.

**APPROVED AS TO FORM FOR THE
RELIANCE OF CITRUS COUNTY ONLY:**

**CITRUS COUNTY WATER AND
WASTEWATER AUTHORITY**

**DENISE A. DYMOND LYN
COUNTY ATTORNEY**

**BOB RUTEMILLER
CHAIRMAN**