

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: February 22, 2017
TO: Carlotta S. Stauffer, Commission Clerk, Office of Commission Clerk
FROM: Traci Matthews, Engineering Specialist, Division of Engineering *TM PoE*
RE: Docket No.160165 – SU- Application for staff-assisted rate case in Gulf County by ESAD Enterprises, Inc. d/b/a Beaches Sewer Systems, Inc.

Please file the attached “fax from F. Seifert regarding shareholders meeting of Utility” in the above mentioned docket file.

Thank you

2/9/17

By FAX

To: MARISSA

From ESAD Enterprises, Inc

16 pages

Minutes of special meeting and shareholders of ESAD Enterprises Inc.

Pursuant to waiver of notice, a special meeting of the Shareholders of the above corporation was held on January 11, 2017 at 6:00 PM at Pepper's in Port St Joe, FL.

The purpose of the meeting: To conduct many things on agenda.

I Quorum. A quorum was declared present based on the following Shareholders who present as follows:

J. Patrick Farrell, in person

Number of Shares 625

Frank J Seifert, in person

Number of Shares 1,875

II Other director were present:

Donna Seifert

III The following corporate actions were taken by appropriate motions duly made, seconded, and adopted by the majority vote of the Shareholders entitled to vote:

1) Discussion of the notes the company entered into on December 31, 2016, copy of which are attached.

2) Salaries for the officers were set as follows:

Frank Seifert Monthly \$ 4,000.00 a month, in addition a 2015 Chev Silverado will be furnished to employee to use for company business. The vehicle will be part of his pay and follow the company's procedures for use of vehicle. Vehicle must be driven home each night because of after hours sewer calls.

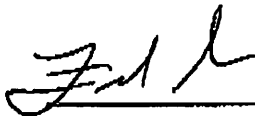
Patrick Farrell Monthly \$ 2,500.00 a month, in addition a 2014 Chev Silverado will be furnished to the employee to use for company business. The vehicle will be part of his pay and follow the company's procedures for use of vehicle. Vehicle must be driven home each night because of after hours sewer calls.

available

- 3) Directors fees will be \$ 500.00 a meeting, with a least two meetings a year. If cash not available this will be accrued and paid at later time.
- 4) A new budget is attached and a list of things that need to be done
- 5) Cell phones for the two employees will be paid by the company, GCPS will be reimbursed each money for Patrick's phone.

There being no further business, the meeting was duly adjourned.

These minutes were certified by ESAD Enterprises, Inc. by CFO Frank Seifert



President

**Beaches Sewer System
Profit & Loss
January through December 2014**

Ordinary Income/Expense	Actual	Per		new budget	new budget	
	<u>Jan - Dec 16</u>	Month	per	year	Month	per
Income						
Guarantee Revenue	4,745.16	395.43	8.82	4348.26	362.36	8.82
Late Charges	1,498.30	124.86	3.00	2496.00	208.00	5.00
New Service Fee	15.00	1.25	15.00	25.00	2.08	25.00
Reimbursed Expenses	63.30	5.28			0.00	
Services	124,201.40	10350.12	32.20	203000.00	16916.67	52.05
Tap Fees	1,138.34	94.86	1138.34	2276.68	189.72	1138.34
Transfer Fee	465.00	38.75	15.00	775.00	64.58	25.00
Total Income	<u>132,126.50</u>	<u>11010.54</u>		<u>212920.94</u>	<u>17743.41</u>	
Expense						
Bank Service Charges	195.23	16.27		200.00	16.67	0.054645
Bad Debts	3,100.18	258.35		500.00	41.67	0.136612
Cell Phones	2,194.14	182.85		2200.00	183.33	0.601093
Chemicals	2,561.58	213.47		2600.00	216.67	0.710383
Contract Operator	12,200.00	1016.67		13200.00	1100.00	3.606557
Depreciation	12,966.00	1080.50		15000.00	1250.00	4.098361
Directors Fees	2,000.00	166.67		4000.00	333.33	1.092896
Dues	215.30	17.94		225.00	18.75	0.061475
Insurance						
General Liability		0.00		1621.00	135.08	0.442896
Auto	<u>5,684.95</u>	<u>473.75</u>		<u>2400.00</u>	<u>200.00</u>	<u>0.655738</u>
Interest Expense						
Loan Interest/Other	1,210.57	100.88		7480.00	623.33	2.043716
Mortgage	<u>11,807.76</u>	<u>983.98</u>		<u>11799.00</u>	<u>983.25</u>	<u>3.22377</u>
Licenses and Permits	0.00	0.00				
Miscellaneous	200.00	16.67		200.00	16.67	0.054645
Office Supplies	862.08	71.84		900.00	75.00	0.245902
Payables				0.00	0.00	0
Postage and Delivery	2,049.65	170.80		2300.00	191.67	0.628415

**Beaches Sewer System
Profit & Loss
January through December 2014**

	<u>Jan - Dec 16</u>	Month	per			
Professional Fees						
Accounting	2,500.00	208.33		2500.00	208.33	0.68306
Engineering	2,812.50	234.38		0.00	0.00	0
Rate Case Expense	1,319.10	109.93		0.00	0.00	0
Regulatory Assessment Fee	5,540.69	461.72		9581.44	798.45	2.61788
Rent	7,200.00	600.00		7200.00	600.00	1.967213
Repairs						
Equipment Repairs	17,656.70	1471.39		26000.00	2166.67	7.103825
Salaries	54,678.00	4556.50		78000.00	6500.00	21.31148
Sludge Expense	1,300.00	108.33		2600.00	216.67	0.710383
Taxes						
Payroll	4,182.90	348.58		5967.00	497.25	1.630328
Property	12,210.17	1017.51		4896.50	408.04	1.337842
State	300.00	25.00		150.00	12.50	0.040984
Telephone	581.99	48.50		600.00	50.00	0.163934
Testing	975.00	81.25		1400.00	116.67	0.382514
Travel & Ent						
Meals	345.86	28.82		250.00	20.83	0.068306
Total Travel & Ent	345.86	28.82				
Utilities						
Gas and Electric	7,948.23	662.35		8250.00	687.50	2.254098
Water	539.85	44.99		600.00	50.00	0.163934
Total Expense	177,684.29	14807.02		212619.94	17718.33	58.09288
Net Ordinary Income	-45,557.79	-3796.48		301.00	25.08	

Beaches Sewer System
 Staff Third Data Request
 Item 12 Pro Forma Items

Project	Date of Completion	Number of Bids	Estimated Final cost	Date of final payment	Explanation of reason it is needed
Equipment					
Backhoe	2018 ?	none at present	25000.00 ?		Need to clean ponds and to attach service lines
Truck 1	8/12/2016	1	50637.54	9/27/2022	For employee to do his job going to plant etc
Truck 2	1/2/2017	1	35399.29	2/13/2022	For employee to do his job going to plant etc
Camera	2018?	none at present	6000.00 ?		To locate laterials etc
Two Generators one on trailer	early 2017	none at present	7500.00	early 2017	to operate plant and lift stations if power goes off
			7500.00	early 2018	
LS 98					
Pumps	June, 2017	1	12200.00	early 2018	needed by DEP permit
Landscaping	April, 2017	none at present	2500.00	fall, 2017	customers have complained
LS Americus					
Pumps	fall, 2017	1	14000.00	early 2017	needed by DEP Permit
Control Panel	fall, 2017	1	2581.00	early 2017	old one not working properly
Rail System	fall, 2017	1	included with pumps	early 2017	needed by DEP Permit
Plant					
Blower	Spring, 2017	Recent purchase of same	2617.24 plus labor	fall, 2017	needed by DEP Permit
Piping	Spring, 2018	none at present	10000.00	Spring, 2018	present ones 30 years old

Fence	Spring, 2018	none at present	5000.00	Spring, 2017	old one is rusting out require by DEP
Electrical	Summer, 2018	1	4000.00	Spring, 2018	needed if power off for generator
Sand Removal	May, 2017	1	19010.00	May, 2017	improve plant performace
Ponds Clarifier	December, 2016	none at present	5530.00	December, 2016	required by DEP
	Spring, 2018	none at present	4500.00	Spring, 2018	required by DEP
Total to be spent in 2017			50591.00		
Total to be spent in 2018			38200.00		
unknown time			31000.00		
Already spent					
Trucks 2016			50637.54		
Trucks 2017			35399.29		
Ponds 2016			5530.00		

2710
300
368

3378⁰⁶

Simple Promissory Note

Port St Joe, Florida

Date December 31, 2016

ESAD Enterprises, Inc. agrees and promises to pay to Frank J Seifert, CPA
the sum of \$ 13,000.00 Dollars for value received, with interest at the annual rate of 5
% payable after interest only, paid monthly, balance in full on December 31, 2017.

If this note is in default and is placed for collection, ESAD Enterprises, Inc. shall pay all
reasonable costs of collection and attorneys' fees.

ESAD Enterprises, Inc. By Patricia Jamell
(Borrower) (Date)

FRANK J Seifert CPA By FRANK Seifert
(Lender) (Date)

Delta Office
(Witness) (Date)

Simple Promissory Note

Port St Joe, Florida

Date December 31, 2016

ESAD Enterprises, Inc. agrees and promises to pay to Donna M Seifert the sum of \$ 28,400.00 Dollars for value received, with interest at the annual rate of 5 % payable after interest only, paid monthly, balance in full on December 31, 2017.

If this note is in default and is placed for collection, ESAD Enterprises, Inc. shall pay all reasonable costs of collection and attorneys' fees.

ESAD Enterprises, Inc. By Patrick Jamell
(Borrower) (Date)

Donna M Seifert By Donna M Seifert
(Lender) (Date)

Delia Alfaro
(Witness) (Date)

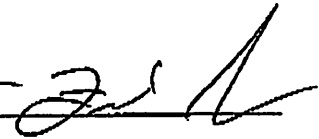
Simple Promissory Note

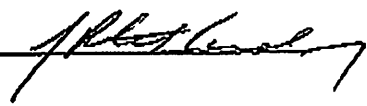
Port St Joe, Florida

Date December 31, 2016

ESAD Enterprises, Inc. agrees and promises to pay to Gulf Coast Property Services, LLC the sum of \$ 20,000.00 Dollars for value received, with interest at the annual rate of 5 % payable after interest only, paid monthly, balance in full on December 31, 2017.

If this note is in default and is placed for collection, ESAD Enterprises, Inc. shall pay all reasonable costs of collection and attorneys' fees.

ESAD Enterprises, Inc By FRANK Seifert 
 (Borrower) (Date)

Gulf Coast Property Services LLC By PATRICK F. MULL 
 (Lender) (Date)

Delia Axford
 (Witness) (Date)

This is a building at plant - Had to
lease / purchase it in my name - Company did not
have credit

Beaches Sewer System Vendor QuickReport All Transactions

Type	Date	Num	Memo	Account	Clr	Split	Debit	Credit
City Leasing								
Check	03/07/2015	3929		Centennial Bank	X	101 Utility Pl...		285.57
Check	06/08/2015	3989		Centennial Bank	X	101 Utility Pl...		285.57
Check	09/08/2015	3997		Centennial Bank	X	101 Utility Pl...		285.57
Check	12/14/2015	4037		Centennial Bank	X	101 Utility Pl...		285.57
Check	02/10/2016	4060		Centennial Bank	X	101 Utility Pl...		360.57
Check	06/10/2016	4114		Centennial Bank	X	101 Utility Pl...		380.76
			<i>11/1/16 4186</i>					<i>310.57</i>
			<i>1/17/17 D.A.F</i>					<i>739.87</i>
								<u><i>2934.05</i></u>

TOOL TIME

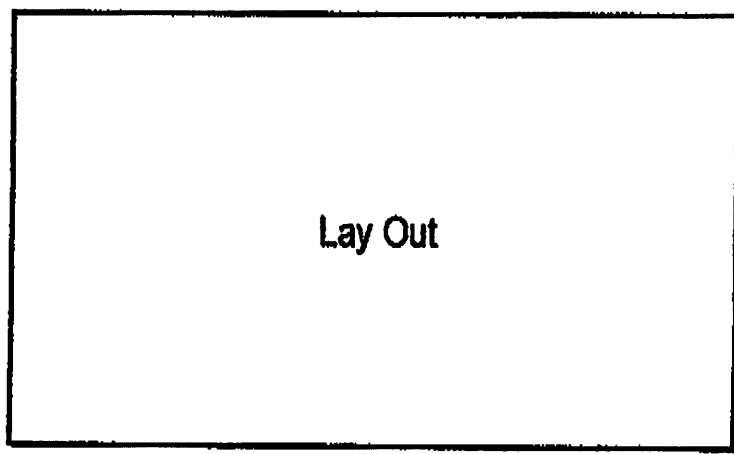
3822A E. 15th ST, PANAMA CITY FL 32404 PH 850-763-0065 FAX 850-763-0097
For Build Time Call James at: (850)257-5729
www.tooltimebuildings.com

Customer Name ESAD ENTERPRISES INC Date 2-5-15
Address 351 Sea Shore Dr City PORT ST LUCIE State FL Zip 32456
Home# 229-9292 Cell# 227-5283 Email: Seifert13@gmail.com
Product Size: 10x12 Siding Color _____ Trim Color _____ Roof _____
Description: _____

AS IS

Additional Description:

- Larry Delivery
- replace sheer
- call when on way



I agree to purchase the structure outlined above Power and Water? Yes or No Walker? Yes or No Customer On Site? Yes or No

Method of Deposit CK# 3908 CC _____ Cash _____ Deposit amount \$ 228.44

Purchaser Signature [Signature] Date 2/5/15 Sales Price \$ 2145

Witness [Signature] Date 2-5-15 Sales Tax \$ _____

CBC 1236685 Total \$ 2145 - citi leasing



CALL 1-800-432-4770 BEFORE WE DIG ON YOUR PROPERTY.
Tool Time is not responsible for unforeseen utilities or any other objects encountered while digging post holes, footings or anchors including water and concrete over 4 inches thick. We are not responsible for trucks or machinery cracking existing concrete unless special provisions are made in writing on this document.

CUSTOMER INITIALS [Signature]

First Draw \$ _____

Second Draw \$ _____

Balance Due Day Of Completion \$ _____

Add-ons \$ _____

City PSJ Beach

City Setback From Side 7.5 FT From Rear 7.5 FT

012717

739.87

CITY LEASING, LLC

PO BOX 1001
Arlington, TN 38002
901-969-3459

36/48/60 months wood or metal

RENTAL PURCHASE AGREEMENT AND DISCLOSURE STATEMENT

This agreement made and entered on this 05 day of February, (year) 2015, (a copy of which has been furnished to consumer as evidenced by Consumer's signature as it appears below). By and between City Leasing, LLC, hereinafter referred to as "Lessor" and Frank Joseph

is 351 Sea Shore Dr Port of St Joe FL 32456
in Gulf County, hereinafter referred to as "Consumer,"

WITNESSETH

1. For and in consideration of mutual covenants and agreements hereinafter set forth. Lessor hereby leases to Consumer and Consumer hereby leases from Lessor that certain portable warehouse and equipment described in paragraph 2 (1) set out below.

2. The following information is hereby disclosed to the Consumer pursuant to TCA 47-18-604 and constitutes terms and conditions of this agreement.

(a) The property to be leased, the subject of this agreement, is described as follows:

Type: Shed Size: 10x12 Serial No: 10122515

(b) The net leased price of the leased property is \$ 1,930.50

(c) The property is: New

(d) Consumer realizes this is a one month term lease and renews every payment made by one month, of which there is no penalty for early payoff.

(e) Consumer may renew this agreement for consecutive terms of one month by making rental payments in advance for each additional month consumer wishes to rent the property.

(f) The rental payment is \$ 95.19 per month and is due 30 to 45 days after the delivery date and then each corresponding day of each succeeding month. If consumer makes 36 monthly payments for a total cost of \$ 3,426.84 and otherwise complies with this agreement, Consumer will acquire ownership of the rented property. At any time after consumer otherwise complies with this agreement, Consumer may purchase the rented property for the cash price of \$ 1,930.50 less 60% of all the rental payments Consumer has made (exclusive of taxes, reinstatement, and other charges.)

(g) A \$25.00 late fee will be applied to all payments 10 days past due and the late charges will continue to accrue until the account is brought current. Should the past due payments go past the scheduled last payment date of the contract. The late charge will change to 40% of the regular monthly payment, and will continue to accrue monthly. A \$25 fee will also be charged for returned checks.

(h) Consumer will not own the property until the Consumer has made the total number of payments and the total of payments necessary to acquire ownership.

(i) The total of payments does not include other charges such as late payment, default, pick up or reinstatement fees, and Consumer should read this contract for an explanation of these charges.

(j) Consumer is responsible for the fair market value of the property if it's lost, stolen, damaged, or destroyed.

(k) Consumer is responsible for maintaining the property while it is leased.

(l) Consumer shall not permit the leased property to be altered for the construction of shelves, addition of equipment and accessories or the placing of signs thereon, and shall not permit the leased property to be tied to or otherwise affixed to any real estate in such a manner that the same cannot be removed without damage to the leased property.

3. At the time of the execution of this agreement, the Consumer shall pay to Lessor a non-refundable advance in the amount of \$ 228.44, which is earned by the retailer and is not credited to payments on the back end of the lease.

IN WITNESS WHEREOF, the parties have hereunto affixed their signatures as of the day and date first above written.

This contract is being assigned to Magna Bank. The undersigned Lessee agrees not to assert against Magna Bank any claims it may have against Lessor arising out of this Retail Purchase Agreement as a defense to the enforcement of this contract by Magna Bank.

WITNESS:

LESSOR:
City Leasing, LLC

By: _____

Authorized Representative

CONSUMER:

City Leasing, LLC
PO Box 1001
Arlington, TN 38002
Phone: 901-969-3459

**** PAID OUT EARLY Receipt ****
1/17/17
11:27 AM

SEIFERT, FRANK JOSEPH
P.O 503
PORT ST JOE FL 32457
HM PHONE: 850-229-9292

ACCT#: 2670 RECEIPT#:C010102295

Contract: 4860
Term: M
Due: 3/9/17
Paid: 694.71
Other PD: 0.00
Tax: 45.16
Total: 739.87

PAID OUT EARLY
Charges Still Due:0.00

Mod:10122515
Ser:10122515
10X12 SHED

Total Due: 739.87
Tendered: 739.87
MASTERCARD
Appr:012717

Change:

*Thank you,
Katrina*

Transfer of Ownership Letter

LESSOR:

City Leasing, LLC
PO Box 1001
Arlington, TN 38002
Phone: 901-969-3459

LESSEE:

FRANK JOSEPH SEIFERT
P.O 503
PORT ST JOE FL 32457
850-229-9292

This letter is notice that the Rental / Lease Purchase Agreement below has been paid in full and ownership has been transferred to the lessee.

Agreement #	4860
Date of this letter	January 17, 2017
Date Agreement Paid out:	January 17, 2017

Description of Property on this agreement

Model#	Description
10122515	10X12 SHED

Serial#
10122515

We appreciate your business!

Congratulations!