

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

July 9, 2025

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

RE: 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 its application 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.

Respectfully,



Robert Johnson
CFO
St. John's River Estates Utility

COMMISSION
CLERK

2025 JUL 14 AM 9:41

FLORIDA PUBLIC SERVICE COMMISSION

APPLICATION FOR A
STAFF ASSISTED RATE CASE

I. GENERAL DATA

A. Name of Utility: **St. John's River Estates Utility, LLC**

B. 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 Community**

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 ☒ No

3. Did you purchase: ☐ Stock ☒ or assets only

E. Type of Legal Entity:

☐ Corporation ☒ Partnership LLC ☐ Sole Proprietorship

F. Ownership & Officers:

	Name	Title	Percent Ownership
1.	Anthony Fratianne	Managing Member	0
2.	American Retirement 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: **Tyler Curtis**
2. Firm: **WSRP, LLC**
3. Address: **155 N 400 W #400, Salt lake City, UT 84103**
4. Telephone: **801 328 2011**

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? ☒ Yes ☐ No

Date Last Filed: **12/31/24**

E. Has your latest Regulatory Assessment Fee Payment been made? yes
(January 30 or July 30 whichever is applicable) ☐ Jan 30 ☒ July 30

F. Basic Rate Base Data: (Most recent two years)

1. Water:

	2024	2023
Cost of Plant In Service	\$ <u>86,133</u>	\$ <u>86,133</u>
Less Accumulated Depreciation	<u>85,030</u>	<u>84,280</u>
Less Contributed Plant	<u> </u>	<u> </u>
Net Owner's Investment	\$ <u>1,103</u>	\$ <u>1,853</u>

2. Wastewater:

2024 2023

Cost of Plant In Service	\$ 153,323	\$ 153,323
Less Accumulated Depreciation	128,890	127,852
Less Contributed Plant		
Net Owner's Investment	\$ 24,443	\$ 25,471

G. Basic Income Statement: *(Most recent two years)*

1. <u>Water:</u>	2024	2023
Revenues (By Class)		
a. Water receipts	\$ 16,692	\$ 16,407
b. Misc.		
c.		
Total Operating Revenues:	\$ 16,692	\$ 16,407
Less Expenses:		
a. Salaries & Wages - Employees		
b. Salaries & Wages - Officers, Directors, & Majority Stockholders		
c. Employee Pensions & Benefits		
d. Purchased Water		
e. Purchased Power	1,710	1,589
f. Fuel for Power Production		
g. Chemicals	1,179	1,329
h. Materials & Supplies	6,625	12,991
i. Contractual Services	52	2,979
j. Rents		
k. Transportation Expenses		
l. Insurance Expense	686	509
m. Regulatory Commission Expense	1,396	1,115
n. Bad Debt Expense		
o. Miscellaneous Expense	785	155
p. Depreciation and Amortization Expense	483	567
q. Property Taxes	554	636
r. Other Taxes	204	
s. Interest	631	1,863
Operating Income (Loss)	\$ 2,387	\$ (7,326)

2. Wastewater

Revenues (By Class):

a. **Waste water receipts**

b.

c.

Total Operating Revenues:

Less Expenses:

a. Salaries & Wages - Employees

b. Salaries & Wages - Officers, Directors, & Majority Stockholders

c. Employee Pensions & Benefits

d. Purchased Wastewater Treatment

e. Sludge Removal Expense

f. Purchased Power

g. Fuel for Power Production

h. Chemicals

i. Materials & Supplies

j. Contractual Services

k. Rents

l. Transportation Expenses

m. Insurance Expense

n. Regulatory Commission Expense

o. Bad Debt Expense

p. Miscellaneous Expense

q. Depreciation and Amortization Expense

r. Property Taxes

s. Other Taxes

t. Interest

Operating Income (Loss)

	2024	2023
\$		\$
	22,491	22,108
\$	22,491	\$ 22,108
	2,398	2,228
	1,654	1,863
	9,288	18,215
	73	4,178
	962	714
	1,957	1,504
	1,101	206
	657	657
	777	891
	276	
	884	2,612
\$	2,464	\$ (10,960)

H. Outstanding Debt:

	Creditor	Date Borrowed	Balance Due	Interest Rate	Expiration Date
1.	St. John's River Club	8/16/18	120,000	4.5%	8/21/26
2.					
3.					
4.					

I. Indicate Type of Tax Return Filed:

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

III

ENGINEERING DATA

A. Outside Engineering Consultant:

1. Name: **Todd**
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

3. effluent:

.0048

4. Approximate length of wastewater mains:

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

5. Number of manholes: **18**

Number of lift

6. stations: **1**

How do you measure treatment plant

7. effluent? **MGD**

8. Is the treatment plant effluent chlorinated? ☐ Yes ☐ No
If yes, what is the normal dosage rate?
9. Tap in fees – Wastewater: \$0
10. Service availability fees – Wastewater: \$0
11. Note DEP Treatment Plant Certificate Number and date of expiration: **FLA 011717-007**
Number Expiration Date:
12. Total gallons treated during most recent twelve months: **.099**
13. Wastewater treatment purchased during most recent twelve months:

H. Water:

1. Gallons per day capacity of treatment facilities:
a. Existing: **86400** b. Under Construction : **n/a** c. Proposed: **n/a**
2. Type of treatment:
Aeration/chlorination
3. Approximate average daily flow of treated water: **2,917**
4. Source of water supply: Groundwater
5. Types of chemicals used and their normal dosage rates:
Sodium Hypochlorite
6. Number of wells in service: **3**
Total capacity in gallons per minute (gpm): **unknown**

Diameter/Depth:	4" / 85'	4" / 85'	4" / 100'
Motor horsepower:	1	1	1
Pump capacity (gpm):	20	20	20

7. Reservoirs and/or hydropneumatic tanks:

Description:	Steel		
Capacity:	2500		

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 **n/a**

agency:

12. Number of fire hydrants in service: 3
13. Do you have a meter change out program? ☐ No ☐ Yes
Meter installation or tap in fees - Water
14. \$0
Service availability fees - Water
15. \$0
Has the existing treatment facility been approved by
16. DEP? ☐ No ☐ Yes
17. Total gallons pumped during most recent twelve months: 2917
18. Total gallons sold during most recent twelve months: 2917
19. Gallons unaccounted for during most recent twelve months: 0
20. Gallons purchased during most recent twelve months: 0

IV. RATE DATA

A. Individual to contact on tariff matters:

1. Name: Robert Johnson
Telephone
2. Number: (207) 274 6660

B. Schedule of present rates: (Attach additional 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. Number of Customers: (Most recent two years)

- | 1. Water Metered | 2024 | 2023 |
|---------------------|-----------|-----------|
| a. Residential | <u>97</u> | <u>92</u> |
| b. General Service | <u>3</u> | <u>3</u> |
| c. Special Contract | _____ | _____ |
| d. Other - Specify | _____ | _____ |
| 2. Water Unmetered | 2024 | 2023 |
| a. Residential | _____ | _____ |
| b. General Service | _____ | _____ |

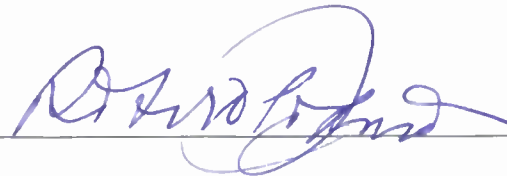
- c. Special Contract
- d. Other - Specify
- 3. Wastewater
 - a. Residential
 - b. General Service
 - c. Special Contract
 - d. Other - Specify

	2024	2023
	97	92
	2	2

V. AFFIRMATION

I, **Robert Johnson** 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



Title

CEO

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.