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July 16, 2025

Mr. Adam Teitzman, Clerk
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, FL 32399-0850

Re: NC Real Estate Projects, LLC dba Grenelefe Utility
Request for Staff Assisted Rate Increase
Docket No. 20250023-WS

Dear Mr. Teitzman,

Pursuant to the Staff's directions, please file the attached response to Staff's 2nd Data Request, response to #4-6, in the above-styled case.

Should you or any members of the Commission staff have any questions in this regard, please let us know.

Sincerely,

SUNDSTROM & MINDLIN, LLP

F. Marshall Deterding

F. Marshall Deterding
Of Counsel

FMD/brf

cc: Jacob Imig
Jennifer Augspurger
Ailynee Ramirez-Abundez
Gary Smith, II
Laura King
Marissa Ramos
Matthew Sibley
Sonica Bruce
Garret Kelley
Jared Folkman
Joshua Cohn
Jason Cox
Gary Morse

Florida Public Service Commission
Docket 20250023
NC Real Estate d/b/a Grenelefe Utilities
Staff Assisted Rate Case

Response to Staff's 2nd Data Request

Below and attached are the utility responses to items #4, #5, and #6 of Staff 2nd Data Request

Response to #4 - The anticipated install dates for all proforma items should be pushed to the maximum date allowed by the FPSC to give utility owner as much time as possible to secure financing needed. At a minimum the utility needs to have substantial increases in Service Availability Charges in Place in order to secure favorable financing. Currently the utility has Zero Service Availability Charges. As such the utility consultant is proposing a date of December 31, 2026 for all proforma projects except for the wastewater plant expansion which needs to be addressed by the engineer, George MacDonald. It is anticipated that that large project will take a minimum of 18 months to complete after needed financing is secured.

See attached documents in response to Request #4c-m

Response to #5a.i.) The current meters are old (well past their useful lives), outdated in type and may not be accurate. The utility's customers must be assured of working meters so that they can have high confidence in the accuracy of their billing statements. SWFWMD also requires an accurate count of all water uses as well as the FPSC requires accurate records so as to keep customer billings accurate and equitable, and complaints to a minimum.

Response to 5a.ii.) The Polk County Fire Marshall's office requires fire hydrants to be flow tested annually to ensure residents have adequate fire protection. When flow tests on hydrants fail the Fire Marshall wants a timeline as to when the hydrant can be replaced. These outdated hydrants, well past their useful lives, frequently fail these tests by the Fire Marshall.

Response to 5a.iii.) The Polk County health department has received multiple customer complaints for an excessive issuance of boil water notices. This is due primarily to the fact that most water distribution water valves are inoperable. In order to minimize the amount of customers affected by a pipe break the utility must be able to rely on functional water isolation valves.

Response to 5a.iv.) The Design consulting engineer would be best to answer this in detail, but in short the Florida Department of Environmental Protection(FDEP) agency has instructed the utility to meet the new Nitrogen and Phosphorus requirements before November 2025. This is evident when you read the utility's operating permit issued by the FDEP. The utility is basically under a consent order until it can prove that it can meet the aforementioned requirements.

Response to 6a.) The utility has 8 functioning irrigation wells but also has several wells capped. In talking with the utility it is now agreed that we will be refurbishing only the 8 functioning wells and NOT 10 wells.

Response to 6b.) These Tanks are well past their useful lives and requiring frequent attention in order to keep them functioning. Until the Commission approves funds to allow their replacement the utility cannot move forward with securing financing or the replacement of these tanks. Once the commission approves the replacement of both hydropneumatic tanks then each tank will be replaced as well as the isolation valves at each end of the tank. Piping and fittings will be required to connect both ends of the tank to the supply line and the water distribution line.

The following attached documents are in response to Request #4c-m



Complete Utility Operations, LLC

P.O. Box 1114
Fellsmere, FL 32948
(772) 708-8350
completeutilityops@gmail.com

Quote

June 12, 2025

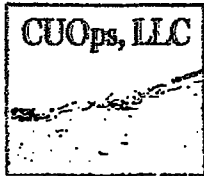
NC Real Estate
Grenelefe Resorts
3426 Turnberry Drive
Lakeland, FL 33803
(704) 996-4543

RE: Valve replacement program

Complete Utility Operations, LLC proposes to provide labor, tools, and materials to install (10) new 6 inch water valves within the Grenelefe water distribution system per year.

Total Amount Due: \$211,314.71

Quote is good for 30 days. Payment is expected upon job completion.



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Quote

June 11, 2025

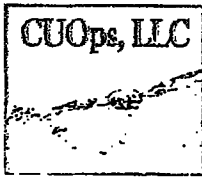
NC Real Estate
Greenelefe Resorts
3426 Turnberry Drive
Lakeland, FL 33803
(704) 996-4543

RE: Potable water well #6

Complete Utility Operations, LLC will provide labor, tools, and materials to install a new pump, motor, a new control panel, and a new SCADA system. We will also ensure proper operation before putting system into normal operation.

Total Amount Due: \$115,000.00

Quote is good for 30 days. Payment is expected upon job completion.



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Quote

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Lakeland, FL 33803
(704) 996-4543

RE: Potable water well #10

Complete Utility Operations, LLC will provide labor, tools, and materials to install a new pump, motor, a new control panel, and a new SCADA system.

Total Amount Due: \$115,000.00

Quote is good for 30 days. Payment is expected upon job completion.



Complete Utility Operations, LLC

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Quote

June 7, 2025

NC Real Estate
Greenelefe Resorts
3426 Turnberry Drive
Lakeland, FL 33803
(704) 996-4543

RE: Fire hydrant replacement

Complete Utility Operations, LLC will provide labor, tools, and materials to replace old non functioning fire hydrants within the Greenelefe Utilities distribution system. We have been notified that (15) fire hydrants need to be replaced.

The cost to provide the above described refurbishment is \$266,000.00

Total Amount Due: \$266,000.00

Quote is good for 30 days. Payment is expected upon job completion.



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Quote

June 12, 2025

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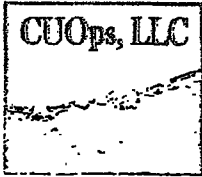
RE: Radio read meter installation

Complete Utility Operations, LLC will furnish all labor and tools to install the electronic read meters provided by Greenelefe Utilities. All meters, meter boxes, and necessary fittings are to be provided by Greenelefe Utilities.

Labor and tools to install 1,359 electronically read meters: \$195.00 per meter

Total Amount Due: \$265,005.00

Quote is good for 30 days. Payment is expected upon job completion.



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RE: Water tank replacement

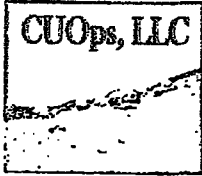
Complete Utility Operations, LLC proposes to provide labor, tools, and materials to (2) hydropneumatic tanks and associated valving within the Grenelefe water distribution system. The water tanks at well #10 and well #6 need to be inspected and possibly replaced.

The cost to provide the above described inspection for both tanks \$140,000.00

The cost to replace both tanks is \$835,000.00

Total Amount Due: \$835,000.00

Quote is good for 30 days. Payment is expected upon job completion.



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Quote

June 10, 2025

NC Real Estate
Greenelefe Resorts
3426 Turnberry Drive
Lakeland, FL 33803
(704) 996-4543

RE: Lift station #1 refurbishment

Complete Utility Operations, LLC will provide labor, tools, and materials to refurbish Greenelefe Utilities lift station #1. We will provide a new panel, new pumps, new valves and check valves, and install a new wet well liner.

The cost to provide the above described refurbishment is \$197,433.00

Total Amount Due: \$197,433.00

Quote is good for 30 days. Payment is expected upon job completion.



Complete Utility Operations, LLC

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Quote

June 10, 2025

NC Real Estate
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3426 Turnberry Drive
Lakeland, FL 33803
(704) 996-4543

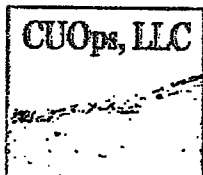
RE: Lift station #2 refurbishment

Complete Utility Operations, LLC will provide labor, tools, and materials to refurbish Grenelefe Utilities lift station #2. We will provide a new panel, new pumps, new valves and check valves, and install a new wet well liner.

The cost to provide the above described refurbishment is \$199,000.00

Total Amount Due: \$199,000.00

Quote is good for 30 days. Payment is expected upon job completion.



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Quote

June 9, 2025

NC Real Estate
Greenelefe Resorts
3426 Turnberry Drive
Lakeland, FL 33803
(704) 996-4543

RE: Lift station #3 refurbishment

Complete Utility Operations, LLC will provide labor, tools, and materials to refurbish Greenelefe Utilities lift station #3. We will provide a new panel, new pumps, new valves and check valves, and install a new wet well liner.

The cost to provide the above described refurbishment is \$166,992.00

Total Amount Due: \$166,992.00

Quote is good for 30 days. Payment is expected upon job completion.



Complete Utility Operations, LLC

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Quote

June 8, 2025

NC Real Estate
Greenelefe Resorts
3426 Turnberry Drive
Lakeland, FL 33803
(704) 996-4543

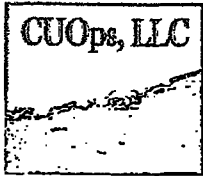
RE: Lift station #4 refurbishment

Complete Utility Operations, LLC will provide labor, tools, and materials to refurbish Greenelefe Utilities lift station #4. We will provide a new panel, new pumps, new valves and check valves, and install a new wet well liner.

The cost to provide the above described refurbishment is \$190,113.00

Total Amount Due: \$190,113.00

Quote is good for 30 days. Payment is expected upon job completion.



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Quote

June 7, 2025

NC Real Estate
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3426 Turnberry Drive
Lakeland, FL 33803
(704) 996-4543

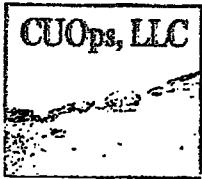
RE: Lift station #5 refurbishment

Complete Utility Operations, LLC will provide labor, tools, and materials to refurbish Grenelefe Utilities lift station #5. We will also provide a new panel, new pumps, new valves and check valves, and install a new wet well liner.

The cost to provide the above described refurbishment is \$171,525.00

Total Amount Due: \$171,525.00

Quote is good for 30 days. Payment is expected upon job completion.



Complete Utility Operations, LLC

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Quote

June 6, 2025

NC Real Estate
Greenelefe Resorts
3426 Turnberry Drive
Lakeland, FL 33803
(704) 996-4543

RE: Irrigation wells

Complete Utility Operations, LLC proposes to provide labor, tools, and materials to install a new pump, motor, a new control panel, and a new SCADA system at all irrigation wells.

(8) irrigation wells at \$110,000 per well.

Total Amount Due: \$880,000.00

Quote is good for 30 days. Payment is expected upon job completion.