



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
Staff's 2nd Data Request; Responses to #8, 9, 10 and 11

Dear Mr. Teitzman,

Pursuant to the Staff's directions, please file the attached response to Staff's 2nd Data Request, responses to #8-11, 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

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Of Counsel

FMD/brf

cc: Jacob Imig
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Response to Staff's 2nd Data Request #8-11

Response to #8.) The number of meters quoted was based on the billing register at the time of the quote which can fluctuate as customers connect and disconnect their services in the months after the quote was given. The specific numbers of meters to be ordered and installed will depend on the date in which the work is to be done. The 1,350 meters/materials quoted by Fergusons was a general round number which will be addressed at the time of ordering.

Response to #9.) The utility has not chosen a specific contractor to replace the water isolation valves as we do not even know if our proforma request will be approved. If any valves have been replaced so far during this proceeding it was done out of complete necessity in order to continue to provide quality service to our customers. All of the Valves need replacement as soon as is practical. They are all well past their useful lives and are frequently showing that they can no longer function efficiently or reliability. The Utility chose to propose that they be replaced 10 at a time in order to lessen workload and disruptions to service and to insure that those most in need of replacement can be addressed immediately and then address the remainder as time permits. Mobilizing to undertake all of the valve replacements needed in one or two years would not only be disruptive, but it may actually cost more because of mobilization costs for such a big and intense undertaking. If the Commission will only consider these costs for a maximum of two years, the utility requests that the Commission recognize all of the valve replacement costs in rate setting now and the utility will seek financing based on that assurance of rate and Service availability increases, and will undertake the complete replacement within 2 years.

Response to #10.) The F-150 Ford truck will be replacing the truck that is still in use from the last rate case that was done under previous ownership. That truck has outlasted its usefulness. The F-250 truck is needed for hauling heavy loads or towing rented equipment needed in the monthly operation of the utility. An example of this would be to move a rented backhoe from job site to job site as to not ruin the customers grass by driving over their property.

Response to #11.) The utility receives an enormous amount of requests for turn ons/turn offs as well as late payment notices that need to be placed on peoples residences. The easiest and most economical way of accomplishing these tasks is to use electric golf carts. To the extent there are customer call outs for rereads or other customer concerns or requests the golf carts provide a much more efficient and effective means of utility response to those requests.