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STATE OF FLORIDA



DIVISION OF ECONOMICS
ELISABETH J. DRAPER
DIRECTOR
(850) 413-6410

Public Service Commission

August 13, 2025

Mr. Robert Johnson
St. John's River Estates Utility, LLC.
15 Shaker Rd
Gray, Maine 04039
rjohnson@lgicos.com

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2025 AUG 13 PM 2:29
COMMISSION
CLERK

Re: Docket No. 20250092-WS-Application for staff-assisted rate case in Putnam County by St. John's River Estates Utility, LLC

Dear Mr. Johnson:

On July 14, 2025, St. John's River Estates Utilities, LLC (St. John's or utility) filed an application for staff-assisted rate case (SARC), pursuant to Section 367.0814, Florida Statutes (F.S.). Staff must either accept or deny the application within thirty (30) days of filing after making an eligibility and application sufficiency determination pursuant to Section 367.083, F.S., Section 367.0814(1), F.S., and Rule 25-30.455(1), (4)–(5), Florida Administrative Code (F.A.C.). The 30th day falls on August 13, 2025.

Upon receiving utility's application, staff began its eligibility and application sufficiency assessment. Eligibility requirements for a SARC are reflected in Rule 25-30.455(1), (4)(c), F.A.C. Specifically, an applicant must (1) have total gross annual operating revenues no more than \$335,000 for water service or wastewater service (or \$670,000 on a combined basis); (2) have at least one year of experience operating the utility for which the rate increase is sought; (3) be in compliance with annual report filings pursuant to Rule 25-30.110(3)–(5), F.A.C.; (4) be up-to-date with all regulatory assessment fee payments or on an approved payment plan; and (5) allow for preliminary examination of the condition of the utility's books and records.

Staff made multiple attempts to reach St. John's using a mixture of phone calls, voicemail messages, and e-mails in order to verify the condition of the utility's books and records. Staff called the utility on July 22nd, July 23rd, July 25th, and August 5th. Staff left voicemail messages introducing themselves and explaining the reason for the calls on more than one occasion. In addition, Staff e-mailed St. John's for the purpose of obtaining the necessary information on July 23rd, twice on July 30th, and on August 8th. All contact attempts were made using the phone number and e-mail address on file with the Florida Public Service Commission (Commission) and provided in the application filing: (207) 274-6660 and rjohnson@lgicos.com. However, the utility was unresponsive. Therefore staff is unable to make the required eligibility

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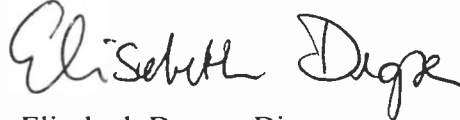
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determination regarding the current condition of the utility's books and records. Staff also notes that when St. John's was last audited in Docket No. 20230131-WS, auditing staff determined the utility's books and records were not in accordance with the National Association of Regulatory Utility Commissioners' Uniform System of Accounts. Because of these circumstances, staff cannot find St. John's eligible for a SARC at this time and staff denies the application on that basis.

Pursuant to Rule 25-30.455(8), F.A.C., St. John's may request reconsideration of the application denial within fifteen (15) days of receipt of notification that the application is denied. The request will be decided by the full Commission. The motion for reconsideration must be filed (electronically or physically) with the Office of Commission Clerk, 2540 Shumard Oak Boulevard, Tallahassee, FL 32399-0850 in the form prescribed by Rule 25-22.060, F.A.C.

Additionally, when the utility is ready and able to engage staff in regular, timely, and ongoing communication, it may file a new application for SARC. However, before filing that new application, St. John's should consider contacting either Mr. Curt Mouring (at CMouring@psc.state.fl.us or (850) 413-6427) or Ms. Lynn Deamer (at LDeamer@psc.state.fl.us or (850) 413-6830) in the Office of Auditing and Performance Analysis for a preliminary books and records eligibility discussion.

Sincerely,

A handwritten signature in black ink, appearing to read "Elisabeth Draper". The signature is fluid and cursive, with the first name "Elisabeth" written in a larger, more prominent script than the last name "Draper".

Elisabeth Draper, Director
Division of Economics

ED:cm

cc: Commission Clerk's Office (Docket No. 20250092-WS)