



October 17, 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 - Utility Response on Establishing Final
Service Availability Charges
Docket No. 20250023-WS

Dear Mr. Teitzman,

Attached is the utility's amended response to Staff Data Request #5, Item #24. That item was inadvertently duplexed, causing the loss of several pages. Should you or any members of the Commission staff have any questions in this regard, please let us know.

Sincerely,

SUNDSTROM & MINDLIN, LLP

/s/ F. Marshall Deterding

F. Marshall Deterding
Of Counsel

FMD/brf

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

Response to Staff Data Request #5, AMENDED ITEM #24



MONTHLY OPERATION REPORT FOR PWSs TREATING RAW GROUND WATER OR PURCHASED FINISHED WATER

See page 4 for instructions.

I. General Information for the Month/Year of: June 2024

A. Public Water System (PWS) Information

PWS Name: Grenelefe Resort		PWS Identification Number: 6530692	
PWS Type: ☒ Community ☐ Non-Transient Non-Community ☐ Transient Non-Community ☐ Consecutive			
Number of Service Connections at End of Month: 1234		Total Population Served at End of Month: 2114	
PWS Owner: Scott House			
Contact Person: Nathan Eckstein		Contact Person's Title: Head of Operations	
Contact Person's Mailing Address: 10389 Leisure Ln		City: Lakewales	State: FL Zip Code: 33898
Contact Person's Telephone Number: (863) 368-0771		Contact Person's Fax Number: (863) 696-3502	
Contact Person's E-Mail Address: nathaneckstein@bentechllc.net			

B. Water Treatment Plant Information

Plant Name: WTP-1 Well #6 WTP-2 Well #10		Plant Telephone Number:		
Plant Address: 3200 State Rd 546		City: Haines City	State: FL Zip Code: 33844	
Type of Water Treated by Plant: ☒ Raw Ground Water ☐ Purchased Finished Water				
Permitted Maximum Day Operating Capacity of Plant, gallons per day: 1080000				
Plant Category (per subsection 62-699.310(4), F.A.C.): C		Plant Class (per subsection 62-699.310(4), F.A.C.): C		
Licensed Operators	Name	License Class	License Number	Day(s)/Shift(s) Worked
Lead/Chief Operator:	Nathan Eckstein	C	18805	7
Other Operators:	Matt Chandley	C	24587	2
	Aaron Weber	C	24587	18

II. Certification by Lead/Chief Operator

I, the undersigned water treatment plant operator licensed in Florida, am the lead/chief operator of the water treatment plant identified in Part I of this report. I certify that the information provided in this report is true and accurate to the best of my knowledge and belief. I certify that all drinking water treatment chemicals used at this plant conform to NSF International Standard 60 or other applicable standards referenced in subsection 62-555.320(3), F.A.C. I also certify that the following additional operations records for this plant were prepared each day that a licensed operator staffed or visited this plant during the month indicated above: (1) records of amounts of chemicals used and chemical feed rates; and (2) if applicable, appropriate treatment process performance records. Furthermore, I agree to provide these additional operations records to the PWS owner so the PWS owner can retain them, together with copies of this report, at a convenient location for at least ten years.

Matthew Chandley, 7/9/2024

Signature and Date

Matthew D. Chandley

Printed or Typed Name

C - 24587

License Number

MONTHLY OPERATION REPORT FOR PWSs TREATING RAW GROUND WATER OR PURCHASED FINISHED WATER

PWS Identification Number: 6530692

Plant Name: WTP-1 Well #6

III. Daily Data for the Month/Year of: June 2024

Means of Achieving Four-Log Virus Inactivation/Removal: * ☒ Free Chlorine ☐ Chlorine Dioxide ☐ Ozone ☐ Combined Chlorine (Chloramines)

☐ Ultraviolet Radiation ☐ Other (Describe):

Type of Disinfectant Residual Maintained in Distribution System: ☒ Free Chlorine ☐ Combined Chlorine (Chloramines) ☐ Chlorine Dioxide

Day of the Month	Days Plant Staffed or Visited by Operator (Place "X")	Hours Plant in Operation	Net Quantity of Finished Water Produced, gal	CT Calculations, or UV Dose, to Demonstrate Four-Log Virus Inactivation, if Applicable*									Lowest Residual Disinfectant Concentration at Remote Point in Distribution System, mg/L	Emergency or Abnormal Operating Conditions; Repair or Maintenance Work that Involves Taking Water System Components Out of Operation
				CT Calculations						UV Dose				
				Peak Flow Rate, gpd	Lowest Residual Disinfectant Concentration (C) Before or at First Customer During Peak Flow, mg/L	Disinfectant Contact Time (T) at C Measurement Point During Peak Flow, minutes	Lowest CT Provided Before or at First Customer During Peak Flow, mg-min/L	Temp. of Water, °C	pH of Water, if Applicable	Minimum CT Required, mg-min/L	Lowest Operating UV Dose, mW-sec/cm²	Minimum UV Dose Required, mW-sec/cm²		
1	X	24												
2	X	24												
3	X	24												
4	X	24	321000		1.7							2.1		
5	X	24	383000		1.4							1.0		
6	X	24	218000		1.6							1.8		
7	X	24	355000		2.2							2.6		
8	X	24	354000											
9	X	24	428000		2.2							2.5		
10	X	24	358000		2.2							2.6		
11	X	24	313000		2.1							2.3		
12	X	24	359000		2.0							2.4		
13	X	24	272000		2.1							2.5		
14	X	24	336000		2.4							2.6		
15	X	24	345000		2.6							2.6		
16	X	24	345000											
17	X	24	325000		2.5							2.8		
18	X	24	0		3.4							2.0		
19	X	24	0											
20	X	24	0		3.3							2.1		
21	X	24												
22	X	24												
23	X	24												
24	X	24	0		2.8							2.0		
25	X	24	27000		2.6							1.9		
26	X	24	239000		2.8							2.1		
27	X	24	284000		2.5							2.7		
28	X	24	156000		1.9							2.3		
29	X	24	447000		2.1							2.4		
30	X	24	447000											
31		0												
Total			1,600,000											
Average			263,000											
Maximum			447,000											

* Refer to the instructions for this report to determine which plants must provide this information.

MONTHLY OPERATION REPORT FOR PWSs TREATING PAW GROUND WATER OR PURCHASED FINISHED WATER

PWS Identification Number: 6530692

Plant Name: WTP-2 Well #10

III. Daily Data for the Month/Year of: **June 2024**

Means of Achieving Four-Log Virus Inactivation/Removal: * ☒ Free Chlorine ☐ Chlorine Dioxide ☐ Ozone ☐ Combined Chlorine (Chloramines)

☐ Ultraviolet Radiation ☐ Other (Describe):

Type of Disinfectant Residual Maintained in Distribution System: ☒ Free Chlorine ☐ Combined Chlorine (Chloramines) ☐ Chlorine Dioxide

[illegible]

MONTHLY OPERATION REPORT FOR PWSs TREATING RAW GROUND WATER OR PURCHASED FINISHED WATER

PWS Identification Number: 6530692

Plant Name: WTP-1 Well #6 WTP-2 Well #10

IV. Summary of Use of Polymer Containing Acrylamide, Polymer Containing Epichlorohydrin, and Iron or Manganese Sequestrant for the Year: * June 2024

A. Is any polymer containing the monomer acrylamide used at the water treatment plant? ☒ No ☐ Yes, and the polymer dose and the acrylamide level in the polymer are as follows:

Polymer Dose, ppm =	Acrylamide Level, % [†] =
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B. Is any polymer containing the monomer epichlorohydrin used at the water treatment plant? ☒ No ☐ Yes, and the polymer dose and the epichlorohydrin level in the polymer are as follows:

Polymer Dose, ppm =	Epichlorohydrin Level, % [†] =
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C. Is any iron or manganese sequestrant used at the water treatment plant? ☒ No ☐ Yes, and the type of sequestrant, sequestrant dose, etc., are as follows:

Type of Sequestrant (polyphosphate or sodium silicate):

Sequestrant Dose, mg/L of phosphate as PO ₄ or mg/L of silicate as SiO ₂ =
--

If sodium silicate is used, the amount of added plus naturally occurring silicate, in mg/L as SiO ₂ =
--

* Complete and submit Part IV of this report only with the monthly operation report for December of each year and only for water treatment plants using polymer containing acrylamide, polymer containing epichlorohydrin, and/or an iron and manganese sequestrant.

[†] Acrylamide and epichlorohydrin levels may be based on the polymer manufacturer's certification or on third-party certification.

[illegible]



MONTHLY OPERATION REPORT FOR PWSs TREATING RAW GROUND WATER OR PURCHASED FINISHED WATER

See page 4 for instructions.

I. General Information for the Month/Year of: July 2024

A. Public Water System (PWS) Information

PWS Name: Grenelefe Resort Utility Inc		PWS Identification Number: 6530692		
PWS Type:	☒ Community	☐ Non-Transient Non-Community	☐ Transient Non-Community	☐ Consecutive
Number of Service Connections at End of Month: 1234		Total Population Served at End of Month: 2114		
PWS Owner: Scott House				
Contact Person: Nathan Eckstein		Contact Person's Title: Head of Operations		
Contact Person's Mailing Address: 10389 Leisure Ln		City: Lakewales	State: FL Zip Code: 33898	
Contact Person's Telephone Number: (863) 368-0771		Contact Person's Fax Number: (863) 696-3502		
Contact Person's E-Mail Address: nathaneckstein@bentechllc.net				

B. Water Treatment Plant Information

Plant Name: WTP-1 Well #6 WTP-2 Well #10		Plant Telephone Number:		
Plant Address: 3200 State Rd 546		City: Haines City	State: FL Zip Code: 33844	
Type of Water Treated by Plant:		☒ Raw Ground Water ☐ Purchased Finished Water		
Permitted Maximum Day Operating Capacity of Plant, gallons per day: 1080000				
Plant Category (per subsection 62-699.310(4), F.A.C.): C		Plant Class (per subsection 62-699.310(4), F.A.C.): C		
Licensed Operators	Name	License Class	License Number	Day(s)/Shift(s) Worked
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Other Operators:	Matt Chandley	C	24587	2
	Aaron Weber	C	24587	18

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Matthew Chandley 8/1/2024

Signature and Date

Matthew D. Chandley

Printed or Typed Name

C - 24587

License Number

MONTHLY OPERATION REPORT FOR PWSs TREATING RAW GROUND WATER OR PURCHASED FINISHED WATER

PWS Identification Number: 6530692

Plant Name: WTP-1 Well #6

III. Daily Data for the Month/Year of: July 2024

Means of Achieving Four-Log Virus Inactivation/Removal: * ☒ Free Chlorine ☐ Chlorine Dioxide ☐ Ozone ☐ Combined Chlorine (Chloramines)
☐ Ultraviolet Radiation ☐ Other (Describe):

Type of Disinfectant Residual Maintained in Distribution System: ☒ Free Chlorine ☐ Combined Chlorine (Chloramines) ☐ Chlorine Dioxide

Day of the Month	Days Plant Staffed or Visited by Operator (Place "X")	Hours Plant in Operation	Net Quantity of Finished Water Produced, gal	CT Calculations, or UV Dose, to Demonstrate Four-Log Virus Inactivation, if Applicable*									Lowest Residual Disinfectant Concentration at Remote Point in Distribution System, mg/L	Emergency or Abnormal Operating Conditions; Repair or Maintenance Work that Involves Taking Water System Components Out of Operation
				CT Calculations							UV Dose			
				Peak Flow Rate, gpd	Lowest Residual Disinfectant Concentration (C) Before or at First Customer During Peak Flow, mg/L	Disinfectant Contact Time (T) at C Measurement Point During Peak Flow, minutes	Lowest CT Provided Before or at First Customer During Peak Flow, mg-min/L	Temp. of Water, °C	pH of Water, if Applicable	Minimum CT Required, mg-min/L	Lowest Operating UV Dose, mW-sec/cm²	Minimum UV Dose Required, mW-sec/cm²		
1	X	24	265000		2.4								2.6	
2	X	24	500000		2.3								2.5	
3	X	24	0		2.4								2.4	
4	X	24	0											
5	X	24	0		2.5								2.7	
6	X	24	0											
7	X	24	341000		2.3								2.1	
8	X	24	0		2.1								2.2	
9	X	24	0											
10	X	24	0											
11	X	24	0											
12	X	24	344000											
13	X	24	337000		2.7								2.0	
14	X	24	337000											
15	X	24	273000		2.5								2.7	
16	X	24	373000		1.5								1.7	
17	X	24	326000		2.1								2.3	
18	X	24	311000		1.8								2.1	
19	X	24	509000		2.3								1.8	
20	X	24	342000		2.2								1.9	
21	X	24	224000		2.0								2.1	
22	X	24	148000		1.4								1.8	
23	X	24	0		2.0								2.3	
24	X	24	0											
25	X	24	0		3.6								2.9	
26	X	24	357000		3.2								2.5	
27	X	24	356000											
28	X	24	371000		3.0								2.6	
29	X	24	0		4.4								3.8	
30	X	24	2000		2.9								3.2	
31	X	24	0		4.0								1.6	
Total			5,716,000											
Average			184,387											
Maximum			509,000											

* Refer to the instructions for this report to determine which plants must provide this information.

PWS Identification Number: 6530692	Plant Name: WTP-2 Well #10
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Plant Name: WTP-2 Well #10

Means of Achieving Four-Log Virus Inactivation/Removal: * ☒ Free Chlorine ☐ Chlorine Dioxide ☐ Ozone ☐ Combined Chlorine (Chloramines)
☐ Ultraviolet Radiation ☐ Other (Describe):

[illegible]

MONTHLY OPERATION REPORT FOR PWSs TREATING RAW GROUND WATER OR PURCHASED FINISHED WATER

PWS Identification Number: 6530692

Plant Name: WTP-1 Well #6 WTP-2 Well #10

IV. Summary of Use of Polymer Containing Acrylamide, Polymer Containing Epichlorohydrin, and Iron or Manganese Sequestrant for the Year: * July 2024

A. Is any polymer containing the monomer acrylamide used at the water treatment plant? ☒ No ☐ Yes, and the polymer dose and the acrylamide level in the polymer are as follows:

Polymer Dose, ppm =	Acrylamide Level, % [†] =
---------------------	------------------------------------

B. Is any polymer containing the monomer epichlorohydrin used at the water treatment plant? ☒ No ☐ Yes, and the polymer dose and the epichlorohydrin level in the polymer are as follows:

Polymer Dose, ppm =	Epichlorohydrin Level, % [†] =
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C. Is any iron or manganese sequestrant used at the water treatment plant? ☒ No ☐ Yes, and the type of sequestrant, sequestrant dose, etc., are as follows:

Type of Sequestrant (polyphosphate or sodium silicate):

Sequestrant Dose, mg/L of phosphate as PO ₄ or mg/L of silicate as SiO ₂ =
--

If sodium silicate is used, the amount of added plus naturally occurring silicate, in mg/L as SiO ₂ =
--

* Complete and submit Part IV of this report only with the monthly operation report for December of each year and only for water treatment plants using polymer containing acrylamide, polymer containing epichlorohydrin, and/or an iron and manganese sequestrant.

[†] Acrylamide and epichlorohydrin levels may be based on the polymer manufacturer's certification or on third-party certification.

[illegible]