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DIVISION OF ENGINEERING
TOM BALLINGER
DIRECTOR
(850) 413-6910

Public Service Commission

August 8, 2025

Mr. Martin S. Friedman, Esq.
Sun Communities Finance, LLC d/b/a Water Oak Utility
420 S. Orange Ave., Suite 700
Orlando, FL 32801
mfriedman@deanmead.com

STAFF'S FIRST DATA REQUEST VIA EMAIL

Re: Docket No. 20250088-WU- Application for Staff-Assisted Rate Case in Lake County by Sun Communities Finance, LLC d/b/a Water Oak Utility

Dear Mr. Friedman:

For the engineering portion of this rate case, staff requires several items to ensure fast and expedient treatment of your rate case. Please submit the following information for the test year period of January 1, 2024, to December 31, 2024, unless another time period is specified, by **Monday, September 8, 2025**.

1. Purchased Water: All utility related bills from the beginning of the test year to present, which include meter number and location, gallons used, dollars paid, and the utility's account numbers.
2. Purchased Power: All utility related electricity bills from the beginning of the test year to present, which include meter number and location, kilowatts used, dollars paid, and the electric company's account numbers.
3. Chemicals: A list of all chemicals used in the treatment of water, amounts purchased, quantity purchased, unit prices paid and dosage rates utilized.
4. Contractual Services - Testing: A list of tests, along with costs paid to outside laboratories for testing the water during the test year.
5. Contractual Services - Other: The costs of operation and maintenance work not performed by utility employees, with an explanation of the type of work performed. These costs include the operator's fee, mowing and grounds keeping, and contracted repair for the water system.
6. Transportation Expenses: A schedule of all vehicles by serial number and description owned or leased by the utility, original cost or lease documents, whom the vehicles are

assigned to, and an explanation of how they are allocated to the utility, or a copy of the log book showing miles on personal vehicles associated with utility business.

7. Copies of your most recent Primary and Secondary Water Quality test results.
8. Copies of monthly operation reports for water from January 1, 2024, to December 31, 2024, (test year) in Microsoft Excel format, if available, which includes:

FOR WATER – Total water purchased or pumped, total wash water, total of each chemical in points, chemical dosages rates (average).

9. Copy of monthly totals of metered water sold for each month of the test year.
10. A written summary, by permit number, of all Department of Environmental Protection, Water Management District, and/or County Health Department permits.
11. If any plant addition has been made or will be required due to a written order from a governmental agency, please provide a copy of that order.
12. A list of all complaints received during the test year and four years prior to the test year. Please include the date of the complaint, an explanation of how each complaint was resolved, and the date of resolution.
13. A listing of all water assets owned by the utility, including distribution piping, pumping stations, fire hydrants, etc.

Example: 250' – 6" PVC Pipe (Water)
50' – 6" PVC Fire Hydrants (Water)

14. Number of customers classified as to meter size and class (commercial or residential) for the following points in time:
 - a) Each of the 4 years prior to the beginning of the test year.
 - b) Test year.
 - c) Present.
15. Please provide a copy of the utility's engineering maps for water showing location and size of water mains throughout the service area and customer location and classification. On each map, please identify vacant customer lots, customer meter sizes, flush points, fire hydrants, and pumping stations.
16. Please fill out the spreadsheet attached concerning any pro forma items the utility is requesting. Please include any bid proposals or estimates for the pro forma items. If less than three bid proposals were requested for each pro forma item, please explain why.

Mr. Friedman
Page 3
August 8, 2025

Please file all responses electronically via the Commission's website at www.floridapsc.com, by selecting the Clerk's Office tab and Electronic Filing Web Form (reference Docket No. 20250088-WU) and also please email the filed response to discovery-gcl@psc.state.fl.us. Please contact me by phone at (850) 413-6974 or by email aramirez@psc.state.fl.us if you have any questions.

Sincerely,

s/ Ailynee Ramirez-Abundez

Ailynee Ramirez-Abundez
Public Utility Analyst
Bureau of Reliability and Resource Planning
Division of Engineering

ARA:da

Enclosure

cc: Office Commission Clerk (Docket No. 20250088-WU)
Curt Mouring, Office of Auditing and Performance Analysis

Mr. Friedman
August 8, 2025

Attachment

Site	Item	NARUC Account Number	Issue Relevance*	Problem	Solution	Regulatory Mandate (M) or Enhancement (E)	Comments	Year?	Year?	Year?	Total

*For Issue Relevance, please use DM (Deferred Maintenance), S (Safety), C (Compliance), R (Reliability), or WQ (Water Quality). In the year columns, please include the amount spent and projected to be spent