

SUNDSTROM LAW

ATTORNEYS | COUNSELORS



March 27, 2026

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; Docket No. 20250023-WS

Dear Mr. Teitzman,

In accordance with the requirements of Order No. PSC – 2026–0054 – PAA – WS, issued February 25, 2026, I am attaching two Affidavits. The Affidavit that notice of the change in rates, and an Affidavit of the notice of changes in service availability charges, have both been distributed in accordance with the order.

In addition, the utility has adjusted its books in accordance with the Order and confirms that the adjustments to all applicable NARUC USOA primary accounts have been made to the utility's books and records.

As a result of providing the Affidavits outlined above, the utility needs to immediately implement the final rates as approved in the above-referenced Final Order.

I am attaching hereto the proposed rate and service availability tariffs in order to accomplish this so that the utility can immediately implement the rates as authorized in that Order, and we hereby request that the Commission approve the attached tariff sheets and return them to me no later than March 31, 2026.

Should you have any questions with regard to any of these items, please let me know.

Sincerely,

SUNDSTROM LAW, LLC

/s/ F. Marshall Deterding

F. Marshall Deterding
Of Counsel

FMD/brf
cc: Shaw Stiller
Jacob Imig
Shannon Hudson

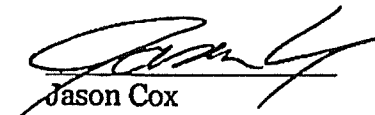
2548 BLAIRSTONE PINES DRIVE
TALLAHASSEE, FLORIDA 32301
(850) 877-6555

AFFIDAVIT OF MAILING

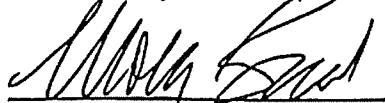
STATE OF ~~FLORIDA~~ ^{North Carolina}
COUNTY OF ~~Polk~~ ^{Mecklenburg}

Before me, the undersigned authority, authorized to administer oaths and take acknowledgements, personally appeared Jason Cox, who, after being duly sworn on oath, did depose on oath and say that he is the Chief Financial Officer for NC Real Estate d/b/a Grenelefe Utility, and that on March 26, 2026, he did send a copy of the Notice attached hereto required by FPSC Order No. PSC-2026-0054-PAA-WS to each of the utility's customers and others entitled to such notice under the terms of that order.

FURTHER AFFIANT SAYETH NAUGHT.


Jason Cox
Chief Financial Officer

Sworn to and subscribed before me
this 26 day of March, 2026.



NOTARY PUBLIC

My Commission Expires: 2/10/2030

MORGAN BERNARD
Notary Public, North Carolina
Rowan County
My Commission Expires
February 10, 2030

NOTICE
TO CUSTOMERS OF NC REAL ESTATE PROJECTS, LLC D/B/A
GRENELEFE UTILITY
AND ALL OTHER INTERESTED PERSONS
DATED: MARCH 19, 2026

By Order No. PSC-2026-0054-PAA-WS, issued February 25, 2026, in Docket No. 20250023-WS, the Florida Public Service Commission (Commission) approved the application for staff-assisted rate case in Polk County, by NC Real Estate Projects, LLC d/b/a Grenelefe Utility (Utility). The monthly rates you were paying to the utility increased and was approved by the Commission. A schedule of Commission-approved final rates are set forth below.

MONTHLY WATER RATES

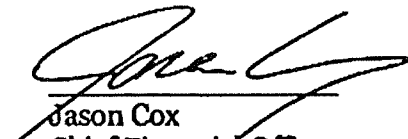
	RATES AT TIME OF FILING	COMMISSION APPROVED INTERIM RATES	COMMISSION APPROVED FINAL RATES
<u>Residential Service and General Service</u>			
Base Facility Charge by Meter Size			
5/8" x 3/4"	\$6.81	\$8.04	\$15.61
3/4"	\$10.22	\$12.06	\$23.42
1"	\$17.03	\$20.10	\$39.03
1-1/2"	\$34.05	\$40.20	\$78.05
2"	\$54.48	\$64.32	\$124.88
3"	\$108.96	\$128.64	\$249.76
4"	\$170.25	\$201.00	\$390.25
6"	\$340.50	\$402.00	\$780.50
Charge per 1,000 gallons - Residential Service			
0 - 5,000 gallons	\$1.50	\$1.77	N/A
5,001 - 10,000 gallons	\$1.89	\$2.23	N/A
10,001 - 15,000 gallons	\$2.82	\$3.33	N/A
Over 15,000 gallons	\$3.75	\$4.43	N/A
0 - 4,000 gallons	N/A	N/A	\$7.69
4,001 - 10,000 gallons	N/A	N/A	\$9.61
Over 10,000 gallons	N/A	N/A	\$11.53
Charge per 1,000 gallons - General Service	\$2.09	\$2.47	\$7.87

AFFIDAVIT OF MAILING

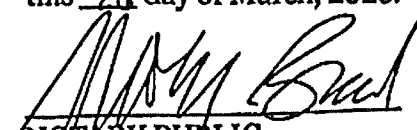
North Carolina
STATE OF FLORIDA
COUNTY OF Polk Necklenburg

Before me, the undersigned authority, authorized to administer oaths and take acknowledgements, personally appeared Jason Cox, who, after being duly sworn on oath, did depose on oath and say that he is the Chief Financial Officer for NC Real Estate d/b/a Grenelefe Utility, and that on March 26, 2026, he did send a copy of the Notice attached hereto required by FPSC Order No. PSC-2026-0054-PAA-WS to any property owners who requested service beginning 12 months prior to the establishment of this docket under the terms of that order.

FURTHER AFFIANT SAYETH NAUGHT.


Jason Cox
Chief Financial Officer

Sworn to and subscribed before me
this 26 day of March, 2026.


NOTARY PUBLIC
My Commission Expires: 2/10/2030

MORGAN BERNARD
Notary Public, North Carolina
Rowan County
My Commission Expires
February 10, 2030

NOTICE
TO PROPERTY OWNERS OF NC REAL ESTATE PROJECTS, LLC
D/B/A GRENELEFE UTILITY
AND ALL OTHER INTERESTED PERSONS
DATED: MARCH 19, 2026

By Order No. PSC-2026-0054-PAA-WS, issued February 25, 2026, in Docket No. 20250023-WS, the Florida Public Service Commission approved service availability charges for NC Real Estate Projects, LLC d/b/a Grenelefe Utility. The Commission-approved service availability charges are set forth below.

SERVICE AVAILBILITY CHARGES

Plant Capacity Charge (Water)	\$147.00
Plant Capacity Charge (Wastewater)	\$1,138.00

The charges effective date shall be for service rendered or connections made on or after the Commission's stamped approval date on the tariff provided customers have received notice. If you have any questions about your bill, please call NC Real Estate Projects, LLC d/b/a Grenelefe Utility at (863) 422-7511.

NC Real Estate Projects, LLC d/b/a Grenelefe Utility

GENERAL SERVICE

RATE SCHEDULE (GS)

AVAILABILITY - Available throughout the area served by the Company.
APPLICABILITY - For water and irrigation service to all Customers for which no other schedule applies.
LIMITATIONS - Subject to all of the Rules and Regulations of this Tariff and General Rules and Regulations of the Commission.
BILLING PERIOD - Monthly

RATE -

<u>Meter Sizes</u>	<u>Base Facility Charge</u>
5/8" x 3/4"	\$ 15.61
3/4"	\$ 23.42
1"	\$ 39.03
1 1/2"	\$ 78.05
2"	\$ 124.88
3"	\$ 249.76
4"	\$ 390.25
6"	\$ 780.50
 Charge per 1,000 gallons	 \$ 7.87

MINIMUM CHARGE - Base Facility Charge

TERMS OF PAYMENT - Bills are due and payable when rendered. In accordance with Rule 25-30.320, Florida Administrative Code, if a Customer is delinquent in paying the bill for water service, service may then be discontinued.

EFFECTIVE DATE - March 31, 2026

TYPE OF FILING - SARC Final Rates

RESIDENTIAL SERVICE

RATE SCHEDULE (RS)

AVAILABILITY – Available throughout the area served by the Company.

APPLICABILITY – For water and irrigation service for all purposes in private residences and individually metered apartment units.

LIMITATIONS – Subject to all of the Rules and Regulations of this Tariff and General Rules and Regulations of the Commission.

BILLING PERIOD – Monthly

RATE –

<u>Meter Sizes</u>	<u>Base Facility Charge</u>
5/8" x 3/4"	\$ 15.61
3/4"	\$ 23.42
1"	\$ 39.03
1 1/2"	\$ 78.05
2"	\$ 124.88
3"	\$ 249.76
4"	\$ 390.25
6"	\$ 780.50
Charge per 1,000 gallons	
0 – 4,000 gallons	\$ 7.69
4,001 – 10,000 gallons	\$ 9.61
Over 10,000 gallons	\$ 11.53

MINIMUM CHARGE – Base Facility Charge

TERMS OF PAYMENT – Bills are due and payable when rendered. In accordance with Rule 25-30.320, Florida Administrative Code, if a Customer is delinquent in paying the bill for water service, service may then be discontinued.

EFFECTIVE DATE – March 31, 2026

TYPE OF FILING – SARC Final Rates

GENERAL SERVICE

RATE SCHEDULE (GS)

- AVAILABILITY - Available throughout the area served by the Company.
- APPLICABILITY - For wastewater service to all Customers for which no other schedule applies.
- LIMITATIONS - Subject to all of the Rules and Regulations of this tariff and General Rules and Regulations of the Commission.
- BILLING PERIOD - Monthly

RATE -

<u>Meter Sizes</u>	<u>Base Facility Charge</u>
5/8" x 3/4"	\$ 26.69
3/4"	\$ 40.04
1"	\$ 66.73
1 1/2"	\$ 133.45
2"	\$ 213.52
3"	\$ 427.04
4"	\$ 667.25
6"	\$ 1,334.50
Charge per 1,000 gallons	\$ 10.04

- MINIMUM CHARGE - Base Facility Charge
- TERMS OF PAYMENT - Bills are due and payable when rendered. In accordance with Rule 25-30.320, Florida Administrative Code, if a Customer is delinquent in paying the bill for wastewater service, service may then be discontinued.

- EFFECTIVE DATE - March 31, 2026
- TYPE OF FILING - SARC Final Rates

WS-2024-0059

FREDERICK SCOTT HOUSE
ISSUING OFFICER

MANAGING MEMBER
TITLE

RESIDENTIAL SERVICE

RATE SCHEDULE (RS)

- AVAILABILITY - Available throughout the area served by the Company.
- APPLICABILITY - For wastewater service for all purposes in private residences and individually metered apartment units.
- LIMITATIONS - Subject to all of the Rules and Regulations of this Tariff and General Rules and Regulations of the Commission.
- BILLING PERIOD - Monthly

RATE -

<u>Meter Size</u>	<u>Base Facility Charge</u>
All Meter Sizes	\$ 26.69
Charge per 1,000 gallons 6,000 gallon cap	\$ 8.37

- MINIMUM CHARGE - Base Facility Charge
- TERMS OF PAYMENT - Bills are due and payable when rendered. In accordance with Rule 25-30.320, Florida Administrative Code, if a Customer is delinquent in paying the bill for wastewater service, service may then be discontinued.

- EFFECTIVE DATE - March 31, 2026
- TYPE OF FILING - SARC Final Rates

WS-2024-0059

FREDERICK SCOTT HOUSE
ISSUING OFFICER

MANAGING MEMBER
TITLE

SERVICE AVAILABILITY CHARGES

<u>Description</u>	<u>Amount</u>
<u>Meter Installation Charge</u>	
5/8" x 3/4"	\$600.00
1"	Actual Cost
1 1/2"	Actual Cost
2"	Actual Cost
Service Line Extension and Tap-In.....	Actual Cost
 <u>Plant Capacity Charge</u>	
Residential Per ERC.....	\$147
All Others Per Gallon.....	\$ 0.42

EFFECTIVE DATE – March 31, 2026

TYPE OF FILING – SARC

SERVICE AVAILABILITY CHARGES

<u>Description</u>	<u>Amount</u>
<u>Plant Capacity Charge</u>	
Residential Per ERC	\$1,138
All Others Per Gallon	\$ 4.06

EFFECTIVE DATE - March 31, 2026

TYPE OF FILING - SARC

WS-2024-0059

FREDERICK SCOTT HOUSE
ISSUING OFFICER

MANAGING MEMBER
TITLE