

NOTICE OF RESIDENT TESTIMONY AND EXHIBITS

Docket No. 20250084-SU - Gulfstream Utility Wastewater Rate Case

Submitted by: Douglas P. Marozzi

Park #1, Lot 1267

Orlando, FL 32822

407-3949969 - Dougmarozzi@Gmail.com

April 7, 2026

Gulfstream FAILED legal burden of proof:

- **Fabricated test-year data (FL Admin Code 25-30.340, 25-30.335)**
- **Unverified rate base (FL Admin Code 25-30.435, Statute 367.081)**

RECEIVED-FPSC
2026 APR -7 PM 1:40
COMMISSION
CLERK

STATE OF FLORIDA :

COUNTY OF ORANGE :

SWORN STATEMENT

I, Douglas P. Marozzi, being first duly sworn, state under penalty of perjury:

1. I am a resident of Gulfstream Harbor Park #1, Lot 1267, Orlando, Orange County, Florida, and am submitting this sworn statement for Docket No. 20250084-SU regarding Gulfstream Utility's wastewater rate increase.

2. Gulfstream Utility has FAILED ITS LEGAL BURDEN OF PROOF for this rate case.

****EXHIBIT #1 - DEFECTIVE TEST YEAR DATA (FL Admin Code 25-30.340)****

My Lot 1267 billing ledger shows electronic meter failure:

- February 1, 2026: \$1.51 (physically impossible usage)

- March 1, 2026: \$23.33 (1,445% catch-up spike)

This violates Rule 25-30.340 requiring reasonable estimates, not massive catch-up bills after hardware failure.

****EXHIBIT #2 - SYSTEMIC FABRICATION (FL Admin Code 25-30.335)****

Three lots received identical 2,000-gallon placeholder readings for 12 consecutive months. Rule 25-30.335 prohibits estimated bills >4 times in 12 months when utility-controlled. They exceeded this by 300% with no mandatory warnings.

****EXHIBIT #3 - UNVERIFIED RATE BASE (FL Admin Code 25-30.435)****

2020 PSC filing admitted no historical records existed. Map claims 234 Park #1 + 285 Park #3 homes on private plant despite Phase 1 prospectuses stating Orange County Sewer service. No flow tests, smoke tests, or physical verification.

****EXHIBIT #4 - LEGAL REQUIREMENTS****

Florida Admin Code 25-30.435 requires "sufficient data" for revenue requirements.

Florida Statute 367.081(2)(a) requires proof of property "used and useful."

3. This rate case rests on fabricated data, illegal billing practices, and unverified customer base. I request:

- a. Dismissal of this defective application
- b. Third-party physical connection audit
- c. Accountability under Florida law

4. The facts stated above are true and correct to the best of my knowledge and belief. I understand false statements are perjury under Florida law.

FURTHER AFFIANT SAYETH NAUGHT.




 Douglas P. Marozzi

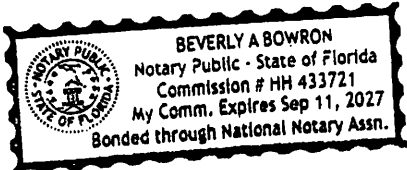
8129 Palm Harbor Way
 Orlando, Florida, 32822
 407-394-9969
 DougMarozzi@Gmail.com
 Date: April 6, 2026

STATE OF FLORIDA
 COUNTY OF ORANGE

Sworn to and subscribed before me this 7th day of April, 2026, by Douglas P. Marozzi, who is personally known to me or produced FL DL as identification. #M620-175-8-03-0



 Notary Public
 My Commission Expires: _____
 [Notary Seal]



**EXHIBIT #1: DEFECTIVE TEST YEAR DATA
FL Admin Code 25-30.340 VIOLATION**

LOT 1267 LEDGER

\$1.51 (Feb 2026) → \$23.33 (Mar 2026)

1,445% catch-up spike after 24+ months meter failure.

Rule prohibits billing spikes after hardware failure.



Customer Ledger

On: 3/2/2026
By: Jcriollo

Customer Name:	Douglas Marozzi	Property:	GSH	Lease Start Date:	1/1/2026
Address:	8129 Palm Harbor Way, Orlando, Florida, 32822 United States	Site#:	GSH-1267	Lease End Date:	12/31/2026
Phone:	(407) 394-9969	Agreement:	LA432123	Move In Date:	9/4/2014
		Status:	Current	Move Out Date:	

Date	Transaction Type	Item	Charges	Payments	Balance	Transaction ID
3/1/2026	Invoice	Water	\$ 23.35	-	\$ 1,028.95	INV11442464
3/1/2026	Invoice	Sewer	\$ 50.60	-	\$ 1,005.60	INV11441504
3/1/2026	Invoice	Community Site Rent	\$ 955.00	-	\$ 955.00	INV9527879
2/3/2026	Payment		-	\$ 959.28	(\$ 0.00)	PMT3317631
2/1/2026	Invoice	Water	\$ 1.51	-	\$ 959.28	INV11081109
2/1/2026	Invoice	Sewer	\$ 3.66	-	\$ 957.77	INV11080142
2/1/2026	Invoice	Community Site Rent	\$ 955.00	-	\$ 954.11	INV9527869
1/13/2026	Credit Memo	Sewer	-	(\$ 0.89)	(\$ 0.89)	CM509850
1/3/2026	Payment		-	\$ 980.02	(\$ 0.00)	PMT3176071
1/1/2026	Invoice	Water	\$ 7.47	-	\$ 980.02	INV10741576
1/1/2026	Invoice	Sewer	\$ 17.55	-	\$ 972.55	INV10740608
1/1/2026	Invoice	Community Site Rent	\$ 955.00	-	\$ 955.00	INV9527861
12/3/2025	Payment		-	\$ 942.69	(\$ 0.00)	PMT3045436
12/1/2025	Invoice	Water	\$ 10.04	-	\$ 942.69	INV10378193
12/1/2025	Invoice	Sewer	\$ 23.65	-	\$ 932.65	INV10377215
12/1/2025	Invoice	Community Site Rent	\$ 909.00	-	\$ 909.00	INV5780504
11/5/2025	Payment		-	\$ 944.76	(\$ 0.00)	PMT2916602
11/1/2025	Invoice	Water	\$ 10.95	-	\$ 944.76	INV9980172
11/1/2025	Invoice	Sewer	\$ 24.81	-	\$ 933.81	INV9979205
11/1/2025	Invoice	Community Site Rent	\$ 909.00	-	\$ 909.00	INV5780493
10/3/2025	Payment		-	\$ 927.13	(\$ 0.00)	PMT2793250
10/1/2025	Invoice	Water	\$ 5.86	-	\$ 927.13	INV9419714
10/1/2025	Invoice	Sewer	\$ 12.27	-	\$ 921.27	INV9418748
10/1/2025	Invoice	Community Site Rent	\$ 909.00	-	\$ 909.00	INV5780483
9/3/2025	Payment		-	\$ 935.28	(\$ 0.00)	PMT2654404
9/1/2025	Invoice	Water	\$ 8.17	-	\$ 935.28	INV8859502
9/1/2025	Invoice	Sewer	\$ 18.11	-	\$ 927.11	INV8858533
9/1/2025	Invoice	Community Site Rent	\$ 909.00	-	\$ 909.00	INV5780472
8/3/2025	Payment		-	\$ 924.30	(\$ 0.00)	PMT2525520
8/1/2025	Invoice	Water	\$ 4.99	-	\$ 924.30	INV8450203
8/1/2025	Invoice	Sewer	\$ 10.31	-	\$ 919.31	INV8449236
8/1/2025	Invoice	Community Site Rent	\$ 909.00	-	\$ 909.00	INV5780461
7/3/2025	Payment		-	\$ 919.58	(\$ 0.00)	PMT2397279
7/1/2025	Invoice	Water	\$ 3.56	-	\$ 919.58	INV8142563

Date	Transaction Type	Item	Charges	Payments	Balance	Transaction ID
7/1/2025	Invoice	Sewer	\$ 7.02	-	\$ 916.02	INV8141593
7/1/2025	Invoice	Community Site Rent	\$ 909.00	-	\$ 909.00	INV5780447
6/3/2025	Payment		-	\$ 936.59	(\$ 0.00)	PMT2275165
6/1/2025	Invoice	Water	\$ 8.52	-	\$ 936.59	INV7750263
6/1/2025	Invoice	Sewer	\$ 19.07	-	\$ 928.07	INV7749295
6/1/2025	Invoice	Community Site Rent	\$ 909.00	-	\$ 909.00	INV5780435
5/3/2025	Payment		-	\$ 923.46	(\$ 0.00)	PMT2142352
5/1/2025	Invoice	Water	\$ 4.68	-	\$ 923.46	INV7446702
5/1/2025	Invoice	Sewer	\$ 9.78	-	\$ 918.78	INV7445921
5/1/2025	Invoice	Community Site Rent	\$ 909.00	-	\$ 909.00	INV5780425
4/3/2025	Payment		-	\$ 1,611.93	(\$ 0.00)	PMT2012690
4/1/2025	Invoice	Water	\$ 6.48	-	\$ 1,611.93	INV7178146
4/1/2025	Invoice	Sewer	\$ 14.03	-	\$ 1,605.45	INV7176774
4/1/2025	Invoice	Annual Property Tax	\$ 682.42	-	\$ 1,591.42	INV5780415
4/1/2025	Invoice	Community Site Rent	\$ 909.00	-	\$ 909.00	INV5780415
3/3/2025	Payment		-	\$ 935.23	(\$ 0.00)	PMT1869336
3/1/2025	Invoice	Water	\$ 8.12	-	\$ 935.23	INV6760229
3/1/2025	Invoice	Sewer	\$ 18.11	-	\$ 927.11	INV6759298
3/1/2025	Invoice	Community Site Rent	\$ 909.00	-	\$ 909.00	INV5780404
2/3/2025	Payment		-	\$ 927.85	(\$ 0.00)	PMT1740486
2/1/2025	Invoice	Water	\$ 5.94	-	\$ 927.85	INV6431149
2/1/2025	Invoice	Sewer	\$ 12.91	-	\$ 921.91	INV6430141
2/1/2025	Invoice	Community Site Rent	\$ 909.00	-	\$ 909.00	INV5780392
1/3/2025	Payment		-	\$ 925.63	(\$ 0.00)	PMT1613060
1/1/2025	Invoice	Water	\$ 5.56	-	\$ 925.63	INV6171969
1/1/2025	Invoice	Sewer	\$ 11.07	-	\$ 920.07	INV6170890
1/1/2025	Invoice	Community Site Rent	\$ 909.00	-	\$ 909.00	INV5780382
12/3/2024	Payment		-	\$ 872.21	(\$ 0.00)	PMT1497948
12/1/2024	Invoice	Water	\$ 2.96	-	\$ 872.21	INV5575552
12/1/2024	Invoice	Sewer	\$ 5.25	-	\$ 869.25	INV5574634
12/1/2024	Invoice	Community Site Rent	\$ 864.00	-	\$ 864.00	INV425994
11/3/2024	Payment		-	\$ 873.28	(\$ 0.00)	PMT1367331
11/1/2024	Invoice	Water	\$ 3.22	-	\$ 873.28	INV5002845
11/1/2024	Invoice	Sewer	\$ 6.06	-	\$ 870.06	INV5001821
11/1/2024	Invoice	Community Site Rent	\$ 864.00	-	\$ 864.00	INV425956
10/3/2024	Payment		-	\$ 873.14	(\$ 0.00)	PMT1235985
10/1/2024	Invoice	Water	\$ 3.17	-	\$ 873.14	INV4579225
10/1/2024	Invoice	Sewer	\$ 5.97	-	\$ 869.97	INV4578222
10/1/2024	Invoice	Community Site Rent	\$ 864.00	-	\$ 864.00	INV425919
9/3/2024	Payment		-	\$ 889.41	(\$ 0.00)	PMT1102477
9/1/2024	Invoice	Water	\$ 8.09	-	\$ 889.41	INV4269530
9/1/2024	Invoice	Sewer	\$ 17.32	-	\$ 881.32	INV4268804

Date	Transaction Type	Item	Charges	Payments	Balance	Transaction ID
9/1/2024	Invoice	Community Site Rent	\$ 864.00	-	\$ 864.00	INV425881
8/3/2024	Payment		-	\$ 874.07	(\$ 0.00)	PMT985073
8/1/2024	Invoice	Water	\$ 3.52	-	\$ 874.07	INV3751428
8/1/2024	Invoice	Sewer	\$ 6.55	-	\$ 870.55	INV3750133
8/1/2024	Invoice	Community Site Rent	\$ 864.00	-	\$ 864.00	INV425841
7/3/2024	Payment		-	\$ 872.61	(\$ 0.00)	PMT863291
7/1/2024	Invoice	Water	\$ 3.03	-	\$ 872.61	INV3378332
7/1/2024	Invoice	Sewer	\$ 5.58	-	\$ 869.58	INV3376794
7/1/2024	Invoice	Community Site Rent	\$ 864.00	-	\$ 864.00	INV425802
6/24/2024	Payment		-	\$ 75.00	(\$ 0.00)	PMT794571
6/24/2024	Invoice	Application Fee	\$ 75.00	-	\$ 75.00	INV3557472
6/3/2024	Payment		-	\$ 876.40	(\$ 0.00)	PMT709245
6/1/2024	Invoice	Water	\$ 4.16	-	\$ 876.40	INV3092432
6/1/2024	Invoice	Sewer	\$ 8.24	-	\$ 872.24	INV3091571
6/1/2024	Invoice	Community Site Rent	\$ 864.00	-	\$ 864.00	INV425763
5/3/2024	Payment		-	\$ 875.79	(\$ 0.00)	PMT596481
5/1/2024	Invoice	Water	\$ 3.99	-	\$ 875.79	INV2743117
5/1/2024	Invoice	Sewer	\$ 7.80	-	\$ 871.80	INV2741880
5/1/2024	Invoice	Community Site Rent	\$ 864.00	-	\$ 864.00	INV425721
4/3/2024	Payment		-	\$ 1,456.41	(\$ 0.00)	PMT458556
4/1/2024	Invoice	Water	\$ 3.53	-	\$ 1,456.41	INV2450453
4/1/2024	Invoice	Sewer	\$ 6.74	-	\$ 1,452.88	INV2442923
4/1/2024	Invoice	Annual Property Tax	\$ 582.14	-	\$ 1,446.14	INV2314249
4/1/2024	Invoice	Community Site Rent	\$ 864.00	-	\$ 864.00	INV2314249
3/3/2024	Payment		-	\$ 875.72	(\$ 0.00)	PMT315500
3/1/2024	Invoice	Water	\$ 4.06	-	\$ 875.72	INV2160031
3/1/2024	Invoice	Sewer	\$ 7.66	-	\$ 871.66	INV2158916
3/1/2024	Invoice	Community Site Rent	\$ 864.00	-	\$ 864.00	INV1925782
2/3/2024	Payment		-	\$ 873.88	(\$ 0.00)	PMT186452
2/1/2024	Invoice	Water	\$ 3.38	-	\$ 873.88	INV1699954
2/1/2024	Invoice	Sewer	\$ 6.50	-	\$ 870.50	INV1698983
2/1/2024	Invoice	Community Site Rent	\$ 864.00	-	\$ 864.00	INV425604
1/3/2024	Payment		-	\$ 876.94	(\$ 0.00)	PMT36792
1/1/2024	Invoice	Water	\$ 3.83	-	\$ 876.94	INV1061744
1/1/2024	Invoice	Sewer	\$ 9.11	-	\$ 873.11	INV1061743
1/1/2024	Invoice	Community Site Rent	\$ 864.00	-	\$ 864.00	INV868791
1/1/2024	Invoice	Sewer	\$ 9.11	-	(\$ 0.00)	DMT5881958
1/1/2024	Invoice	Water	\$ 3.83	-	(\$ 9.11)	DMT5882005
12/31/2023	Credit Memo	Balance Transfer	-	(\$ 12.94)	(\$ 12.94)	DMT6253242
12/3/2023	Payment		-	\$ 829.64	(\$ 0.00)	DMT6243335
12/1/2023	Invoice	Sewer	\$ 8.89	-	\$ 829.64	DMT5849124
12/1/2023	Invoice	Water	\$ 3.75	-	\$ 820.75	DMT5849162

Date	Transaction Type	Item	Charges	Payments	Balance	Transaction ID
12/1/2023	Invoice	Community Site Rent	\$ 817.00	-	\$ 817.00	DMT5865410
11/3/2023	Payment		-	\$ 826.22	(\$ 0.00)	DMT6229985
11/1/2023	Invoice	Sewer	\$ 6.53	-	\$ 826.22	DMT5814835
11/1/2023	Invoice	Water	\$ 2.69	-	\$ 819.69	DMT5814907
11/1/2023	Invoice	Community Site Rent	\$ 817.00	-	\$ 817.00	DMT5832217
10/3/2023	Payment		-	\$ 826.19	(\$ 0.00)	DMT6221083
10/1/2023	Invoice	Sewer	\$ 6.53	-	\$ 826.19	DMT5777021
10/1/2023	Invoice	Water	\$ 2.66	-	\$ 819.66	DMT5777068
10/1/2023	Invoice	Community Site Rent	\$ 817.00	-	\$ 817.00	DMT5794944
9/3/2023	Payment		-	\$ 836.78	(\$ 0.00)	DMT6204455
9/1/2023	Invoice	Sewer	\$ 13.78	-	\$ 836.78	DMT5747277
9/1/2023	Invoice	Water	\$ 6.00	-	\$ 823.00	DMT5747332
9/1/2023	Invoice	Community Site Rent	\$ 817.00	-	\$ 817.00	DMT5759377
8/3/2023	Payment		-	\$ 826.13	(\$ 0.00)	DMT6191051
8/1/2023	Invoice	Sewer	\$ 6.49	-	\$ 826.13	DMT5716311
8/1/2023	Invoice	Water	\$ 2.64	-	\$ 819.64	DMT5716354
8/1/2023	Invoice	Community Site Rent	\$ 817.00	-	\$ 817.00	DMT5732154
7/3/2023	Payment		-	\$ 830.81	(\$ 0.00)	DMT6177190
7/1/2023	Invoice	Sewer	\$ 9.68	-	\$ 830.81	DMT5678501
7/1/2023	Invoice	Water	\$ 4.13	-	\$ 821.13	DMT5678546
7/1/2023	Invoice	Community Site Rent	\$ 817.00	-	\$ 817.00	DMT5703232
6/4/2023	Payment		-	\$ 832.87	(\$ 0.00)	DMT6170758
6/1/2023	Invoice	Sewer	\$ 86.81	-	\$ 832.87	DMT5648827
6/1/2023	Invoice	Water	\$ 39.29	-	\$ 746.06	DMT5648882
6/1/2023	Invoice	Community Site Rent	\$ 817.00	-	\$ 706.77	DMT5663319
5/22/2023	Credit Memo	Sewer	-	(\$ 75.73)	(\$ 110.23)	DMT5656902
5/22/2023	Credit Memo	Water	-	(\$ 34.50)	(\$ 34.50)	DMT5656939
5/4/2023	Payment		-	\$ 817.00	(\$ 0.00)	DMT6159182
5/1/2023	Invoice	Community Site Rent	\$ 817.00	-	\$ 817.00	DMT5633842
4/5/2023	Payment		-	\$ 1,339.39	(\$ 0.00)	DMT6146817
4/1/2023	Invoice	Sewer	\$ 6.53	-	\$ 1,339.39	DMT5582067
4/1/2023	Invoice	Water	\$ 2.69	-	\$ 1,332.86	DMT5582109
4/1/2023	Invoice	Community Site Rent	\$ 817.00	-	\$ 1,330.17	DMT5598207
4/1/2023	Invoice	Annual Property Tax	\$ 513.17	-	\$ 513.17	DMT5598246
3/5/2023	Payment		-	\$ 826.19	(\$ 0.00)	DMT6134779
3/1/2023	Invoice	Sewer	\$ 6.53	-	\$ 826.19	DMT5557389
3/1/2023	Invoice	Water	\$ 2.66	-	\$ 819.66	DMT5557445
3/1/2023	Invoice	Community Site Rent	\$ 817.00	-	\$ 817.00	DMT5569739
2/5/2023	Payment		-	\$ 838.89	(\$ 0.00)	DMT6123710
2/1/2023	Invoice	Sewer	\$ 15.27	-	\$ 838.89	DMT5531572
2/1/2023	Invoice	Water	\$ 6.62	-	\$ 823.62	DMT5531634
2/1/2023	Invoice	Community Site Rent	\$ 817.00	-	\$ 817.00	DMT5540966

Date	Transaction Type	Item	Charges	Payments	Balance	Transaction ID
1/5/2023	Payment		-	\$ 838.92	(\$ 0.00)	DMT6112495
1/1/2023	Invoice	Sewer	\$ 15.27	-	\$ 838.92	DMT5499102
1/1/2023	Invoice	Water	\$ 6.65	-	\$ 823.65	DMT5499153
1/1/2023	Invoice	Community Site Rent	\$ 817.00	-	\$ 817.00	DMT5508406
12/3/2022	Payment		-	\$ 773.77	(\$ 0.00)	DMT6102568
12/1/2022	Invoice	Sewer	\$ 2.10	-	\$ 773.77	DMT5467508
12/1/2022	Invoice	Water	\$ 0.67	-	\$ 771.67	DMT5467562
12/1/2022	Invoice	Community Site Rent	\$ 771.00	-	\$ 771.00	DMT5477885
11/5/2022	Payment		-	\$ 774.77	(\$ 0.00)	DMT6093243
11/1/2022	Invoice	Sewer	\$ 1.93	-	\$ 774.77	DMT5434025
11/1/2022	Invoice	Water	\$ 1.84	-	\$ 772.84	DMT5434079
11/1/2022	Invoice	Community Site Rent	\$ 771.00	-	\$ 771.00	DMT5451045
10/2/2022	Payment		-	\$ 774.77	(\$ 0.00)	DMT6077875
10/1/2022	Invoice	Sewer	\$ 1.93	-	\$ 774.77	DMT5409210
10/1/2022	Invoice	Water	\$ 1.84	-	\$ 772.84	DMT5409251
10/1/2022	Invoice	Community Site Rent	\$ 771.00	-	\$ 771.00	DMT5420896
9/4/2022	Payment		-	\$ 775.11	(\$ 0.00)	DMT6070909
9/1/2022	Invoice	Sewer	\$ 1.93	-	\$ 775.11	DMT5386290
9/1/2022	Invoice	Water	\$ 2.18	-	\$ 773.18	DMT5386337
9/1/2022	Invoice	Community Site Rent	\$ 771.00	-	\$ 771.00	DMT5395632
8/4/2022	Payment		-	\$ 775.01	(\$ 0.00)	DMT6062842
8/1/2022	Invoice	Sewer	\$ 1.93	-	\$ 775.01	DMT5356823
8/1/2022	Invoice	Water	\$ 2.08	-	\$ 773.08	DMT5356878
8/1/2022	Invoice	Community Site Rent	\$ 771.00	-	\$ 771.00	DMT5368577
7/5/2022	Payment		-	\$ 774.94	(\$ 0.00)	DMT6053305
7/1/2022	Invoice	Sewer	\$ 1.93	-	\$ 774.94	DMT5333137
7/1/2022	Invoice	Water	\$ 2.01	-	\$ 773.01	DMT5333188
7/1/2022	Invoice	Community Site Rent	\$ 771.00	-	\$ 771.00	DMT5341838
6/5/2022	Payment		-	\$ 775.06	(\$ 0.00)	DMT6043014
6/1/2022	Invoice	Sewer	\$ 1.93	-	\$ 775.06	DMT5307715
6/1/2022	Invoice	Water	\$ 2.13	-	\$ 773.13	DMT5307774
6/1/2022	Invoice	Community Site Rent	\$ 771.00	-	\$ 771.00	DMT5316569
5/5/2022	Payment		-	\$ 778.71	(\$ 0.00)	DMT6032398
5/1/2022	Invoice	Sewer	\$ 4.54	-	\$ 778.71	DMT5280487
5/1/2022	Invoice	Water	\$ 3.17	-	\$ 774.17	DMT5280537
5/1/2022	Invoice	Community Site Rent	\$ 771.00	-	\$ 771.00	DMT5290135
4/3/2022	Payment		-	\$ 1,274.75	\$ 0.00	DMT6021518
4/1/2022	Invoice	Sewer	\$ 13.35	-	\$ 1,274.75	DMT5247811
4/1/2022	Invoice	Water	\$ 7.27	-	\$ 1,261.40	DMT5247857
4/1/2022	Invoice	Community Site Rent	\$ 771.00	-	\$ 1,254.13	DMT5262501
4/1/2022	Invoice	Annual Property Tax	\$ 483.13	-	\$ 483.13	DMT5262545
3/4/2022	Payment		-	\$ 792.38	\$ 0.00	DMT6011200

Date	Transaction Type	Item	Charges	Payments	Balance	Transaction ID
3/1/2022	Invoice	Sewer	\$ 13.87	-	\$ 792.38	DMT5224115
3/1/2022	Invoice	Water	\$ 7.51	-	\$ 778.51	DMT5224158
3/1/2022	Invoice	Community Site Rent	\$ 771.00	-	\$ 771.00	DMT5236893
2/4/2022	Payment		-	\$ 791.65	\$ 0.00	DMT6000734
2/1/2022	Invoice	Sewer	\$ 13.43	-	\$ 791.65	DMT5199414
2/1/2022	Invoice	Water	\$ 7.22	-	\$ 778.22	DMT5199456
2/1/2022	Invoice	Community Site Rent	\$ 771.00	-	\$ 771.00	DMT5208665
1/5/2022	Payment		-	\$ 792.84	\$ 0.00	DMT5995197
1/1/2022	Invoice	Sewer	\$ 14.27	-	\$ 792.84	DMT5172800
1/1/2022	Invoice	Water	\$ 7.57	-	\$ 778.57	DMT5172850
1/1/2022	Invoice	Community Site Rent	\$ 771.00	-	\$ 771.00	DMT5183911
12/4/2021	Payment		-	\$ 762.43	\$ 0.00	DMT5981075
12/1/2021	Invoice	Sewer	\$ 13.95	-	\$ 762.43	DMT5148830
12/1/2021	Invoice	Water	\$ 7.48	-	\$ 748.48	DMT5148881
12/1/2021	Invoice	Community Site Rent	\$ 741.00	-	\$ 741.00	DMT5160220
11/4/2021	Payment		-	\$ 764.45	(\$ 0.00)	DMT5974987
11/1/2021	Invoice	Sewer	\$ 15.28	-	\$ 764.45	DMT5128554
11/1/2021	Invoice	Water	\$ 8.17	-	\$ 749.17	DMT5128609
11/1/2021	Invoice	Community Site Rent	\$ 741.00	-	\$ 741.00	DMT5135570
10/3/2021	Payment		-	\$ 767.55	\$ 0.00	DMT5965619
10/1/2021	Invoice	Sewer	\$ 17.41	-	\$ 767.55	DMT5098895
10/1/2021	Invoice	Water	\$ 9.14	-	\$ 750.14	DMT5098936
10/1/2021	Invoice	Community Site Rent	\$ 741.00	-	\$ 741.00	DMT5111612
9/4/2021	Payment		-	\$ 780.38	\$ 0.00	DMT5958165
9/1/2021	Invoice	Sewer	\$ 26.13	-	\$ 780.38	DMT5078599
9/1/2021	Invoice	Water	\$ 13.25	-	\$ 754.25	DMT5078634
9/1/2021	Invoice	Community Site Rent	\$ 741.00	-	\$ 741.00	DMT5088449
8/3/2021	Payment		-	\$ 785.21	\$ 0.00	DMT5947168
8/1/2021	Invoice	Sewer	\$ 29.47	-	\$ 785.21	DMT5054754
8/1/2021	Invoice	Water	\$ 14.74	-	\$ 755.74	DMT5054786
8/1/2021	Invoice	Community Site Rent	\$ 741.00	-	\$ 741.00	DMT5066045
7/4/2021	Payment		-	\$ 787.23	\$ 0.00	DMT5940476
7/1/2021	Invoice	Sewer	\$ 30.91	-	\$ 787.23	DMT5046174
7/1/2021	Invoice	Water	\$ 15.32	-	\$ 756.32	DMT5046190
7/1/2021	Invoice	Community Site Rent	\$ 741.00	-	\$ 741.00	DMT5049961
6/4/2021	Payment		-	\$ 791.05	\$ 0.00	DMT5933734
6/1/2021	Invoice	Sewer	\$ 33.49	-	\$ 791.05	DMT5037537
6/1/2021	Invoice	Water	\$ 16.56	-	\$ 757.56	DMT5037553
6/1/2021	Invoice	Community Site Rent	\$ 741.00	-	\$ 741.00	DMT5041840
5/4/2021	Payment		-	\$ 790.01	\$ 0.00	DMT5925439
5/1/2021	Invoice	Community Site Rent	\$ 741.00	-	\$ 790.01	DMT5033739
4/14/2021	Invoice	Sewer	\$ 32.92	-	\$ 49.01	DMT5029178

Date	Transaction Type	Item	Charges	Payments	Balance	Transaction ID
4/14/2021	Invoice	Water	\$ 16.09	-	\$ 16.09	DMT5029212
4/4/2021	Payment		-	\$ 1,093.51	\$ 0.00	DMT5914652
4/1/2021	Invoice	Community Site Rent	\$ 741.00	-	\$ 1,093.51	DMT5017112
4/1/2021	Invoice	Annual Property Tax	\$ 326.80	-	\$ 352.51	DMT5017177
3/18/2021	Invoice	Sewer	\$ 16.92	-	\$ 25.71	DMT5005794
3/18/2021	Invoice	Water	\$ 8.79	-	\$ 8.79	DMT5005834
3/5/2021	Payment		-	\$ 750.67	\$ 0.00	DMT5906150
3/1/2021	Invoice	Community Site Rent	\$ 741.00	-	\$ 750.67	DMT4994420
2/20/2021	Credit Memo	Sewer	-	(\$ 5.79)	\$ 9.67	DMT4984462
2/20/2021	Credit Memo	Water	-	(\$ 3.88)	\$ 15.46	DMT4984522
2/19/2021	Invoice	Sewer	\$ 5.79	-	\$ 19.34	DMT4980460
2/19/2021	Invoice	Water	\$ 3.88	-	\$ 13.55	DMT4980500
2/19/2021	Invoice	Sewer	\$ 5.79	-	\$ 9.67	DMT4984367
2/19/2021	Invoice	Water	\$ 3.88	-	\$ 3.88	DMT4984412
2/4/2021	Payment		-	\$ 751.24	\$ 0.00	DMT5899496
2/1/2021	Invoice	Community Site Rent	\$ 741.00	-	\$ 751.24	DMT4963810
1/14/2021	Invoice	Sewer	\$ 6.59	-	\$ 10.24	DMT4956292
1/14/2021	Invoice	Water	\$ 3.65	-	\$ 3.65	DMT4956345
1/5/2021	Payment		-	\$ 912.15	\$ 0.00	DMT5889121
1/1/2021	Invoice	Community Site Rent	\$ 741.00	-	\$ 912.15	DMT4945244
12/31/2020	Invoice	Balance Transfer	\$ 171.15	-	\$ 171.15	DMT4936657
9/4/2014	Credit Memo	Balance Transfer	-	(\$ 100.00)	\$ 0.00	CM17905
9/4/2014	Invoice	Security Deposit	\$ 100.00	-	\$ 100.00	INV117786

EXHIBIT #2 - PLACEHOLDER BILLS

**EXHIBIT #2: ILLEGAL ESTIMATED BILLING
FL Admin Code 25-30.335 VIOLATION**

3 lots billed identical 2,000 gallons for 12 consecutive months.
Rule limits estimates to 4x in 12 months max.
300% over legal limit + no mandatory warnings.

Chronological Billing Record

This just 5 months Under an audit under F.S. 367.082 b ,You will see not just 5 monthes, you will see over a year, and not just one Lots water useage.

Date	Previous Read	Current Read	Difference	Usage (Gallons)	Base Charge	Usage Charge	Subtotal	Meter Fee	Water Tax 10%	Total
01/01 /2020	84170	86170	2000	2000	\$0.19	\$4.20	\$4.39	\$0.01	\$0.37	\$5.37
02/01 /2020	86170	88170	2000	2000	\$0.19	\$4.20	\$4.39	\$0.01	\$0.37	\$5.37
03/01 /2020	88170	90170	2000	2000	\$0.19	\$4.20	\$4.39	\$0.01	\$0.37	\$5.37
04/01 /2020	90170	92170	2000	2000	\$0.19	\$4.20	\$4.39	\$0.01	\$0.37	\$5.37
05/01 /2020	92170	94170	2000	2000	\$0.19	\$4.20	\$4.39	\$0.01	\$0.37	\$5.37

EXHIBIT #4 - LEGAL REQUIREMENTS

GULFSTREAM LEGAL FAILURE

FL Admin Code 25-30.435: "Each utility shall provide sufficient data to support each element of its revenue requirements."

FL Statute 367.081(2)(a): Commission shall determine "fair value of property USED AND USEFUL."

No flow tests. No smoke tests. Fabricated data.

EXHIBIT #4: GULFSTREAM'S LEGAL FAILURE TO PROVE ITS CASE

FLORIDA ADMIN CODE 25-30.435 - DATA REQUIREMENTS

"Each utility shall provide sufficient data to support each element of its revenue requirements..." [web:66]

- Gulfstream's test-year data = fabricated placeholders
 - Customer counts = unverified 2020 map (no flow/smoke tests)
 - **NO SUFFICIENT DATA PROVIDED**
-

FLORIDA STATUTE 367.081(2)(a) - RATE BASE STANDARD

"The commission shall... investigate and determine... the fair value of the utility's property **USED AND USEFUL** in providing service." [web:66]

- 234 Park #1 + 285 Park #3 homes = **UNVERIFIED** connections
 - Phase 1 prospectuses say **ORANGE COUNTY SEWER**
 - **NO PHYSICAL PROOF OF "USED AND USEFUL" PROPERTY**
-

GULFSTREAM FAILED ITS LEGAL BURDEN OF PROOF

Rate case must be **DISMISSED** until audits complete.

Good Day, Commissioners.

My name is Douglas Marozzi, a 9th District constituent.

I am here to establish that Gulfstream Utility has **failed to meet its legal burden of proof** to justify the proposed rate increase in Docket Number 20250084-SU.

First: This rate application relies on a 'Test Year' of usage data that is **legally defective**.

My personal ledger for Lot 1267 exposes electronic meters failing to transmit. In February of 2026: **\$1.51** — physical impossibility. — Next month was a **1,400% explosion to \$23.33**. — I know from personal experience this was not the first or last time for Lot 1267. —

Florida Admin Code 25-30.340 prohibits catch-up billing spikes after hardware failure — they must use reasonable estimates based on past usage.

Second: Billing irregularities are **systemic and illegal**.

Three specific lots received identical **2,000-gallon placeholders** for **12 consecutive months**.

Florida Admin Code 25-30.335 prohibits estimated bills more than **4 times in 12 months** when within utility control. They exceeded this by **300%** and failed to issue mandatory written warnings after the second estimate.

I demand an independent audit of the water meter billing system for all placeholder, estimated bills and catch-up billing spikes.

Third: The utility **cannot legally establish its Rate Base**.

Florida Admin Code 25-30.435 requires 'sufficient data' for revenue requirements.

2020: Gulfstream admitted to PSC they lacked records. Map claims 234 Park #1 + 285 Park #3 homes on private plant despite **Phase 1 prospectuses stating Orange County Sewer**. —No flow tests. —No smoke tests. —No physical verification.

Florida Statute 367.081(2)(a) demands proof of property 'used and useful' — they have none.

This rate case rests on fabricated test-year data, illegal estimated billing, and unverified customer base.

I ask you to:

- **Dismiss this defective application**
- **Order third-party physical audit of meter billing system AND connections**
- **Hold Gulfstream accountable under Florida law**

The evidence speaks for itself. Thank you."

These are the questions that I would like answers (with documentation) from Gulfstream Utility/Sun Communities:

- **On the 2020 Map's Accuracy:** Provide all source documents, engineering surveys, or system records used to create the 2020 map submitted for licensing. If records were "not found" post-purchase as stated, explain how the map was generated without them, and supply any subsequent verification (e.g., meter audits or flow tests) confirming 285 homes in Park 3 and 234 in Park 1 are actually connected to the private plant.
- **Evidence of Rerouting or Bypass:** Submit construction permits, DEP approvals, engineering diagrams, and timelines for any bypass or rerouting of Park 3 from Orange County sewer to the private plant. If no such work occurred, explain why prospectuses from 1986, 2013, and 2016 state Park 3 sewage is "provided by Orange County Sewer and Water... billed through meters in lump sum," contradicting the map.
- **Park 1 Prospectus Discrepancies:** Clarify the mixed prospectuses for Park 1 (one stating county sewer, two the treatment plant). Provide a detailed breakdown of which specific homesites in Park 1 are on each system, supported by connection logs or infrastructure maps, and explain why this wasn't resolved during the 2020 licensing.
- **Billing and Usage Records:** Furnish complete, anonymized billing data for all 285 homes in Park 3 (and any disputed in Park 1) since 2020, including meter reads, gallons billed, charges, and payment history. If placeholders (e.g., repeated 2,000 gallons) or anomalies appear in any records, explain the system failures causing them, any corrective actions taken, and details on refunds issued for inaccurate billing to all affected customers.
- **Rate Base and Deficit Calculation:** Detail how the \$78,229 reported deficit accounts for potentially inaccurate customer counts (e.g., if Park 3 isn't on the plant, how does this affect revenue projections?). Provide an adjusted rate calculation assuming the prospectus data is correct (455 on county, 519 misattributed).
- **Double Recovery of Costs:** Confirm if DEP Consent Order repair costs were passed through 2024-2025 lot rents as "governmentally mandated

capital improvements." If yes, explain why they're also sought in 2026 rates, and provide accounting separating these to avoid double-dipping.

- **Overall System Audit:** Commit to an independent third-party audit (e.g., by PSC staff or engineer) of all connections, with results shared publicly before any rate approval. What timeline and methodology would Gulfstream propose for this?