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DIVISION OF
ACCOUNTING AND FINANCE
MARK A. CICHETTI
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Public Service Commission

April 15, 2026

Mr. Daniel McGinn
Jones Walker Law Firm
106 E. College Ave., Suite 1200
Tallahassee, FL 32301
dmcginn@joneswalker.com

Re: Docket No. 20250108-WS – Application for Staff-Assisted Rate Case in Lake County, by Sunlake Estates Utilities, L.L.C.

Mr. McGinn:

This letter is to confirm that Commission staff will hold a **virtual** customer meeting regarding the subject line docket on Friday, May 15, 2026, at 10:00 a.m. We ask that, if at all possible, you or another knowledgeable representative of the Utility attend the meeting by phone in order to make a brief statement regarding the reason for your rate increase request. Attached is the customer meeting agenda.

As required by Rule 25-22.0407(8)(b), Florida Administrative Code, the utility must provide, in writing, a customer meeting notice to all customers within its service area no less than 14 days and no more than 30 days prior to the date of a customer meeting. Please find enclosed a draft Notice of Customer Meeting. The date has been left blank so you can fill in the date that the notice is sent to the customers. Please file a copy of the notice that is distributed to your customers, along with a cover letter indicating the exact date on which the notice was mailed or otherwise delivered to the customers.

Should you have any questions about the matters contained herein, please do not hesitate to contact me by phone at (850) 413-6404 or email at blenberg@psc.state.fl.us

Respectfully,
/s/ Brian Lenberg
Brian Lenberg
Public Utility Analyst

Attachments

cc: Office of Public Counsel
Office of Commission Clerk (Docket No. 20250108-WS)

CUSTOMER MEETING
SUNLAKE ESTATES UTILITIES, L.L.C.

DOCKET NO. 20250108-WS

MAY 15, 2026, at 10:00 A.M.

AGENDA

1. Call Meeting to Order
2. Utility Introduction
3. Office of Public Counsel Introduction
4. Staff Presentation
5. Customer Comments (Please note; the order in which customers speak at the customer meeting is based upon the order in which they sign up.)
6. Next Steps
7. Adjourn

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION
NOTICE OF CUSTOMER MEETING
TO THE CUSTOMERS OF SUNLAKE ESTATES UTILITIES, L.L.C.
AND
ALL OTHER INTERESTED PERSONS
DOCKET NO. 20250108-WS
APPLICATION FOR A STAFF-ASSISTED RATE CASE
IN LAKE COUNTY BY SUNLAKE ESTATES UTILITIES, L.L.C.

Date Issued: _____

NOTICE is hereby given that the staff of the Florida Public Service Commission (Commission) will conduct a virtual customer meeting to discuss Sunlake Estates Utilities, L.L.C.'s (Sunlake or Utility) application for a staff-assisted rate case (SARC) in Lake County. The meeting will be held virtually on the following date and time:

Friday, May 15, 2026, at 10:00 AM

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate at this meeting should contact the Office of Commission Clerk no later than five days prior to the meeting at 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850 or (850) 413-6770 (Florida Relay Service, 1-800-955-8770 Voice or 1-800-955-8771 TDD).

PURPOSE AND PROCEDURE

The purpose of this meeting is to give customers and other interested persons an opportunity to offer comments to Commission staff regarding the quality of service the Utility provides and on the preliminary rates included in this notice. Customers and other interested persons may be asked follow-up questions. These comments will be taken into consideration by the Commission in its decision regarding the proposed rate increase.

This customer meeting will be conducted virtually. The Commission shall act as the host of the customer meeting and will use a combination of technologies to ensure full participation. The Commission will employ GoToMeeting as an audio and video platform for the meeting, and will provide for simultaneous, audio-only participation by telephone.

Customers may register to speak at meeting in one of the following ways: (1) register using the FPSC’s online registration form, which will be available at www.FloridaPSC.com, under the “Hot Topics” heading, (2) call the FPSC at (850) 413-7080 or (3) email speakersignup@psc.state.fl.us. Registration will be available beginning May 1, 2026 at 9 a.m. EDT, and close at noon on May 14, 2026. Please note that the order in which customers will speak is based on the order in which they register. If you have questions about the sign-up process, please call (850) 413-7080. One day prior to each hearing, customers who signed up to speak will be provided further instructions from FPSC staff on how to participate.

To watch the meeting live, visit www.floridapsc.com and look for the “Watch Live Broadcast” icon on the left side of the webpage. If you do not have access to the internet, you may call (850) 413-7999 to listen to the meeting.

All customers who register to present comments at the meeting are urged to call-in promptly at the scheduled meeting time, because the meeting may be adjourned early if no customers are present. One or more of the Commissioners may attend and participate in this meeting. The meeting will begin as scheduled and will continue until all the customers have been heard.

If a named storm or other disaster requires cancellation of the meeting, Commission staff will attempt to give timely direct notice to the parties. Notice of the cancellation of the meeting will also be provided on the Commission’s website under the Hot Topics link found on the home page. Cancellation can also be confirmed by calling the Commission’s Office of the General Counsel at (850) 413-6199.

BACKGROUND

Sunlake Estates Utilities, L.L.C. is a Class C utility providing service to approximately 454 residential customers and 7 general service customers in Lake County. In 2014, the Commission granted the Utility certificates for the water and wastewater systems.¹ The Utility is a wholly-owned subsidiary of Sun Communities Finance, LLC, and files a partnership tax return.

On September 2, 2025, the Utility filed an application for a staff-assisted rate case (SARC).² However, Sunlake withdrew the wastewater portion of the SARC on March 19, 2026.³ According to Sunlake’s 2024 Annual Report, gross revenues for water were \$108,001 and operating expenses were \$142,674.

The Commission has jurisdiction pursuant to Sections 367.011, 367.081, 367.0812, 367.0814, 367.091, and 367.121, Florida Statutes (F.S.).

¹ Order No. PSC-2014-0018-PAA-WS, issued on January 7, 2014, in Docket No. 20130180-WS, *In re: Application for original certificates to provide water and wastewater service in Lake County by Sunlake Estates Utilities, L.L.C.*

² Document No. 08854-2025, filed September 2, 2025.

³ Document No. 01642-2026, filed March 19, 2026.

CURRENT AND PRELIMINARY RATES

Staff has compiled the following rates for discussion at the customer meeting. These rates are preliminary and subject to change based on information gathered at the customer meeting, further staff review, and the final decision by the Commission. The Utility’s current and staff’s preliminary rates are as follows:

SUNLAKE ESTATES UTILITIES, L.L.C.		DOCKET NO. 20250108-WS	
TEST YEAR ENDED DECEMBER 31, 2024			
MONTHLY WATER RATES			
	UTILITY CURRENT RATES	STAFF RECOMMENDED RATES	4-YEAR RATE REDUCTION
<u>Residential and General Service</u>			
Base Facility Charge by Meter Size			
5/8" X 3/4"	\$11.74	\$15.06	\$0.06
3/4"	\$17.61	\$22.59	\$0.08
1"	\$29.35	\$37.65	\$0.14
1-1/2"	\$58.70	\$75.30	\$0.28
2"	\$93.92	\$120.48	\$0.45
3"	\$187.84	\$240.96	\$0.89
4"	\$293.50	\$376.50	\$1.39
6"	\$587.00	\$753.00	\$2.79
Charge per 1,000 gallons - Residential			
0 - 5,000 gallons	\$1.22	N/A	N/A
Over 5,000 gallons	\$2.06	N/A	N/A
Charge per 1,000 gallons - Residential			
0 - 4,000 gallons	N/A	\$5.12	\$0.02
Over 4,000 gallons	N/A	\$7.68	\$0.03
Charge per 1,000 gallons - General Service	\$1.72	\$5.87	\$0.02
<u>Typical Residential 5/8" x 3/4" Meter Bill Comparison</u>			
2,000 Gallons	\$14.18	\$25.30	
6,000 Gallons	\$19.90	\$50.90	
10,000 Gallons	\$28.14	\$81.62	

HOW TO PROVIDE COMMENTS TO THE COMMISSION

If you would like to share your comments with the Commission you may:

- Email your comments to the Commission at clerk@psc.state.fl.us.
- Fill out and return, by US Mail, email, or online submission, the “Comment Card” attached to this Notice. For online submissions, the “Comment Card” is located under “Hot Topics” at www.floridapsc.com and is available starting February 24, 2026 at 9 a.m.
- Submit written comments to the Commission Clerk at the address below.

Office of the Commission Clerk
2540 Shumard Oak Boulevard
Tallahassee, FL 32399-0850

Please be sure to include the docket number, 20250108–WS.

Please note that written comments are given the same consideration as if they were provided during the Commission’s Conference.

PROCEDURES AFTER THE CUSTOMER MEETING

Commission staff will prepare a recommendation which is tentatively scheduled to be submitted to the Commission on July 23, 2026. The Commission will then vote on staff’s recommendation at its August 4, 2026 Commission Conference. As noted above, customers may address the Commission directly at this Conference. Customers may also watch the Commission Conference live from the PSC website at www.floridapsc.com. Look for the “Watch Live Broadcast” icon on the left side of the webpage.

The Commission will thereafter issue a proposed agency action (PAA) order containing rates which may be different from those contained in staff’s final recommendation. Substantially affected persons have 21 days from the date that the PAA order is issued to protest the Commission’s decision. Customers are able to obtain a copy of staff’s recommendation and all documents filed in this docket under the Clerk’s Office tab at the Commission’s website (www.floridapsc.com).

CONTACTING THE OFFICE OF PUBLIC COUNSEL (OPC)

At any time during this process, you may contact the OPC. The OPC was established by the Florida Legislature to represent you and other utility customers before the Commission. The OPC is independent from the Commission and can be reached at 1-800-342-0222 or www.floridaopc.gov.

HAVE QUESTIONS OR NEED ADDITIONAL INFORMATION

Contact information for staff is provided below. You may also find additional information in the Rate Case Overview, which can be viewed at:

www.floridapsc.com/ratecase-overviews.

For technical questions contact: Brian Lenberg at (850) 413-6404 or
blenberg@psc.state.fl.us

For legal questions contact: Saad Farooqi at (850) 413-6214 or
sfarooqi@psc.state.fl.us

If you wish to contact the Commission regarding service complaints, you may call the Commission's Division of Consumer Assistance and Outreach at the following toll-free number: 1-800-342-3552.

