

State of Florida



Public Service Commission

CAPITAL CIRCLE OFFICE CENTER • 2540 SHUMARD OAK BOULEVARD
TALLAHASSEE, FLORIDA 32399-0850

-M-E-M-O-R-A-N-D-U-M-

DATE: April 29, 2026

TO: Adam J. Teitzman, Commission Clerk, Office of Commission Clerk

FROM: Matthew Sibley, Public Utility Analyst IV, Division of Economics

RE: 20250088-WU - Application for staff-assisted rate case in Lake County by Sun Communities Finance, LLC d/b/a Water Oak Utility.

Please place the attached email correspondence, regarding Water Oak's additional general service customers, in the above-referenced docket file.

MS/

Attachment

APPROVED-FPSC
2026 APR 29 AM 10:35
COMMISSION
CLERK

Sonica Bruce

From: Sonica Bruce
Sent: Monday, April 27, 2026 2:21 PM
To: Matthew Sibley
Subject: FW: Water Oak
Attachments: Water Oak Gen Customers - PSC Request Response 4.22.26.xls

From: Sonica Bruce
Sent: Wednesday, April 22, 2026 2:17 PM
To: Matthew Sibley <msibley@psc.state.fl.us>
Subject: FW: Water Oak

FYI

From: McGinn, Daniel <dmcginn@joneswalker.com>
Sent: Wednesday, April 22, 2026 1:19 PM
To: Elisabeth Draper <EDraper@PSC.STATE.FL.US>; Shannon Hudson <SHudson@PSC.STATE.FL.US>; Sonica Bruce <SBruce@PSC.STATE.FL.US>; Devlin Higgins <DHIGGINS@PSC.STATE.FL.US>
Cc: 'aherndon@suncommunities.com' <aherndon@suncommunities.com>; Becky (Chalou) Scott <rscott2@suncommunities.com>
Subject: RE: Water Oak

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good afternoon,

Please find the attached spreadsheet that we believe is responsive to the Commission's request.

If there are any additional questions, please let us know and we'll try to get an answer as quickly as possible.

Best,
-Daniel McGinn

Daniel J. McGinn | Special Counsel
Jones Walker LLP
D: 850.214.5105
dmcginn@joneswalker.com

From: Elisabeth Draper <EDraper@PSC.STATE.FL.US>

Sent: Wednesday, April 22, 2026 9:19 AM

To: McGinn, Daniel <dmcginn@joneswalker.com>; 'aherndon@suncommunities.com' <aherndon@suncommunities.com>; Shannon Hudson <SHudson@PSC.STATE.FL.US>; Sonica Bruce <SBruce@PSC.STATE.FL.US>; Devlin Higgins <DHIGGINS@PSC.STATE.FL.US>

Subject: [EXTERNAL] FW: Water Oak

Good morning,

Please provide the responses on the number of GS customers requested by staff by 2 pm today. Any further delays would jeopardize the Commission's ability to process the case at the May 5 Agenda Conference.

Sincerely,

Elisabeth Draper
Director, Division of Economics
Florida Public Service Commission

From: McGinn, Daniel <dmcginn@joneswalker.com>

Sent: Wednesday, April 22, 2026 8:12:50 AM

To: Sonica Bruce; Matthew Sibley; Shannon Hudson

Cc: 'Aherndon@suncommunities.com'

Subject: RE: Water Oak

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Good morning,

Our apologies for not being able to turn the answers to these questions around by COB yesterday. The utility's points of contact were in the various communities overseeing items on the real estate side of the company's business, and were unavailable to gather the responsive data.

I have a call set up with the team this morning to touch base on outstanding items, and we'll do what we can to get the answers to staff as soon as possible.

Best,
-Daniel McGinn

Daniel J. McGinn | Special Counsel
Jones Walker LLP
D: 850.214.5105
dmcginn@joneswalker.com

From: Sonica Bruce <SBruce@PSC.STATE.FL.US>
Sent: Monday, April 20, 2026 4:17 PM
To: McGinn, Daniel <dmcginn@joneswalker.com>
Cc: 'Aherndon@suncommunities.com' <Aherndon@suncommunities.com>; Matthew Sibley <msibley@psc.state.fl.us>; Shannon Hudson <SHudson@PSC.STATE.FL.US>
Subject: [EXTERNAL] Water Oak
Importance: High

Good Afternoon,

We are working on the post recommendation and want to make sure that we have captured all general service billing determinants. Based on our research, it appears that there may be more general service customers than initially provided. It is our understanding that all the general service customers are irrigation customers with the exception of one pool; however, based on the community site map, there are clubhouses and additional amenities that require water service. Please reconcile the customers listed below with the attached previous list of general service customers (see attachment) provided by the utility. Furthermore, the revised recommendation is due on Thursday, April 23rd. Therefore, we would appreciate if you can provide the meter sizes and usage if these have not already been provided in previous correspondence by close of business on Tuesday, April 21.

1. Oak House Restaurant / Golf Course Pro Shop & Cart Barn [potable water not irrigation]
645 Hickory Hill, Lady Lake, FL 32159
2. Main Clubhouse [commercial kitchen, swimming pool, sauna & showers, bathrooms]
415 Water Oak Blvd, Lady Lake, FL 32159
3. Satellite Clubhouse [commercial kitchen, swimming pool, bathrooms]
814 East Norman, Lady Lake, FL 32159
4. Sales Office
216 Magnolia Dr., Lady Lake, FL 32159

5. Office

106 Evergreen, Lady Lake, FL 32159

6. Main Administration Office

216 Magnolia

WATER OAK COUNTRY CLUB ESTATES

COMMON AREA METERS

ACCOUNT #	SUB METER #	LOCATION	SIZE	SEWER	IRRIGATION	
9001		FRONT ENTRANCE	2"		X	
	9001A	GUARD SHACK	5/8 X 3/4"	X		
9002		FRONT ENTRANCE	2"		X	
9003		PRO SHOP/REST.	3"		X	
	9003A	PRO SHOP/REST.	2"	X		Oak House Restaurant Oak House Restaurant
9004		SATELLITE CLUBHOUSE	2"	X		Satellite Clubhouse (814 E. Norman)
	9004A	SATELLITE CLUBHOUSE	5/8 X 3/4"		X	already onsite
9005		MAIN CLUBHOUSE	3"		X	Main Club (415 Water Oak)
	9005A	MCH - RIGHT OF LOBBY	1 - 1/2"	X		
	9005B	MCH - POOL PUMP ROOM	1 - 1/2"		X	
	9005C	MCH - BATH HOUSES	1 - 1/2"	X		
	9005D	MCH - KITCHEN	2"	X		
9006		MAIN CLUBHOUSE	2"		X	
9007		WATER OAK BLVD	2"		X	
9008		WATER OAK BLVD	2"		X	
9009	04/08/08/replaced	BALL PARK	2"		X	
909A	03/09/07 /replaced	BALL PARK BATHROOMS	1"	X		
9010	12/5/08/replaced	ADMINISTRATION OFFICE	5/8 X 3/4"	X		Main Administration Office (216 Magnolia)
	9010A	ADMINISTRATION OFFICE	5/8 X 3/4"		X	already onsite
	9010B	ADMINISTRATION OFFICE	5/8 X 3/4"		X	already onsite
9011		OLD OFFICE	5/8 X 3/4"	X		Office (106 Evergreen)
	9011B	OLD OFFICE FRONT	5/8 X 3/4"		X	Sales Office (216 Magnolia)
9012		FRONT ENTRANCE	2"		X	
9013		BACK GATE EAST	5/8 X 3/4"		X	already onsite
9014		BACK GATE WEST	5/8 X 3/4"		X	already onsite
9015		WATER OAK BLVD	5/8 X 3/4"		X	already onsite
9016		PARK MAINT. SHOP	5/8 X 3/4"	X		
9017		SEWER PLANT	1"		X	
9018		LIFT STATION 2	5/8 X 3/4"		X	
9019		PALMER MAIL CENTER	5/8 X 3/4"		X	already onsite
9020		TENNIS COURTS	2"		X	
9021		WATER OAK BLVD	2"		X	
9022		WILLOW WAY	1 - 1/2"		X	