



Daniel J. McGinn
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May 29, 2026

VIA ELECTRONIC FILING

Adam Teitzman, Commission Clerk
Office of Commission Clerk
Florida Public Service Commission
2540 Shumard Oak Blvd.
Tallahassee, FL 32399-0850

Re: Docket No. 20250122-WS – Application for staff-assisted rate case in Highlands County by Sun Communities Acquisitions, LLC d/b/a Buttonwood Bay Utilities.

Dear Mr. Teitzman:

On behalf of Buttonwood Bay Utilities (“Utility”), this letter is the response to Staff’s Fifth Data Request dated May 7, 2026.

1. Refer to the Utility’s response to staff’s first data request, No. 17. Part of the Utility’s response stated that water used for main line flushing, backwashing of filters, and fire hydrant exercising was included in utility purposes. For the test year period, please provide the monthly and/or annual amount of utility usage. As part of your response, identify how these values were measured and/or estimated.

Response: Please see attached spreadsheet titled BUT 2024 Water Usage.

2. Refer to the Utility’s response to staff’s first data request, No. 20 and the pro forma projects listed in the Utility’s application for a staff assisted rate case. For each pro forma project, please provide the following information:

- a. Describe the project. As part of this response, identify the location(s) associated with it.

Response: See attached spreadsheet documenting this information titled BUT 5th DR v1

- b. Identify the in-service date of the project and state whether it is actual or estimated.

Response: See attached spreadsheet documenting this information titled BUT 5th DR v1

- c. Explain why the project is needed. For example, specify if it addresses deferred maintenance, safety, compliance, reliability, or water quality concerns and how it does so.

Response: See attached spreadsheet documenting this information titled BUT 5th DR v1

- d. Explain if the project is required by a regulatory authority. If so, identify that authority and what mandates the project.

Response: See attached spreadsheet documenting this information titled BUT 5th DR v1

- e. Identify the number of bids requested and received for the project. If less than three bids were requested and/or received, please explain why. Provide copies of the bid(s) as part of this response.

Response: See attached spreadsheet documenting this information titled BUT 5th DR v1

- f. Identify the selected bid and if it was the least cost bid. If not, explain why not.

Response: See attached spreadsheet documenting this information titled BUT 5th DR v1

- g. Provide the amount sought for the project by NARUC account by year. If these do not match the bids or if the project costs are estimated, please explain how the project costs were determined.

Response: See attached spreadsheet documenting this information titled BUT 5th DR v1

3. Refer to the Utility's response to staff's first data request, No. 4, specifically within 'BUT-2024 Workbook', tab 'S-3 711', row 18, described in Column L as 'extra sludge haul per Jennifer Andrews for compliance with DEP.' Please provide additional information explaining the need for the sludge hauling expense recorded on this line. As part of your response, explain if this is a recurring annual expense or, if not recurring, identify how frequently this occurs.

Response: This hauling was done due to the volume of solids in the Stillwell. This task was done in response to the needs of the site due to the seasonal occupancy changes and community operations and usage returning to the summer season levels. This process is done annually.

Sincerely,
/s/ Daniel J. McGinn

DJM:

cc: Greg Davis (GDavis@psc.state.fl.us)
discovery-gcl@psc.state.fl.us (via email)

2024 Backwashing WTP

Month	Gallons
Jan	266900
Feb	163400
Mar	114200
Apr	111900
May	128700
Jun	161800
Jul	207300
Aug	198300
Sep	164000
Oct	197500
Nov	59700
Dec	63300
Total Gallons	1837000

EXERCISE BLOW OFF \ 2024

No meters on these Estimated gallons flushed.

Blowoff #	PIPE SIZE	TIME OPEN	GALLONS/MONTHLY
#1	2"	20 minutes	46,968
#2	2"	20 minutes	46,968
#3	2"	20 minutes	46,968
#4	2"	20 minutes	46,968
#5	2"	20 minutes	46,968
#6	2"	20 minutes	46,968
#7	2"	20 minutes	46,968
#8	2"	20 minutes	46,968
TOTAL			375,744
		Totals	4,508,928

Table 1. Hydrant Exercising Log

Hydrant Exercising log					
Date: 10/15/2024					
Required Quarterly; 1st Qtr Jan-March, 2nd Qtr April-June, 3rd Qtr July-Sept, 4th Qtr Oct-Dec					
Performed by: Drew Snyder					
Location ID	Location Description	Flushing	Water Characteristics (Odor, Color, etc.)		Gallons flushed (Estimated)
		Duration (min.)	Before	After	
1	Hydrant by WTP	5	Brown	Clear	(Jan) 2120
2					(April) 2120
3					(July) 2120
4					(OCT) 2120
5					
6					
7					

	Describe the project. As part of this response, identify the location(s) associated with it.	Identify the in-service date of the project and state whether it is actual or estimated.	Explain why the project is needed. For example, specify if it addresses deferred maintenance, safety, compliance, reliability, or water quality concerns and how it does so.	Explain if the project is required by a regulatory authority. If so, identify that authority and what mandates the project.	Identify the number of bids requested and received for the project. If less than three bids were requested and/or received, please explain why. Provide copies of the bid(s) as part of this response.	Identify the selected bid and if it was the least cost bid. If not, explain why not.	Provide the amount sought for the project by NARUC account by year. If these do not match the bids or if the project costs are estimated, please explain how the project costs were determined.
Install diffuser in Stillwell – 7/29/2025	Replacement of a diffuser in the bottom of the Stillwell in the wastewater plant	7/29/2025 is the estimated date	New diffuser to replace water line and accelerate waste breakdown and control odor	No	Two bids were provided by trusted contracts in the area	Lowest Bid Selected	380, \$1,982.96
Install new triplex Skimmer – 8/4/2025	Replacement of a skimmer to assist with removing debris that will not settle	8/4/2025 is the estimated date	Replacement of outdated equipment to ensure flotables are not in the clarifier	Yes	Two bids were provided by trusted contracts in the area	Lowest Bid Selected	380, \$11,642.57
Install New Surface Aerator Motor – 8/29/2025	Replacement of Surface Aerator Motor	8/29/2025 is the estimated date	Replacement of surface aerator motor due to failed motor	Yes	Due to time sensitivity, there was only one bid secured		380, \$9,370.56
Install new blower at Waste Water Plant – 8/29/2025	Replacement of blower at waste water plant	8/29/2025 is the estimated date	Replacement of blower due to failed equipment	Yes	Due to time sensitivity, there was only one bid secured		380, \$9,251.40
Splitter Box Install – 11/10/2025	Replacement of failed splitter box	11/10/2025 is the estimated date	Replacement of failed splitter box	Yes	Two bids were provided by trusted contracts in the area	Lowest Bid Selected	380, \$10,069.56



4939 Cross Bayou Boulevard
New Port Richey, FL. 34652

Buttonwood Bay RV Resort
Attn: Johnathan Simons Address: 10001 U.S. 27 South Address: Sebring, FL 33876 Email: jsimons@suncommunities.com Phone: 863-655-1122

Estimate

Project Number

J01905-2182

Date

7/23/2025

Project Contact

Carlos Morales (863-212-0717)
Chris Berish (863-991-1828)

Effective Term

30 Days

Project Description

RAS & WAS Splitter Box Replacement @ WWTP

Description	Qty	Unit	Cost	Total
U.S. Water Services Corporation is pleased to provide the following quote: RAS & WAS Splitter Box Replacement @ WWTP This includes: U.S. Water maintenance technicians and plant operator will work with sub-contractor to complete the following scope: 1. SUB-CONTRACTOR - MANUFACTURED TO MATCH EXISTING SPITTLER BOX; CONSTRUCTED OUT OF ALUMINUM; BUILT AND INSTALLED ONSITE. 2. Pump Surge Tank down day before and early morning to insure extra store for collection system. Shut off surge tank and Lift stations. U.S. Tech will monitor collection system level in waste stations and send minimal flow to surge tack to keep system from high level. 3. Pump down level in Clarifier with pump truck to avoid popping blanket and solids going into ponds while (RAS) is offline, and dispose of wastewater at certify waste site. 4. Once new (RAS/WAS) splitter box is installed, test functionality and for leaks. clean up site and dispose of old materials. Materials and Labor required for this job scope Price listed represents the specific scope of service stated above. Proposal as quoted represents, labor, material and project management specific to the items listed. With exception of emergency circumstances, should it become necessary to perform additional services due to unforeseen circumstances, a change order will be required. A change order shall be executed by the owner prior to continuation of work. Payment is expected with in 30 days from receipt of invoice(s) related to work. Effective term is 30 days from date of proposal.	1	Job	\$ 10,069.56	\$ 10,069.56
Thank you for allowing us to present this proposal.			Total	\$ 10,069.56
Phone #	Fax #	Toll Free	Signature to begin work: _____ Date: _____	
727-848-8292	727-849-8860	866-753-8292		

Ullrich Water Services

Buttonwood Bay Wastewater Treatment Plant Stilling Chamber Refurbishment

Summary

We are pleased to present the following to make possible the replacement of the Wastewater Treatment plant sparjair lines into the stilling chamber at the east end of the Wwtp clarifier.

This installation of air will help to separate the heavy solids from the floatable and prevent the bulking of sludge on the surface. This will also enhance the efficiency of the plants treatment of sludge to provide a clearer final effluent. This will allow the plant to utilize the abundant air production and mitigate the use of potable water addition to the treatment process. Utilization of potable water for wastewater treatment should be kept to a minimum and particularly only to housekeeping operations when reuse water is unavailable.

The air header will have a saddle, and a valve installed to control the air flow to the new sparjair lines. Two new air sparjair lines will be installed in the scum baffle and be controlled by one valve on the existing air header. These new lines can be utilized as needed by the operator of record.

The jobsite will be kept tidy and secure, by our staff during the performance of the above work.

If you have any questions, concerns, or if I have left anything out that you would like us to address; please contact me to discuss.

Cost

The cost to perform the above operations is \$ 2,322.86.

After you have reviewed the above proposal and have your initial questions or concerns addressed, please sign below and remit to Nathan@Ullrichwater.com

Buttonwood Bay Representative

Print: _____

Sign: _____

Title: _____

Date: _____

Ullrich Water Services

Buttonwood Bay Wastewater Treatment Plant Triplex Skimmer Proposal

Summary

We are pleased to present the following to make possible the installation of four skimmers, in accordance with the Engineered plans, in the Wastewater Treatment plant clarifier.

The installation of the proposed Triplex system will aid in the removal of solids and/or bulking sludge on the surface of the clarifier. The result will be a clearer effluent with fewer dispersed solids.

In this proposal a new 3-inch air supply header will be run from blowers to the point of use. This will replace the degraded galvanized line that is currently in use. The new air header will supply the Triplex skimmers as well as the current airlift RAS pumps that are currently installed in the clarifier.

The Triplex skimmers will be installed and tied into the new air header. Once installed they will be adjusted to ensure efficient and effective operation.

As always, the job site will be kept tidy and secure by our staff during the performance of the above work.

If you have any questions, concerns, or if I have left anything out that you would like us to address, please contact me to discuss.

Cost

The cost to perform the above operations is \$ 13,065.54

After you have reviewed the above proposal and have your initial questions or concerns addressed, please sign below and remit to Nathan@Ullrichwater.com

Buttonwood Bay Representative

Print: _____

Sign: _____

Title: _____

Date: _____



4939 Cross Bayou Boulevard
New Port Richey, FL. 34652

Buttonwood Bay RV Resort
Attn: Johnathan Simons Address: 10001 U.S. 27 S Address: Sebring FL, 33876 Email: jsimons@suncommunities.com

Estimate

Project Number

J01905-2185.

Date

7/29/2025

Project Contact

Carlos Morales (863-212-0717)
Chris Berish Jr. (863-991-1828)

Effective Term

30 Days

Project Description

Aerator Motor #2 Replacement @ WWTP

Description	Qty	Unit	Cost	Total
U.S. Water Services Corporation is pleased to provide the following quote: Aerator Motor #2 Replacement @ WWTP This includes: U.S Water staff will work with contractor to complete the following work. 1. Install new Aquaturbo Baldor 5 HP 184TDZ motor on surface aerator #2. 2. Test functionality of newly installed aerator. Set aerator to run at the optimum amount for treatment @ Buttonwood Bay WWTP. Materials and Labor required for this job scope Price listed represents the specific scope of service stated above. Proposal as quoted represents, labor, material and project management specific to the items listed. With exception of emergency circumstances, should it become necessary to perform additional services due to unforeseen circumstances, a change order will be required. A change order shall be executed by the owner prior to continuation of work. Payment is expected with in 30 days from receipt of invoice(s) related to work. Effective term is 30 days from date of proposal.	1	Job	\$ 9,370.56	\$ 9,370.56

Thank you for allowing us to present this proposal.

Total

\$

9,370.56

Phone #	Fax #	Toll Free
727-848-8292	727-849-8860	866-753-8292

Signature to begin work:

Date:



4939 Cross Bayou Boulevard
New Port Richey, FL. 34652

Estimate

Project Number

J01905-2136

Date

7/10/2024

Project Contact

Chris Berish Jr (863-991-1828)
Carlos Morales (863-212-0717)

Location: Buttonwood Bay RV Resort

Attn: Johnathan Simons
Address: 10001 U.S. 27 South
Address: Sebring, FL 33876
Jsimons@suncommunities.com
Phone: 863-655-1122

Effective Term

30 Days

Project Description

Installation of Triplex Skimmer Assembly

Description	Qty	Unit	Cost	Total
U.S. Water Services Corporation is pleased to provide the following quote: Installation of Triplex Skimmer Assembly This includes: U.S. Water Maintenance technicians will perform the following work Confine space entry - with gear and equipment will be needed for steps 1-5. 1.Remove existing skimmer assembly. 2. Install stainless steel pipe support brackets on clarifier tank. 3.Install newly permitted 2" galvanize airline header pipe. Pipe will be cut and threaded onsite to fit within designated area. All new galv. fittings with new brass ball valves will be install to feed air to all 4 (RAS) lines and new triplex skimmer assembly, and secure it to S.S. support brackets. 4.Build and Install new triple skimmer assembly, and secure it to S.S. support brackets. 5.Tie in all 3 skimmer airlines to new air supply. 6.Test functionality on new skimmer assembly. 7. Clean up worksite once job is completed. Skimmer assembly material will be in SHC 80 PVC, pipe support material is 316 stainless steel and newly permitted blower header pipe and fittings will be in galvanize. Material lead-time after proposal approval date : 1-3 weeks Work will be scheduled within the same week after materials are received. Materials and Labor required for this job scope				
	1	Job	\$ 11,642.57	\$ 11,642.57
Price listed represents the specific scope of service stated above. Proposal as quoted represents, labor, material and project management specific to the items listed. With exception of emergency circumstances, should it become necessary to perform additional services due to unforeseen circumstances, a change order will be required. A change order shall be executed by the owner prior to continuation of work. Payment is expected with in 30 days from receipt of invoice(s) related to work. Effective term is 30 days from date of proposal.				
Thank you for allowing us to present this proposal.			Total	\$ 11,642.57
Phone #	Fax #	Toll Free	Signature to begin work:  Date: _____	
727-848-8292	727-849-8860	866-753-8292		



4939 Cross Bayou Boulevard
New Port Richey, FL. 34652

Estimate

Project Number

J01905-2137

Date

7/10/2024

Project Contact

Chris Berish Jr (863-991-1828)
Carlos Morales (863-212-0717)

Location: Buttonwood Bay RV Resort

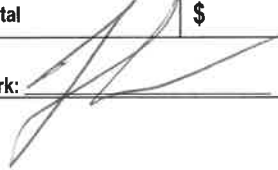
Attn: Johnathan Simons
Address: 10001 U.S. 27 South
Address: Sebring, FL 33876
Jsimons@suncommunities.com
Phone: 863-655-1122

Effective Term

30 Days

Project Description

Installation of Stillwell Diffuser

Description	Qty	Unit	Cost	Total
U.S. Water Services Corporation is pleased to provide the following quote: Installation of Stillwell Diffuser This includes: U.S. Water Maintenance technicians will perform the following work 1.Remove existing potable water line. 2. Install stainless steel support brackets 3. Tap into existing header pipe and run new 1/2" galvanized line. 4.Build and Install diffuser assembly in Stillwell, and secure it to newly installed S.S. support brackets. 5.Test functionality on new Stillwell diffuser. 6. Clean up worksite once job is completed. Stillwell material will be in Galvanized and SCH80 with diffuser discs. Pipe support material is 316 stainless steel and a 1/2" Brass ball valve. Material lead-time after approval : 1-2 weeks Work will be scheduled immediately after materials are received. Materials and Labor required for this job scope	1	Job	\$ 1,982.96	\$ 1,982.96
Price listed represents the specific scope of service stated above. Proposal as quoted represents, labor, material and project management specific to the items listed. With exception of emergency circumstances, should it become necessary to perform additional services due to unforeseen circumstances, a change order will be required. A change order shall be executed by the owner prior to continuation of work. Payment is expected with in 30 days from receipt of invoice(s) related to work. Effective term is 30 days from date of proposal.				
Thank you for allowing us to present this proposal.	Total	\$		1,982.96
Phone # 727-848-8292	Fax # 727-849-8860	Toll Free 866-753-8292	Signature to begin work:  Date: _____	



4939 Cross Bayou Boulevard
New Port Richey, FL. 34652

Estimate

Project Number

J01905-2180

Date

8/8/2025

Project Contact

Chris Berish Jr. (863-991-1828)
Carlos Morales (863-212-0717)

Location Buttonwood Bay RV Resort

Attn: Johnathan Simons
Address: 10001 U.S. 27 S
Address: Sebring FL, 33876
Email: jsimons@suncommunities.com
Phone: 863-441-3836

Effective Term

30 Days

Project Description

Replace Process Control Blower

Description	Qty	Unit	Cost	Total
U.S. Water Services Corporation is pleased to provide the following quote: Replace Process Control Blower This includes: 1. Project Overview: This project involves the removal of the existing blower and the installation of a new, energy-efficient blower at the wastewater treatment plant to enhance operational efficiency and reliability. 2. Scope of Work: Site Assessment: - Conduct a comprehensive site inspection to assess the current conditions. Removal of Existing Blower: - Safely disconnect, decommission, and remove the current blower. Installation of New Blower: - Deliver and position the new blower unit. - Install and connect all mechanical and electrical components. - Ensure proper alignment and secure mounting. Integration and Commissioning: - Integrate with existing control systems. - Conduct system testing and performance verification. ***Blower PM & Maintenance Test Form will be submitted to customer via email after pm's and testing is completed.*** Materials and Labor required for this job scope	1	Job	\$ 9,251.40	\$ 9,251.40
Price listed represents the specific scope of service stated above. Proposal as quoted represents, labor, material and project management specific to the items listed. With exception of emergency circumstances, should it become necessary to perform additional services due to unforeseen circumstances, a change order will be required. A change order shall be executed by the owner prior to continuation of work. Payment is expected with in 30 days from receipt of invoice(s) related to work. Effective term is 30 days from date of proposal.				
Thank you for allowing us to present this proposal.			Total \$ 9,251.40	
Phone #	Fax #	Toll Free	Signature to begin work: _____ Date: _____	
727-848-8292	727-849-8860	866-753-8292		