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: June 4, 2026

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

FROM: Cassie Gatlin, Public Utilities Supervisor, Division of Accounting & Finance

RE: Docket No. 20260000-OT Undocketed filings for 2026

Attached are two letters from water and wastewater utilities concerning the Commission's jurisdiction over potential overearnings.

Please file in the docket file referenced above.

Deer Creek RV Golf & Country Club, Inc.
42749 Highway 27, Davenport, Florida 33837
PH: (863) 424-2839 FX: (863) 424-3336

May 6, 2026

Mark Cicchetti, Director
Division of Accounting and Finance
Florida Public Service Commission
2540 Shumard Oak Blvd.
Tallahassee, Florida 32399-0850

RE: Deer Creek RV Golf & Country Club, Inc. - Potential Overearnings

Dear Mr. Cicchetti:

It is our understanding that Staff is undertaking an informal investigation of potential overearnings of Deer Creek RV Golf & Country Club, Inc. (DCU) based upon its 2025 Annual Report. DCU will be providing information requested by staff, as well as additional information showing that DCU will not be overearning prospectively. This letter will serve as DCU's consent to the Commission's jurisdiction over revenues from May 6, 2026, which exceed the high end of DCU's return on equity on a prospective basis.

Should you have any questions regarding this matter please give me a call.

For the utility,

Samantha Jewell

Samantha Jewell – Corporate Manager
Deer Creek RV Golf & Country Club, Inc.

Cc/ Jeffery Small, OCOBA Consulting, LLC

May 27, 2026

Mark Cicchetti, Director
Division of Accounting and Finance
Florida Public Service Commission
2540 Shumard Oak Blvd.
Tallahassee, Florida 32399-0850

RE: *Jurisdiction of Potential Overearnings* – St. James Island Utility Company

Dear Mr. Cicchetti:

This will follow up the email/telephone call on Wednesday, May 27, 2026, with the FPSC Staff concerning potential overearnings of St. James Island Utility Company to review and discuss current and projected earnings. As requested by Staff, this letter will serve as acknowledgement of and consent to the Commission's jurisdiction over the extent to which the following company's earned return on common equity (ROE) for the year ending December 31, 2025 exceeds the maximum of the allowed ROE. It is the understanding that any decision regarding the disposition of any portion of such earned return above the maximum allowed ROE will be subject for disposition after the nature and extent of any such amount above the ranges are known.

This consent of jurisdiction applies to the following utilities: St. James Island Utility Company

Provided below is additional information concerning these utilities for further consideration:

Due to a timing difference between start date of the depreciation of utility plant assets and the recognition of the related Contribution in Aid of Construction (CIAC) amortization, a one-time adjustment was required in the current year to properly align the account balances.

Specifically, the utility began depreciating their assets in 2011, while amortization of the related CIAC balance did not commence until 2016. As a result, the depreciation expense and CIAC amortization were not recognized over corresponding periods. To correct this timing difference and accurately reflect the proper accounting treatment, the Company recorded a one-time adjustment to the CIAC in the current year. This adjustment aligns the accumulated depreciation and CIAC amortization balances and ensures the accounts are properly stated going forward.

Should you have any questions, please do not hesitate to reach out to me at (850) 231-6526 or awood@joe.com.

Sincerely,

Analisa M. Sellers

Analisa M. Sellers
Controller