

State of Florida



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

FILED 7/1/2026
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FPSC - COMMISSION CLERK

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

DATE: June 30, 2026

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

FROM: Ranika Rashawn, Public Utility Analyst I, Division of Economics

RE: 20250108-WS - Application for a Staff Assisted Rate Case in Lake County by Sunlake Estates.

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

RR/

Attachment

RECEIVED-FPSC
2026 JUL -1 AM 10:33
COMMISSION
CLERK

Ranika Rashawn

From: McGinn, Daniel <dmcginn@joneswalker.com>
Sent: Monday, March 23, 2026 4:00 PM
To: Sonica Bruce; Ranika Rashawn
Subject: RE: Sunlake Estates Original Certificate

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

Good afternoon,

Here is the information provided from the utility:

CA1	Golf Course	2 inch meter 10 inch lay length
CA2	Maintenance Barn	2 inch
CA3	Entrance Meter	2 inch
CA4	Recreation Center	2 inch
CA5	Ball Field	1 inch
CA6	Club House	1 inch
CA7	Lap Pool	2 inch

Best,
-Dan

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, March 23, 2026 11:49 AM
To: McGinn, Daniel <dmcginn@joneswalker.com>; Ranika Rashawn <RRashawn@psc.state.fl.us>
Cc: Ranika Rashawn <RRashawn@psc.state.fl.us>
Subject: [EXTERNAL] RE: Sunlake Estates Original Certificate

Mr. McGinn,

Thank you so much for providing the requested data. However, the data is missing the meter sizes of each customer. Can you please provide the meter sizes for each customer as soon as possible.

From: McGinn, Daniel <dmcginn@joneswalker.com>
Sent: Thursday, March 19, 2026 1:22 PM
To: Ranika Rashawn <RRashawn@psc.state.fl.us>

Cc: Sonica Bruce <SBruce@PSC.STATE.FL.US>
Subject: RE: Sunlake Estates Original Certificate

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

Good afternoon,

Please see the attached document provided by the Utility.

Best,
-Dan

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

From: Ranika Rashawn <RRashawn@psc.state.fl.us>
Sent: Wednesday, March 18, 2026 11:02 AM
To: McGinn, Daniel <dmcginn@joneswalker.com>
Cc: Sonica Bruce <SBruce@PSC.STATE.FL.US>
Subject: [EXTERNAL] RE: Sunlake Estates Original Certificate

Yes, it is a mystery for us both and thank you for sending over the test year list.

-Thanks, Ranika

From: McGinn, Daniel <dmcginn@joneswalker.com>
Sent: Wednesday, March 18, 2026 10:58 AM
To: Ranika Rashawn <RRashawn@psc.state.fl.us>
Cc: Sonica Bruce <SBruce@PSC.STATE.FL.US>
Subject: RE: Sunlake Estates Original Certificate

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Gotcha. Seems neither of us know who those 12 in 2013 were then, but I'll get the test year list and their usage over to you as soon as I can.

Thanks,
-Dan

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

From: Ranika Rashawn <RRashawn@psc.state.fl.us>
Sent: Wednesday, March 18, 2026 10:54 AM
To: McGinn, Daniel <dmcginn@joneswalker.com>

Cc: Sonica Bruce <SBruce@PSC.STATE.FL.US>
Subject: [EXTERNAL] RE: Sunlake Estates Original Certificate

Good morning,

As of now, we are not comparing current data to the test year. Our main objective is to determine who those 12 general service customers were in the original certificate and are if they are still currently being billed.

-Thanks, Ranika

From: McGinn, Daniel <dmcginn@joneswalker.com>
Sent: Tuesday, March 17, 2026 3:37 PM
To: Ranika Rashawn <RRashawn@psc.state.fl.us>
Cc: Sonica Bruce <SBruce@PSC.STATE.FL.US>
Subject: RE: Sunlake Estates Original Certificate

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

Thanks. Is there somewhere where they're listed out that you're comparing current day/test year to?

In this document, the Order granting the certificate in the case/docket that goes with the application you attached, it states that there was 12 general service customers in the second paragraph of the Order, but they aren't enumerated there either: <https://www.floridapsc.com/pscfiles/library/filings/2014/00096-2014/00096-2014.pdf>.

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

From: Ranika Rashawn <RRashawn@psc.state.fl.us>
Sent: Tuesday, March 17, 2026 3:09 PM
To: McGinn, Daniel <dmcginn@joneswalker.com>
Cc: Sonica Bruce <SBruce@PSC.STATE.FL.US>
Subject: [EXTERNAL] Sunlake Estates Original Certificate

Good afternoon Mr. McGinn,

Per our conversation regarding Sunlake's General Service customers, I have attached their original certificate.

Warm Regards,

Ranika Rashawn
Public Utility Analyst I
Florida Public Service Commission
2540 Shumard Oak Blvd.
Tallahassee, FL 32399
(850) 413-6638
Rrashawn@pc.state.fl.us

ite	Resident	Prior Read	Current Read	# of Days	Usage Units	Usage
CA1	Golf Course	1/1/2024	2/1/2024	31	Gallons	33,460.00
CA2	Maintenance Barn	1/1/2024	2/1/2024	31	Gallons	1,930.00
CA3	Entrance Meter	1/1/2024	2/1/2024	31	Gallons	8,680.00
CA4	Recreation Center	1/1/2024	2/1/2024	31	Gallons	8,130.00
CA5	Ball Field	1/1/2024	2/1/2024	31	Gallons	11,420.00
CA6	Club House	1/3/2024	2/1/2024	29	Gallons	3,142.00
CA7	Lap Pool	1/3/2024	2/1/2024	29	Gallons	1,970.00
CA1	Golf Course	2/1/2024	3/1/2024	29	Gallons	42,530.00
CA2	Maintenance Barn	2/1/2024	3/1/2024	29	Gallons	1,520.00
CA3	Entrance Meter	2/1/2024	3/1/2024	29	Gallons	13,830.00
CA4	Recreation Center	2/1/2024	3/1/2024	29	Gallons	6,900.00
CA5	Ball Field	2/1/2024	3/1/2024	29	Gallons	9,330.00
CA6	Club House	2/1/2024	3/5/2024	33	Gallons	2,723.00
CA7	Lap Pool	2/1/2024	3/4/2024	32	Gallons	2,780.00
CA1	Golf Course	3/1/2024	4/1/2024	31	Gallons	44,600.00
CA2	Maintenance Barn	3/1/2024	4/1/2024	31	Gallons	380
CA3	Entrance Meter	3/1/2024	4/1/2024	31	Gallons	15,410.00
CA4	Recreation Center	3/1/2024	4/1/2024	31	Gallons	6,870.00
CA5	Ball Field	3/1/2024	4/1/2024	31	Gallons	11,250.00
CA7	Lap Pool	3/4/2024	4/2/2024	29	Gallons	1,082.00
CA6	Club House	3/5/2024	4/2/2024	28	Gallons	3,196.00
CA1	Golf Course	4/1/2024	5/1/2024	30	Gallons	77,190.00
CA2	Maintenance Barn	4/1/2024	5/1/2024	30	Gallons	260
CA3	Entrance Meter	4/1/2024	5/1/2024	30	Gallons	7,280.00
CA4	Recreation Center	4/1/2024	5/1/2024	30	Gallons	8,880.00
CA5	Ball Field	4/1/2024	5/1/2024	30	Gallons	20,210.00
CA6	Club House	4/2/2024	5/1/2024	29	Gallons	3,321.00
CA7	Lap Pool	4/2/2024	5/1/2024	29	Gallons	1,519.00
CA1	Golf Course	5/1/2024	6/1/2024	31	Gallons	110,930.00
CA2	Maintenance Barn	5/1/2024	6/1/2024	31	Gallons	270
CA3	Entrance Meter	5/1/2024	6/1/2024	31	Gallons	11,060.00
CA4	Recreation Center	5/1/2024	6/1/2024	31	Gallons	15,220.00
CA5	Ball Field	5/1/2024	6/1/2024	31	Gallons	21,170.00
CA6	Club House	5/1/2024	6/3/2024	33	Gallons	4,046.00
CA7	Lap Pool	5/1/2024	6/3/2024	33	Gallons	1,893.00
CA1	Golf Course	6/1/2024	7/3/2024	32	Gallons	86,580.00
CA2	Maintenance Barn	6/1/2024	7/3/2024	32	Gallons	190
CA3	Entrance Meter	6/1/2024	7/3/2024	32	Gallons	9,050.00
CA4	Recreation Center	6/1/2024	7/3/2024	32	Gallons	13,920.00
CA5	Ball Field	6/1/2024	7/3/2024	32	Gallons	9,280.00
CA6	Club House	6/3/2024	7/3/2024	30	Gallons	2,922.00

CA7	Lap Pool	6/3/2024	7/3/2024	30	Gallons	4,778.00
CA1	Golf Course	7/3/2024	8/1/2024	29	Gallons	93,470.00
CA2	Maintenance Barn	7/3/2024	8/1/2024	29	Gallons	270
CA3	Entrance Meter	7/3/2024	8/1/2024	29	Gallons	10,560.00
CA4	Recreation Center	7/3/2024	8/1/2024	29	Gallons	14,790.00
CA5	Ball Field	7/3/2024	8/1/2024	29	Gallons	6,820.00
CA6	Club House	7/3/2024	8/1/2024	29	Gallons	3,529.00
CA7	Lap Pool	7/3/2024	8/1/2024	29	Gallons	2,179.00
CA1	Golf Course	8/1/2024	9/1/2024	31	Gallons	78,880.00
CA2	Maintenance Barn	8/1/2024	9/1/2024	31	Gallons	310
CA3	Entrance Meter	8/1/2024	9/1/2024	31	Gallons	5,240.00
CA4	Recreation Center	8/1/2024	9/1/2024	31	Gallons	15,010.00
CA5	Ball Field	8/1/2024	9/1/2024	31	Gallons	5,550.00
CA6	Club House	8/1/2024	9/1/2024	31	Gallons	2,090.00
CA7	Lap Pool	8/1/2024	9/1/2024	31	Gallons	2,860.00
CA1	Golf Course	9/1/2024	10/1/2024	30	Gallons	87,770.00
CA2	Maintenance Barn	9/1/2024	10/1/2024	30	Gallons	200
CA3	Entrance Meter	9/1/2024	10/1/2024	30	Gallons	13,620.00
CA4	Recreation Center	9/1/2024	10/1/2024	30	Gallons	14,930.00
CA5	Ball Field	9/1/2024	10/1/2024	30	Gallons	10,050.00
CA6	Club House	9/1/2024	10/1/2024	30	Gallons	1,742.00
CA7	Lap Pool	9/1/2024	10/1/2024	30	Gallons	790
CA1	Golf Course	10/1/2024	11/1/2024	31	Gallons	80,110.00
CA2	Maintenance Barn	10/1/2024	11/1/2024	31	Gallons	60
CA3	Entrance Meter	10/1/2024	11/1/2024	31	Gallons	11,670.00
CA4	Recreation Center	10/1/2024	11/1/2024	31	Gallons	15,390.00
CA5	Ball Field	10/1/2024	11/1/2024	31	Gallons	8,610.00
CA6	Club House	10/1/2024	11/1/2024	31	Gallons	56,482.00
CA7	Lap Pool	10/1/2024	11/1/2024	31	Gallons	8,349.00
CA1	Golf Course	11/1/2024	12/1/2024	30	Gallons	87,840.00
CA2	Maintenance Barn	11/1/2024	12/1/2024	30	Gallons	90
CA3	Entrance Meter	11/1/2024	12/1/2024	30	Gallons	8,250.00
CA4	Recreation Center	11/1/2024	12/1/2024	30	Gallons	13,320.00
CA5	Ball Field	11/1/2024	12/1/2024	30	Gallons	43,080.00
CA6	Club House	11/1/2024	12/2/2024	31	Gallons	426,085.00
CA7	Lap Pool	11/1/2024	12/2/2024	31	Gallons	8,155.00
CA1	Golf Course	12/1/2024	1/1/2025	31	Gallons	91,100.00
CA2	Maintenance Barn	12/1/2024	1/1/2025	31	Gallons	420
CA3	Entrance Meter	12/1/2024	1/1/2025	31	Gallons	6,330.00
CA4	Recreation Center	12/1/2024	1/1/2025	31	Gallons	15,000.00
CA5	Ball Field	12/1/2024	1/1/2025	31	Gallons	49,910.00
CA6	Club House	12/2/2024	1/3/2025	32	Gallons	36,280.00
CA7	Lap Pool	12/2/2024	1/3/2025	32	Gallons	9,064.00

1,987,357.00