

Nickalus Holmes

From: Nickalus Holmes on behalf of Records Clerk
Sent: Monday, September 15, 2025 2:44 PM
To: 'joeFriday2@aol.com'
Cc: Consumer Contact
Subject: FW: DOCKET 20250023-WS
Attachments: PSC FinalTestimony.docx; scotthouseguarantee.pdf;
SCOTTHouseFinancialStatement.pdf

Good Afternoon

We will be placing your comments below in consumer correspondence in Docket No. 20250023, and forwarding them to the Office of Consumer Assistance.

Thank you,
Nick Holmes
Commission Deputy Clerk II
Office of Commission Clerk
Florida Public Service Commission
850-413-6770

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from state officials regarding state business are considered to be public records and will be made available to the public and the media upon request. Therefore, your email message may be subject to public disclosure.

From: joeFriday2@aol.com <joeFriday2@aol.com>
Sent: Monday, September 15, 2025 2:30 PM
To: Records Clerk <CLERK@PSC.STATE.FL.US>
Subject: DOCKET 20250023-WS

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

Attached are my exhibits from today's presentation.

Grenelefe Utilities Statement 9/15/2025

Docket 20250023-WS

Good afternoon. My name is Ben Mandell. I live at 38 Nottingham Way, Grenelefe, Florida and I'm a customer of Grenelefe Utilities. I'm here to call this rate case what it really is: A SCAM.

Grenelefe Utilities has already nearly doubled our bills in a single year—after ten years of stability—and they did it without providing one single audited financial statement. Not one. And yet, somehow, this Commission allowed a temporary increase. That is reckless. That is unacceptable.

The law is clear: utilities making over \$670,000 a year

cannot qualify for staff assistance. **Grenelefe is well over that**
mark. By any fair calculation, they're pulling in more than
\$700,000 annually at this time. **They don't qualify.** Period.
This application should already be dead on arrival.

Mr. House has lied—again and again. He told Polk County
and this Commission that his plants had capacity, all while
knowing they were in disrepair. **He bought the system**
anyway, and now he wants us, the ratepayers, to pay for his
mistakes. That's fraud by omission. That's deception.

Service under his watch is a disgrace. We've had more boil-
water notices in the past year than in the previous decade.

My irrigation hasn't worked in years, yet I'm billed for it every

month. My lawn is brown and dead. That isn't service—it's theft.

On top of that, Grenelefe Utilities breaks federal law by charging a debit card surcharge when I pay my bill. It's illegal under the Durbin amendment. They simply don't know what they are doing as they continue this money grab.

Now Mr. House wants another rate increase on top of the almost double rate increase you already gave him this year.

In fact, he wants to increase our bills 7 to 12 TIMES the amount of the current inflated bills. That would make our water and sewer bill over \$350 per month. He's using the PSC staff to go along with this scam.

Let's remember this: Mr. House promised you—under oath—that he had \$47 million in backing to run this system. He guaranteed he'd cover every capital expense, every deficit. You approved this transfer because of that promise. Now he wants to dump the costs on to us. That is a direct betrayal of his sworn word.

Florida law forbids re-capitalizing an existing utility to inflate the rate base. Yet that's exactly what he's trying to do. He is attempting to multiply the rate base by twelve and pass the bill along to the customers. It's a scheme, plain and simple.

And the financials? They don't meet GAAP, they're not audited, and they're already riddled with false numbers—

assets inflated, balances overstated, depreciation

manipulated. The system's real net book value is about

\$125,000. Mr. House claims he paid \$2.5 million dollars.

Where did the other \$2.3 million go? Nowhere—it's smoke and mirrors.

This Commission has a choice: stand with the ratepayers or enable this fraud. Until Grenelefe Utilities provides verified, audited financial statements, with verified bank deposits detailing the purchase of this utility and surrounding resort area, no rate change should ever be considered. Deny this application. Protect the public. Stop this SCAM.

I would be happy to answer any questions.

Thank you for your time.

Ben Mandell

310-994-2243

Presented via phone on 8/15/2025 and sent via -e-mail with exhibits to

clerk@psc.state.fl.us

AFFIDAVIT

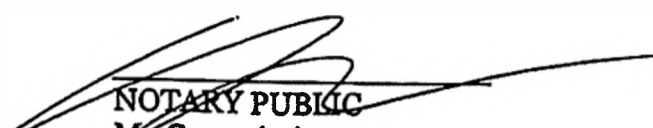
STATE OF FLORIDA

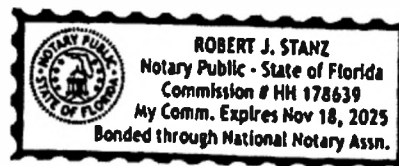
COUNTY OF POLK

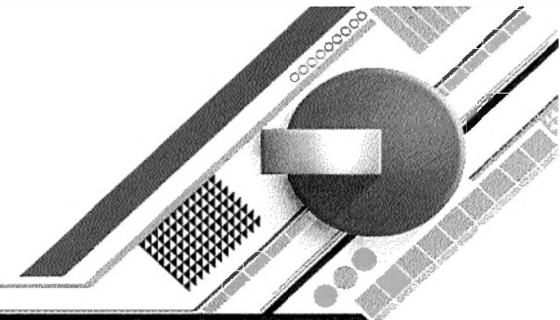
I, Frederick Scott House, am the Managing Member and 100% Owner of Grenelefe Resort Utilities Development, LLC. In that capacity, I am filing this Affidavit in order to assure the Florida Public Service Commission that I or my other controlled entities will provide or assist Grenelefe Resort Utilities Development, LLC in securing necessary funding to meet all reasonable capital needs and any operating deficits of the utility, which may arise as the result of the utility's operation of a certificated water and wastewater utility in its PSC certificated service territory. Such funding will be provided on an as and when needed basis.


Frederick Scott House
Managing Member

The foregoing instrument was acknowledged before me this 5th day of August, 2022, by Frederick Scott House, as Managing Member of Grenelefe Resort Utilities Development, LLC. Mr. House is personally known to me or who has produced FL Drivers license as identification.


NOTARY PUBLIC
My Commission Expires:





Frederick Scott House

PERSONAL NET WORTH

\$47,812,269

■	Total Assets	\$ 52,812,269
■	Total Debts	\$ 5,000,000

SUMMARY OF ASSETS



ASSETS vs DEBTS



■	Properties	\$ 48,425,750
■	Investments	\$ 2,350,000
■	Cash and Cash Equivalent	\$ 2,036,519
■	Life Insurance	\$ 0
	Retirement Savings	\$ 0

ASSETS

Category	Item	Value
Properties	Home	\$ 455,000.00
Properties	Other	\$ 47,650,000.00
Retirement Savings	Retirement accounts	
Investments	Stocks	
Investments	Bonds	
Investments	Mutual funds	
Investments	CDs	
Investments	Bullion	
Investments	Trust funds	
Life Insurance	Health savings account	
Life Insurance	Face value of life insurance policy	
Investments	Other	\$ 2,350,000.00
Cash and Cash Equivalent	Checking accounts	\$ 2,033,769.00
Cash and Cash Equivalent	Savings accounts	\$ 2,750.00
Cash and Cash Equivalent	Other	
Properties	Cars	\$ 138,000.00
Properties	Other vehicles	\$ 15,000.00
Properties	Furnishings	\$ 42,000.00
Properties	Collectibles	
Properties	Jewelry	\$ 18,750.00
Properties	Other luxury goods (Flight Card)	\$ 107,000.00

DEBTS

Category	Value
Mortgages	\$ 5,000,000.00
Home equity loans	
Car loans	
Personal loans	
Credit cards	
Student loans	
Loans against investments	
Life insurance loans	
Other installment loans	
Other debts	