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STATE OF FLORIDA



FILED 12/22/2025
DOCUMENT NO. 15528-2025
FPSC - COMMISSION CLERK
DIVISION OF
ACCOUNTING AND FINANCE
MARK A. CICHETTI
DIRECTOR
(850) 413-6066

Public Service Commission

December 22, 2025

Mr. Martin Friedman
Dean Mead Law Firm
420 South Orange Avenue, Suite 700
Orlando, Florida, 32801
mfriedman@deanmead.com

Re: Docket No. 20250088-WU – Application for Staff-Assisted Rate Case in Lake County, by Sun Communities Finance LLC d/b/a Water Oak Utility.

Mr. Friedman:

This letter is to confirm that Commission staff will hold a **virtual** customer meeting regarding the subject line docket on Wednesday, January 21, 2026, at 10:00 a.m. We ask that, if at all possible, you or another knowledgeable representative of the Utility attend the meeting by phone in order to make a brief statement regarding the reason for your rate increase request. Attached is the customer meeting agenda.

As required by Rule 25-22.0407(8)(b), Florida Administrative Code, the utility must provide, in writing, a customer meeting notice to all customers within its service area no less than 14 days and no more than 30 days prior to the date of a customer meeting. Please find enclosed a draft Notice of Customer Meeting. The date has been left blank so you can fill in the date that the notice is sent to the customers. Please file a copy of the notice that is distributed to your customers, along with a cover letter indicating the exact date on which the notice was mailed or otherwise delivered to the customers.

Should you have any questions about the matters contained herein, please do not hesitate to contact me by phone at (850) 413-6068 or email at jcohn@psc.state.fl.us

Respectfully,
/s/ Joshua Cohn
Joshua Cohn
Public Utility Analyst

Attachments

cc: Office of Public Counsel
Office of Commission Clerk (Docket No. 20250088-WU)

FLORIDA PUBLIC SERVICE COMMISSION

CUSTOMER MEETING

SUN COMMUNITIES FINANCE LLC D/B/A WATER OAK UTILITY

DOCKET NO. 20250088-WU

JANUARY 21, 2026, at 10:00 A.M.

AGENDA

1. Call Meeting to Order
2. Utility Introduction
3. Office of Public Counsel Introduction
4. Staff Presentation
5. Customer Comments (Please note; the order in which customers speak at the customer meeting is based upon the order in which they sign up.)
6. Next Steps
7. Adjourn

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

NOTICE OF CUSTOMER MEETING

TO THE CUSTOMERS OF WATER OAK UTILITY

AND

ALL OTHER INTERESTED PERSONS

DOCKET NO. 20250088-WU

APPLICATION FOR A STAFF-ASSISTED RATE CASE

IN LAKE COUNTY BY SUN COMMUNITIES FINANCE LLC D/B/A WATER OAK

UTILITY

Date Issued: _____

NOTICE is hereby given that the staff of the Florida Public Service Commission (Commission or FPSC) will conduct a virtual customer meeting to discuss Sun Communities Finance LLC d/b/a Water Oak Utility's (Water Oak or Utility) application for a staff-assisted rate case (SARC) in Lake County. The meeting will be held virtually on the following date and time:

Wednesday, January 21, 2026, at 10:00 AM

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate at this meeting should contact the Office of Commission Clerk no later than five days prior to the meeting at 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850 or (850) 413-6770 (Florida Relay Service, 1-800-955-8770 Voice or 1-800-955-8771 TDD).

PURPOSE AND PROCEDURE

The purpose of this meeting is to give customers and other interested persons an opportunity to offer comments to Commission staff regarding the quality of service the Utility provides and on the preliminary rates included in this notice. Customers and other interested persons may be asked follow-up questions. These comments will be taken into consideration by the Commission in its decision regarding the proposed rate increase.

This customer meeting will be conducted virtually. The Commission shall act as the host of the customer meeting and will use a combination of technologies to ensure full participation. The Commission will employ GoToMeeting as an audio and video platform for the meeting, and will provide for simultaneous, audio-only participation by telephone.

Customers may register to speak at the customer meeting in one of the following ways: (1) register using the PSC's online registration form, which will be available at www.FloridaPSC.com, under the "Hot Topics" heading, (2) call the PSC at (850) 413- 7080 or (3) email speakersignup@psc.state.fl.us.

Registration will be available beginning January 7, 2026 at 9 a.m. EDT, and the closes at noon on January 20, 2026. Please note that the order in which customers will speak is based on the order in which they register. If you have questions about the sign-up process, please call (850) 413-7080. One day prior to the meeting, customers who signed up to speak will be provided further instructions from FPSC staff on how to participate.

All customers who register to present comments at the meeting are urged to call-in promptly at the scheduled meeting time, because the meeting may be adjourned early if no customers are present. One or more of the Commissioners may attend and participate in this meeting. The meeting will begin as scheduled and will continue until all the customers have been heard.

If a named storm or other disaster requires cancellation of the meeting, Commission staff will attempt to give timely direct notice to the parties. Notice of the cancellation of the meeting will also be provided on the Commission's website under the Hot Topics link found on the home page. Cancellation can also be confirmed by calling the Commission's Office of the General Counsel at (850) 413-6199.

BACKGROUND

Sun Communities LLC d/b/a Water Oak Utility is a Class C Utility providing water service to 1,265 residential customers and 17 general service customers in Lake County. The Utility is a wholly-owned subsidiary of Asset Investors Operating Partnership, LP.

Commission Order No. PSC-1997-0034-FOF-WS, issued January 7, 1997, in Docket No. 960040-WS, established the Utility's rate base as of November 30, 1993.¹ This order also transferred the Utility's water and wastewater certificates to Sun Communities Finance Limited Partnership from the seller to the current owners. In 2000, the Utility changed the name on its certificate to Sun Communities Finance, LLC. d/b/a Water Oak Utility. On March 12, 2020, the Utility's wastewater certificate was cancelled by Order No. PSC-2020-0074-PAA-WS.²

On June 23, 2025, the Utility filed its initial application for a staff-assisted rate case.³ According to the Utility's 2024 Annual Report, total gross revenues were \$179,227 and its operating expenses were \$342,931. The Commission has jurisdiction pursuant to Sections 367.011, 367.081, 367.0812, 367.0814, 367.091, and 367.121, Florida Statutes (F.S.).

¹Order No. PSC-1997-0034-FOF-WS, issued January 7, 1997, in Docket No. 19960040-WS, *In re: Application for transfer of Certificates Nos. 454-W and 388-S in Lake County from Water Oak Utilities Co., Inc. to Sun Communities Finance Limited Partnership*.

²Order No. PSC-2020-0074-PAA-WS, issued March 12, 2020, in Docket No. 20200010-WS, *In re: Request for cancellation of Certificate No. 388-S by Sun Communities Finance, LLC. d/b/a Water Oak Utility*.

³Document No. 05141-2025, filed on June 23, 2025.

CURRENT AND PRELIMINARY RATES

Staff has compiled the following rates for discussion at the customer meeting. These rates are preliminary and subject to change based on information gathered at the customer meeting, by further staff review, and the final decision by the Commission. The Utility's current rates and staff's preliminary rates are as follows:

| SUN COMMUNITIES FINANCE, LLC D/B/A WATER OAK UTILITY | | DOCKET NO. 20250088-WS |
|---|-----------------------------|-------------------------------|
| TEST YEAR ENDED DECEMBER 31, 2024 | | |
| MONTHLY WATER RATES | | |
| | UTILITY CURRENT RATES | STAFF RECOMMENDED RATES |
| <u>Residential and General Service</u> | | |
| Base Facility Charge by Meter Size | | |
| 5/8"x3/4" | \$5.74 | \$9.11 |
| 3/4" | \$8.61 | \$13.67 |
| 1" | \$14.35 | \$22.78 |
| 1-1/2" | \$28.70 | \$45.55 |
| 2" | \$45.92 | \$72.88 |
| 3" | \$91.84 | \$145.76 |
| 4" | \$143.50 | \$227.75 |
| 6" | \$287.00 | \$455.50 |
| Charge per 1,000 gallons - Residential Service | | |
| 0 - 3,000 gallons | \$1.07 | \$9.30 |
| 3,001 - 6,000 gallons | \$1.11 | \$13.95 |
| Over 6,000 gallons | \$1.43 | \$16.28 |
| Charge per 1,000 gallons - General Service | | |
| | \$1.17 | \$9.77 |
| <u>Typical Residential 5/8" x 3/4" Meter Bill Comparison</u> | | |
| 3,000 Gallons | \$8.95 | \$37.01 |
| 6,000 Gallons | \$12.28 | \$78.86 |
| 8,000 Gallons | \$15.14 | \$111.42 |

HOW TO PROVIDE COMMENTS TO THE COMMISSION

If you would like to share your comments with the Commission you may:

- Speak at the customer meeting on January 21, 2026, by registering on the FPSC website, contacting the Commission via email at speakersignup@psc.state.fl.us or calling (850) 413-7080 as indicated above.
- Email your comments to the Commission at clerk@psc.state.fl.us

- Fill out and return, by US Mail or fax, the “Comment Card” attached to this Notice. For online submissions, the “CommentCard” is located under “HotTopics” at www.floridapsc.com and is available starting January 7, 2026 at 9 am.
- Submit written comments to the Commission Clerk at the address below.
-

Office of the Commission Clerk
2540 Shumard Oak Boulevard
Tallahassee, FL 32399-0850

All correspondence should refer to: “Docket No. 20250088-WU, Sun Communities Finance LLC d/b/a Water Oak Utility”

- Address the Commissioners during the Commission’s Conference, currently scheduled for April 7, 2026. You may address the Commissioners during the Commission Conference even if you also provide written comments through any of the other methods.

Please note that written comments are given the same consideration as if they were provided during the Commission’s Conference.

PROCEDURES AFTER THE CUSTOMER MEETING

Commission staff will prepare a recommendation which is tentatively scheduled to be submitted to the Commission on March 19, 2026. The Commission will then vote on staff’s recommendation at its April 7, 2026 Commission Conference. As noted above, customers may address the Commission directly at this Conference. Customers may also watch the Commission Conference live from the PSC website at www.floridapsc.com. Look for the “Watch Live Broadcast” icon on the left side of the webpage.

The Commission will thereafter issue a proposed agency action (PAA) order containing rates which may be different from those contained in staff’s final recommendation. Substantially affected persons have 21 days from the date that the PAA order is issued to protest the Commission’s decision. Customers are able to obtain a copy of staff’s recommendation and all documents filed in this docket under the Clerk’s Office tab at the Commission’s website (<http://www.floridapsc.com>).

CONTACTING THE OFFICE OF PUBLIC COUNSEL (OPC)

At any time during this process, you may contact the OPC. The OPC was established by the Florida Legislature to represent you and other utility customers before the Commission. The OPC is independent from the Commission and can be reached at 1-800-342-0222 or www.floridaopc.gov.

HAVE QUESTIONS OR NEED ADDITIONAL INFORMATION

Contact information for staff is provided below. You may also find additional information in the Rate Case Overview, which can be viewed at: <https://www.floridapsc.com/ratecase-overviews>.

For technical questions contact: Josh Cohn at (850) 413-6068 or
jcohn@psc.state.fl.us

For legal questions contact: Carlos Marquez at (850) 413-6212 or
cmarquez@psc.state.fl.us

If you wish to contact the Commission regarding service complaints, you may call the Commission's Office of Consumer Assistance at the following toll-free number: 1-800-342-3552.

Any email or other correspondence sent to a Florida Public Service Commissioner, or any other public official and/or employee of the PSC, in the transaction of public business is considered a public record and is subject to Florida's Public Records Law. This means that Florida law generally requires the PSC to provide a copy of any such email or correspondence, upon request, for inspection and copying to any Florida citizen or any member of the media.