

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: January 5, 2026

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

FROM: Joshua Cohn, Public Utility Analyst I, Division of Accounting & Finance

RE: 20250023-WS - Application for staff-assisted rate case in Polk County, by North Carolina Real Estate Projects LLC d/b/a Grenelefe Utility

Please place the attached invoices regarding the legal and consulting fees for the Grenelefe Utility staff-assisted rate case in the docket file mentioned above.

JMC/da

Attachment

CC: Office of Commission Clerk (Docket No. 20250023-WS)

Greenelefe Utility
Docket No. 20250023-WS
Rate Case Expense
Actual and Estimated After 8/22/25

Actual Fees through October 31, 2025

Legal Expenses

Sept. 13, 2025	4,360
October 11, 2025	10,840
November 9, 2025	<u>12,720</u>
	27,920

Consultants

Gary Morse

Aug. 31, 2025	800
October 31, 2025	<u>1,000</u>
	1,800

Keith Burge

Aug. 2025-11/30/25	1,500
	<u>1,500</u>

Total Acutal Rate Case Expense 8/22/25 – 10/31/25 31,220

Estimates to Complete Nov. – Feb.

Review Staff Recommendation, work on response to 7th Data Request. Organize responses to staff positions on issues.

Prepare for and participate in agenda conference for final rates, review final order, organize tariffs, notices and participate in finalizing case

Legal Estimate 50 hours @ 400 20,000

Consultants- Gary Morse 20 hours @ 200 4,000
Keith Burge 5 hours @ 100 500

Total Estimated Rate Case Expense to Complete 24,500

Total Rate Case Expense Actual & Estimated
After Preliminary Staff Report \$55,720

LAW OFFICES
SUNDSTROM & MINDLIN, LLP
2548 BLAIRSTONE PINES DR
TALLAHASSEE, FLORIDA 32301

F.E.I.# 59-2783536

(850) 877-6555

PLEASE REFER TO INVOICE NUMBER
WHEN REMITTING

GRENELEFE RESORT UTILITIES
JASON COX, CPA
ndjasoncox@gmail.com

SEPTEMBER 13, 2025
INVOICE # 60869
FILE # 48102-00004
PAGE 1

Pre-staff report MATTER: GRENELEFE SARC

8/04/25 FMD	REVIEW STAFF EMAIL RE RESCHEDULING CUSTOMER MEETING AND FORWARD TO CLIENT; TELEPHONE CONFERENCE WITH COX AND RESPOND TO PSC; ADDITIONAL EMAIL TO CLIENT RE ISSUES WITH CONNECTION FEES.	1.10	440.00
8/07/25 FMD	REVIEW MODEL SERVICE AVAILABILITY POLICY RECEIVED FROM STAFF.	.30	120.00
8/20/25 FMD	REVIEW COX EMAIL RE STAFF DATA REQUEST NO. 4; REVIEW PREVIOUS EMAILS FROM COX AND BURGE AND PREPARE BRIEF RESPONSE RE NEEDED INFO TO COMPLETE DATA REQUEST RESPONSES.	1.30	520.00
8/22/25 FMD	OBTAIN AND REVIEW STAFF PRELIMINARY REPORT ON RATES AND EMAIL TO CLIENT WITH COVER LETTER; REVIEW COX ADDITIONAL EMAIL RE RESPONSES TO STAFF DATA REQUEST NO. 4; REVIEW COX EMAIL RE METER COST AND DISCUSSION WITH STAFF; ADDITIONAL EMAIL RE SETUP OF CONFERENCE CALL.	2.20	880.00
8/25/25 FMD	REVIEW EMAILS FROM COX AND BURGE AND MORSE RE CONFERENCE CALL AND RATES AND STAFF DATA REQUEST.	.60	240.00
8/26/25 FMD	REVIEW STAFF REC RE INTERIM SERVICE AVAILABILITY CHARGES; SEND WITH COVER LETTER TO CLIENT; REVIEW REC IN DETAIL; PARTICIPATE IN CONFERENCE CALL RE SAME; REVIEW EMAIL FROM STAFF ATTORNEY RE PARTICIPATION IN AGENDA AND REPLY EMAIL TO STAFF RE NEEDED WORK PAPERS ON CONNECTION FEE CALCULATION; REVIEW WORK PAPER RESPONSE RECEIVED FROM STAFF; ADDITIONAL EMAIL TO STAFF RE ADDITIONAL INFO NEEDED; FORWARD WITH EMAIL TO CLIENT, MORSE AND BURGE; SEND THIRD QUESTIONS TO STAFF RE CALCULATIONS.	3.80	1,520.00
8/28/25 FMD	REVIEW DOCUMENT FROM PSC IN PREPARATION FOR CONFERENCE CALL; REVIEW STAFF RESPONSES RE BASIS OF CAPACITY; PARTICIPATE IN CONFERENCE CALL; REVIEW COX EMAILS RE SERVICE AVAILABILITY CHARGES	1.50	600.00

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AND DATA REQUEST NO. 4.			
8/29/25 FMD	REVIEW DOCUMENTS FOR PSC STAFF; PARTICIPATE IN CONFERENCE CALL WITH MORSE, COX AND BURGE; REVIEW CUSTOMER MEETING NOTICE AND SEND TO COX WITH EMAIL; REVIEW ADDITIONAL EMAILS FROM MORSE AND COX.	1.80	720.00
8/29/25 FMD	BEGIN RESEARCH ON SERVICE AVAILABILITY CHARGE AND 75% RULE; TELEPHONE CONFERENCE WITH COX RE PSC RULE AND RE CUSTOMER NOTICE.	1.00	400.00
TOTAL HOURS		13.60	
PROFESSIONAL FEES		\$ 5,440.00	

F MARSHALL DETERDING	13.60	5,440.00
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TOTAL COSTS ADVANCED	\$.00
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TOTAL STATEMENT	\$ 5,440.00	- 1,080 = 4,360
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Prior to 8/22/25 = 2.7 hr @ \$400
 = \$1,080

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JASON COX, CPA

ndjasoncox@gmail.com

OCTOBER 11, 2025

INVOICE # 60939

FILE # 48102-00004

PAGE 1

MATTER: GRENELEFE SARC

9/01/25 FMD	REVIEW COX EMAIL RE NOTICE DISTRIBUTION; PREPARE AND SEND AFFIDAVIT AND CUSTOMER NOTICE; REVIEW COX RESPONSE.	.80	320.00
9/01/25 FMD	REVIEW COX EMAIL RE NOTICE DISTRIBUTION, PREPARE AND SEND AFFIDAVIT OF CUSTOMER NOTICE, REVIEW COX RESPONSE	.60	240.00
9/02/25 FMD	REVIEW STAFF RECOMMENDATION ON INTERIM SERVICE AVAILABILITY FEES, REVIEW FILES, PREPARE EMAIL TO MORSE, COX AND BURGE RE ISSUES, REVIEW COX EMAIL RE CONFERENCE CALL AND PARTICIPATE IN CALL WITH HOUSE, REVIEW MORSE EMAIL, REVIEW MCDONALD EMAIL	2.90	1,160.00
9/03/25 FMD	REVIEW STAFF INTERIM CONNECTION FEE RECOMMENDATION, PREPARE FOR AND PARTICIPATE IN CONFERENCE CALL WITH COX, MORSE AND BURGE, WORK ON PRESENTATION TO PSC FOR OTHER LOCALITIES CHARGES, REVIEW RULE, WORK ON DRAFT COMMENTS TO PSC	2.90	1,160.00
9/04/25 FMD	REVIEW EMAIL FROM COX RE AFFIRMATION OF CUSTOMER NOTICE AND FORWARD TO PSC, CONTINUE PREP FOR AGENDA ON CONNECTION FEES, PREPARE FOR AND GO TO PSC, PARTICIPATE IN AGENDA AND RETURN AND EMAIL TO ALL	2.70	1,080.00
9/08/25 FMD	WORK ON REVISIONS TO DATA REQUEST FOR NUMBER 4, REVIEW COX EMAILS, REVISE WORDING TO SEVERAL ITEMS AND SEND TO COX	1.80	720.00
9/09/25 FMD	EMAILS TO BURGE AND MCDONALD RE NEEDED ANSWERS TO STAFF DATA REQUEST NO. 4 AND SUGGESTIONS, REVIEW MCDONALD EMAIL AND LETTER DRAFT, REVIEW COX EMAIL RE VARIOUS, REVIEW HOUSE EMAIL RE HAINES CITY ISSUE	1.50	600.00
9/10/25 FMD	REVIEW COX AND MCDONALD RESPONSES TO STAFF DATA REQUEST NO. 4 AND REVIEW REVISED EMAIL TO MCDONALD RE CHANGES, EMAIL TO COX, TELEPHONE CONFERENCE WITH COX AND HOUSE, REVIEW HAINES CITY	4.80	1,920.00

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		EMAIL TO SUNDSTROM RE HAINES CITY AGREEMENT AND TELEPHONE CONFERENCE RE SAME, REVIEW COX EMAIL RE COSTS, SURVEY AND RESPOND TO COX, PREPARE ADDITIONAL CHANGES TO STAFF DATA REQUEST NO. 4 RESPONSES AND RESPOND TO STAFF RE STATUS OF SAME		
9/11/25 FMD		REVIEW MORSE EMAIL RE REVENUE REQUIREMENT CALCULATIONS BY STAFF AND EMAIL TO STAFF RE NEEDED ADDITIONAL INFORMATION, TELEPHONE CONFERENCE WITH STAFF AND REVIEW STAFF EMAIL RE MEETING ATTENDANCE, REVIEW SPEAKER LIST AND CALL IN INFORMATION AND FORWARD TO COX AND MORSE		1.10 440.00
9/12/25 FMD		REVIEW COX EMAIL AND ADDITIONAL EMAIL TO ALL RE CUSTOMER MEETING		.30 120.00
9/15/25 FMD		REVIEW COX EMAILS RE CUSTOMER COMPLAINTS AND STAFF DATA REQUESTS, ORGANIZE PRESENTATION FOR CUSTOMER MEETING, PREP FOR CUSTOMER MEETING, GO TO PSC, PARTICIPATE IN CUSTOMER MEETING, MEET WITH STAFF AFTER CUSTOMER MEETING, RETURN AND LOCATE STAFF DATA REQUEST NO. 4 RESPONSES AND CHECK ON COMPLETENESS		3.90 1,560.00
9/16/25 FMD		REVIEW STAFF DATA REQUEST NO. 4 RESPONSE AS FILED AND CORRECT EFFICIENCY EMAIL TO STAFF RE SAME, EMAIL TO CLIENT RE SAME AND RE CUSTOMER MEETING OUTCOME, REVIEW AND REVISE INITIAL RESPONSES TO CUSTOMER ISSUES AND EMAIL RE SAME		1.60 640.00
9/17/25 FMD		REVIEW CUSTOMER EMAIL RE CUSTOMER THEFT OF SERVICE AND CUTTING LOCKS AND EDIT SAME AND REPLY, ADDITIONAL EMAIL RE SUGGESTIONS ON CUSTOMER RESPONSES		.60 240.00
9/18/25 FMD		REVIEW COX EDITED CUSTOMER RESPONSE AND ADDITIONAL EMAIL RE NEED TO FOCUS ON SERVICE ISSUES		.80 320.00
9/26/25 FMD		REVIEW EMAIL FROM STAFF RE 5TH DATA REQUEST AND FORWARD TO CLIENT		.20 80.00
9/30/25 FMD		REVIEW 5TH DATA REQUEST FROM STAFF AND DETAILED TELEPHONE CONFERENCE WITH COX RE SAME		.60 240.00
TOTAL HOURS				27.10
PROFESSIONAL FEES			\$ 10,840.00	

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JASON COX, CPA
ndjasoncox@gmail.com

NOVEMBER 9, 2025
INVOICE # 61000
FILE # 48102-00004
PAGE 1

MATTER: GRENELEFE SARC

10/01/25 FMD	REVIEW PSC STAFF EMAIL RE CONTACT INFO FOR ENGINEER AND FORWARD TO COX; REVIEW RESPONSE RE CONFERENCE CALL ON THAT ISSUE; EMAIL TO PSC STAFF ATTORNEY RE LISTING OF CUSTOMERS WHO TESTIFIED AND TRANSCRIPT; REVIEW RESPONSE FROM STAFF AND ADDITIONAL EMAIL RE IMPLEMENTING SERVICE AVAILABILITY CHARGE INTERIM CHARGES AND FORWARD CUSTOMER LIST TO COX.	1.60	640.00
10/02/25 FMD	REVIEW COX EMAIL RE RESPONSES TO CUSTOMERS; REVIEW EMAIL RE CONFERENCE CALL WITH ENGINEER; REVIEW LIST OF CUSTOMERS RECEIVED FROM PSC AND FORWARD TO COX; EMAIL TO PSC RE AGREEMENT, TARIFFS AND CUSTOMER NOTICE FOR INTERIM SERVICE AVAILABILITY CHARGES.	1.30	520.00
10/03/25 FMD	EMAILS TO HOUSE AND COX RE CONFERENCE CALL WITH ENGINEER; TELEPHONE CONFERENCE WITH ALL RE PSC DISCUSSIONS AND NEEDED INPUT; REVIEW RULE AND PARTICIPATE IN CONFERENCE CALL; EMAIL TO STAFF RE ENGINEER CONTACT; ADDITIONAL EMAIL RE NEEDED ITEMS FOR INTERIM SERVICE AVAILABILITY CHARGE IMPLEMENTATION; REVIEW COX RESPONSES TO CUSTOMER CONCERN AND REVISE SAME AND SEND TO COX.	2.30	920.00
10/06/25 FMD	REVIEW COX EMAILS RE RESPONSE TO FIFTH DAY REQUEST AND CUSTOMER CONCERN; REVIEW PSC STAFF EMAIL RE ESCROW AGREEMENT; PREPARE DRAFT ESCROW AGREEMENT; BEGIN EDITS TO COX COMPLAINT RESPONSE.	2.20	880.00
10/07/25 FMD	REVIEW COX RESPONSES SERVICE RELATED AND NONSERVICE RELATED COMPLAINTS AND PREPARE REVISIONS; REVIEW DATA REQUEST RESPONSE AND EDIT; FINISH DRAFT OF ESCROW AGREEMENT; SEND TO COX AND SEND TO PSC ATTORNEY FOR APPROVAL; TELEPHONE CONFERENCE WITH COX RE ALL AND RE DATA REQUEST RESPONSES; REVIEW EMAIL FROM STAFF RE ESCROW AND CUSTOMER NOTICE FOR INTERIM SERVICE.	3.90	1,560.00

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10/08/25 FMD	REVIEW EMAIL FROM PSC RE SET UP OF CONFERENCE CALL WITH MCDONALD; EMAIL TO MCDONALD; REVIEW RESPONSES; ADDITIONAL EMAIL WITH STAFF AND ORGANIZE CONFERENCE CALL.	.80	320.00
10/09/25 FMD	EMAIL WITH PSC FINALIZE ESCROW AGREEMENT; FINALIZE NOTICE AND SEND BOTH TO COX; WORK ON NARRATIVE FOR SERVICE AVAILABILITY CHARGE; ARGUMENTS TO PSC; REVIEW MORSE MEMO AND INITIAL NARRATIVE AND SCHEDULES; EMAIL TO COX RE NEEDED INFORMATION; REVIEW STAFF EMAIL RE ENGINEERING DOCUMENTS FOR CONFERENCE CALL; FORWARD TO TEAM AND PARTICIPATE IN CALL WITH ENGINEER.	2.50	1,000.00
10/10/25 FMD	REVIEW DOCUMENTS AND PRIOR FILINGS AND STAFF ANALYSIS FOR INTERIM SERVICE AVAILABILITY CHARGES; REVIEW MORSE WRITE UP AND SCHEDULES; REVISE BOTH AND SEND DRAFT TO MORSE, BURGE AND COX; REVIEW EMAIL FROM STAFF RE HYDRANTS AND FORWARD TO COX AND BURGE; REVIEW RESPONSES; REVIEW COX EMAIL RE UNACCOUNTED FOR WATER AND RESPOND.	4.10	1,640.00
10/12/25 FMD	REVIEW MORSE SCHEDULE AND DRAFT REVISION; SEND TO MORSE WITH EMAIL; REVIEW COX EMAIL RE HYDRANTS REPLY; REFILING OF SAME; EMAIL TO OPC RE NOT RECEIVING FILINGS; REVIEW COX EMAIL RE UNACCOUNTED FOR WATER AND RESPOND.	1.40	560.00
10/13/25 FMD	REVIEW EMAILS FROM BURGE AND MORSE RE UNACCOUNTED FOR WATER ISSUES AND POSSIBLE CAUSES; EMAIL WITH MORSE RE CHANGES NEEDED TO SERVICE AVAILABILITY CHARGE CALCULATIONS AND SCHEDULES; DRAFT LETTER TO PSC RE SERVICE AVAILABILITY CHARGES TO ACCOMPANY SCHEDULES AND NARRATIVE AND SEND TO ALL FOR REVIEW AND CORRECTION.	1.00	400.00
10/14/25 FMD	FINALIZE AND FILE LETTER AND ATTACHMENTS FOR SERVICE AVAILABILITY CHARGE ARGUMENTS; REVIEW UNACCOUNTED FOR WATER EMAILS AND SCHEDULES AND EMAIL TO COX, BURGE AND MORSE RE SAME; PREPARE CHANGES RE SAME.	1.70	680.00
10/14/25 FMD	FINALIZE AND FILE LETTER AND ATTACHMENT FOR SERVICE AVAILABILITY CHARGE IMPLEMENTATION AND ARGUMENTS; REVIEW UNACCOUNTED FOR WATER DOCUMENTS	1.80	720.00

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GRENELEFE RESORT UTILITIES

Invoice #: 61000

PAGE 3

FROM COX AND EMAIL TO COX AND BURGE AND MORSE;
 PROPOSED CHANGES RE SAME.

10/15/25 FMD	REVIEW STAFF DATA REQUEST #5 AND COX FIRST DRAFT OF ANSWERS; SEND EMAIL TO COX AND REVIEW EMAILS FROM COX RE SAME; WORK ON REVISIONS AND ORGANIZATION OF RESPONSE; FINALIZE TENTATIVE RESPONSES TO STAFF DATA REQ. #5.	3.20	1,280.00
10/17/25 FMD	REVIEW COX FINAL VERSION OF CUSTOMER RESPONSES.	1.30	520.00
10/22/25 FMD	REVIEW COX EMAIL RE QUESTIONS ON BILLING LANDLORD AND TENANT AND RESPOND; REVIEW 6 DATA REQUEST AND FORWARD TO COX.	.80	320.00
10/23/25 FMD	REVIEW PSC WEBSITE RE FILING; EMAIL TO COX RE REVISED SCHEDULE FOR COMPLETION OF CASE; OPC FILING ADDITIONAL LETTER AND 6TH DOCUMENT REQUEST.	.70	280.00
10/24/25 FMD	SEND OPC SECOND LETTER WITH EMAIL TO COX AND MORSE.	.30	120.00
10/29/25 FMD	TELEPHONE CONFERENCE WITH STAFF RE ESCROW FOR SERVICE AVAILABILITY CHARGE; EMAIL TO COX RE SAME; REVIEW COX RESPONSE AND FURTHER EMAIL TO COX RE NEED TO ADDRESS ESCROW AND OBTAIN WRITTEN REJECTION FROM BANK.	.90	360.00

TOTAL HOURS	31.80
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PROFESSIONAL FEES	\$ 12,720.00
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F MARSHALL DETERDING	31.80	12,720.00
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Grenelefe Resort Utility Development LLC
3425 Turnberry Drive
Lakeland, Florida 33803

August 31, 2025

Attn: Mr. Jason Cox and Frederick Scott House, Managing Member

Invoice For Professional Services 8/1/2025 to 8/31/2025

Invoice # 9

Project: FPSC SARC Staff Audit Report/Data Requests/Staff Conn Fees

Professional services relating to the SARC filing with the FPSC. This invoice is for work on review of staff audit, staff calculation of plant capacity charges and engineering data requests. Coordinate with Jason Cox and Mr. Deterding. Additionally, review responses regarding calculation of service availability charges and 2-1 hour conference calls..

	<u>Hours</u>	<u>Hourly Rate</u>	<u>Amount</u>
A. Professional Services for Gary Morse	4.0	\$200.00	\$ 800.00
B Other Direct Costs			
Telephone			\$ 0.00
Copying			
Overnight Mail			
TOTAL AMOUNT FOR THIS INVOICE			\$ 800.00

Please remit to: Gary Morse
 44 Black Willow Street
 Homosassa, Florida 34446

Respectfully,

Gary Morse

Gary Morse
Utility Consultant

If you have any questions regarding this invoice, please call me at 407-970-7705

Grenelefe Resort Utility Development LLC
3425 Turnberry Drive
Lakeland, Florida 33803

October 31, 2025

Attn: Mr. Jason Cox and Frederick Scott House, Managing Member

Invoice For Professional Services 10/1/2025 to 10/31/2025 Invoice # 10

Project: FPSC SARC Staff Audit Report/Data Requests/Staff Conn Fees

Professional services relating to the SARC filing with the FPSC. This invoice is for work on review of staff audit, staff calculation of plant capacity charges and engineering data requests. Coordinate responses with Jason Cox and Mr. Deterding. Additionally, review responses regarding calculation of service availability charges and revised write-up for our proposed fees. Response to OPC October 3rd letter regarding bad debt expense and unaccounted for water.

	<u>Hours</u>	<u>Hourly Rate</u>	<u>Amount</u>
A. Professional Services for Gary Morse	5.0	\$200.00	\$ 1,000.00
B Other Direct Costs			
Telephone			\$ 0.00
Copying			
Overnight Mail			
TOTAL AMOUNT FOR THIS INVOICE			\$ 1,000.00

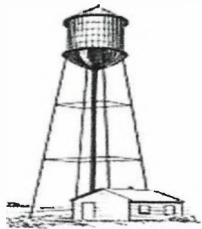
Please remit to: Gary Morse
44 Black Willow Street
Homosassa, Florida 34446

Respectfully,



Gary Morse
Utility Consultant

If you have any questions regarding this invoice, please call me at 407-970-7705



Ben-Tech LLC

2517 Elm Circle lake Wales FL 33898

(772) 201-3299

(863) 368-0771

Invoice

December 15, 2025

NC Real Estate
Grenelefe Resorts
3426 Turnberry Drive
Lakeland, FL 33803
(704) 996-4543

RE: Invoice #035

Consulting services in regards to Grenelefe's ongoing SARC from August 22 through until December 1, 2025

Total Amount Due: **\$1,500.00**

This invoice is due on or before December 31, 2025