



February 4, 2026

**VIA ELECTRONIC FILING**

Adam Teitzman, Commission Clerk  
Office of Commission Clerk  
Florida Public Service Commission  
2540 Shumard Oak Blvd.  
Tallahassee, FL 32399-0850

Re: Docket No. 20250108-WS – Application for staff-assisted rate case in Lake County by Sunlake Estates Utilities, L.L.C.

Dear Mr. Teitzman:

On behalf of Sunlake Estates Utilities, L.L.C. (“Utility”), this letter is the response to Staff’s Supplemental Data Request dated January 27, 2026.

Please refer to Sunlake’s response to request No. 9 for the following questions.

1. In this request, staff requested that Sunlake provide copies of its monthly operating reports for water and wastewater for the January 1, 2024, to December 31, 2024, test year. However, the Utility appears to have provided partial data for the test year, along with data for the following year for both water and wastewater.

a. Please provide Sunlake’s missing monthly operating reports for water for each month from January 2024 through June 2024, and October 2024.

***RESPONSE: Responsive files have been provided to PSC staff as part of this response.***

b. Please provide Sunlake’s missing discharge monitoring reports for wastewater for each month from January 2024 through June 2024.

**RESPONSE:** *The responsive files have been provided to PSC staff as part of this response.*

Please refer to Sunlake's response to request No. 17 for the following questions, and specifically, the document titled "SLE Sunlake Capex Project – 2025 Full Package" that identified each of the following pro forma items: New Gateway System for Electronic Water Reads, Water Line Replacement, New Water Line – Water Break, New Sewer Line, WWTP Chlorine Feed Pumps, New Pumps for WWTP, Water Break, Lift Station Capacitor, Auto Transfer Switch at WTP Generator.

2. In this request, staff requested that Sunlake fill out the attached spreadsheet concerning any pro forma items that the Utility was requesting; however, the spreadsheet was not completed. Please complete the attached spreadsheet to provide additional information regarding each of the identified pro forma items.

**RESPONSE:** *Please see the table provided at the end of this response.*

3. In this request, staff requested that Sunlake provide any bid proposals or estimates for the pro forma items, and if less than three bid proposals were requested for each pro forma item, an explanation as to why. It appears that the Utility provided either invoices or a bid proposal for each of the pro forma items.

a. Please provide all bid proposals that the Utility requested for each of the identified pro forma items and explain the reason for selection or dismissal for each.

**RESPONSE:** *The Utility did not seek bid proposals for the identified pro forma items. These items were emergency repair activities completed in early 2025 and each emergency repair was finished at the time of the rate case submission.*

b. If the least cost bid proposal was not selected for any pro forma item, please explain why for each.

**RESPONSE:** *No bids were requested for these emergency repairs, therefore there was no bid selection process or evaluation. These repairs were executed under emergency conditions based on the needs of the utility and the availability of repair services in order to continue to provide compliant service.*

c. If less than three bid proposals were requested for any pro forma item, please explain why for each.

**RESPONSE:** *Please see the previous response.*

d. If any pro forma item was an emergency repair, please identify the pro forma item and explain how the Utility determined that it was an emergency repair.

**RESPONSE:** *All identified pro forma items were emergency repairs. The system operator identified active issues on site that required immediate corrective action to maintain compliance with state and regulatory requirements. The conditions posed a risk to service reliability and operational integrity, necessitating immediate response, and the vendors were chosen based on the experience of the operator, the familiarity with the equipment, and the ability to timely perform the repair.*

e. Please provide receipts showing final payment for each of the pro-forma projects that have been completed.

**RESPONSE:** *The documents provided to PSC Staff with this response the final invoices for work completed.*

Should you or Staff have any questions regarding this response, please do not hesitate to contact me.

Sincerely,

/s/ Daniel J. McGinn

Daniel J. McGinn

DJM:

cc: Garret Kelley (via email - GKelley@psc.state.fl.us)

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<b><u>Site</u></b>	<b><u>Item</u></b>	<b><u>NARUC Acct. #</u></b>	<b><u>Issue Relevance</u></b>	<b><u>Problem</u></b>	<b><u>Solution</u></b>	<b><u>Reg. Mandate or Enhancement</u></b>	<b><u>Comments</u></b>	<b><u>Y1</u></b>	<b><u>Y2</u></b>	<b><u>Y3</u></b>	<b><u>Total</u></b>
Common	<b>SLE-Auto Transfer Switch at WTP Generator</b>	320	Emergency - The transfer switch allows the WTP to automatically switch to generator power in the event of a power failure, as mandated by SJRWMD.	Failed transfer switch	Replaced ATS Assembly	Enhancement	INV14518 Inservice date 4/24/2025				\$ 2,000.00



SLE-J31	<b>SLE-Water Break at J31</b>	<b>331</b>	Emergency: Replacement of the main water serving the fire hydrant was required. State regulations require hydrants to always be operational, making immediate repair necessary to maintain compliance.	Main water line servicing the fire hydrant failed.	Replaced 10 feet of 6" water main line to fire hydrant	Enhancement	INV13943 Inservice Date 2/26/2025					\$ 6,936.00
Common	<b>SLE-Lift Station Capacitor</b>	<b>371</b>	Emergency: Replacement of the lift station capacitor was required to prevent backups and overflows and to maintain regulatory compliance.	Failed Lift Station Capacitor	Replaced Capacitor	Enhancement	INV13798 Inservice Date 2/11/2025					\$ 1,495.00

Common	<b>SLE-SLE Utility - New Pumps for WWTP</b>	<b>371</b>	Emergency - Surge pumps move wastewater through the system, ensuring proper flow and preventing backups or overflows.	Failed Liberty Pumps	Replaced Pumps	Enhancement	INV14281 Inservice Date 6/18/2025				\$ 7,725.00
Common	<b>SLE-WWTP Chlorine Feed Pumps</b>	<b>320</b>	Emergency - The chlorine feeder pump regulates chemical dosing into the water system and is required to maintain compliance with SJRWMD.	Failed Electronic Metering Pump	Replaced Pump	Enhancement	INV344951 \$1646.62 plus Tax \$115.26 Inservice Date 7/18/2025				\$ 1,761.88
Common	<b>SLE-SLE New Sewer Line</b>	<b>360</b>	Emergency: A sewer line failure required immediate replacement to ensure compliance with SJRWMD.	Failed Sewer Line	Replaced 10 feet of sewer pipe.	Enhancement	INV5927 Inservice Date 7/11/2025				\$ 2,225.00

SLE-0U14	<b>SLE-New Water Line - Water Break 0U14</b>	<b>331</b>	Emergency: Removal and replacement of the water main were required to reduce water loss and maintain compliance with SJRWMD.	Failed main water line	Replaced 10 feet of 6" main water line	Enhancement	INV15316 Inservice Date 7/17/2025				\$ 5,890.00
SLE-0U02	<b>SLE-Water Line Replacement 0U02</b>	<b>331</b>	Emergency: Removal and replacement of the water line were required to reduce water loss and maintain compliance with SJRWMD.	Failed main water line	Replaced 10 feet of 3/4 poly	Enhancement	INV15467 Inservice Date 7/24/2025				\$ 1,632.00
Common	<b>SLE-Utility - New Gateway system for electronic water reads</b>	<b>346</b>	The gateway collects consumption data to ensure accurate rebilling for each customer.	Gateway was damaged by lightning.	Replaced Gateway and electric source.	Enhancement	INV#16949 \$3611.58 INV16283 \$341 INV#30323 \$510 Inservice Date 10/28/2025				\$ 4,462.58