

Tristan Davis

From: Adam Teitzman
Sent: Thursday, February 5, 2026 12:05 PM
To: Records Clerk
Subject: FW: Docket 20250084.SU Gulfstream Utility LLC

Please place the below correspondence in Docket No. 20250084-SU.

From: dennis Johnson <denj1005@gmail.com>
Sent: Thursday, February 5, 2026 12:02 PM
To: Adam Teitzman <ATEITZMA@psc.state.fl.us>
Cc: Trierweiler.Walt@leg.state.fl.us; Fletcher.Bart@leg.state.fl.us
Subject: Docket 20250084.SU Gulfstream Utility LLC

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Adam, in reference to the above docket and response letter to you from Mr. Daniel J. McGinn dated January 28, 2026 I have some questions.

My name is Dennis Johnson, I am a resident of Gulfstream Harbor I, which is one of three parcels involved in this rate increase.

1. In the response on the issue of Contractual Services-Professional. It is stated that \$481 per month is allocated to the Utility for maintaining landscaped areas. This response does not fully answer the question asked by the PSC. While the response does state it is an allocation from the contract for lawn maintenance for the entire community, it does not provide the methodology used to determine how the actual cost of that service was allocated. It would seem reasonable to expect a separate contract not an allocation for the Utility. It is understood the PSC does not enforce or interpret Florida Statute Chapter 723, but it should be considered without a reduction in rent and/or a separate contract residents will pay twice for the Utility's lawn maintenance. Once in our rent and again for the portion of the rate that is determined by the operational cost of lawn maintenance for the Utility.

2. In the response on Property Tax Expense, Mr. McGinn states the Utility confirms the \$7,739.74 for property tax in the test year is solely the Utility's regulated operations. A property id with the Orange County Tax Appraiser or Tax Collector directly connected to Gulfstream Utility LLC does not exist.. Without such record, how is it determined this cost is legitimate? Adding to confusion on this response is reference to a 99 year lease agreement. In the staff audit filing records, the Utility provided to the PSC a Warranty Deed. If there is a warranty deed, as stated in the audit, then a lease would not exist and a tax record should exist. The only TPP record is to Gulfstream Harbor Mobile Home Park, which includes all personal property of the three communities. The property tax record that includes the acreage used by the Utility, is to AIOP Gulfstream Harbor LLC ,account #13-23-30-0000-00008 and in which there has not been any description change recorded. I feel the response provided to the PSC is inadequate and should require additional verification.

As a separate inquiry.

The PSC did not request any information from the Utility concerning non-working water meters. The concern with non-working or unreliable readings from resident water meters is the negative affect on income to the Utility. It would appear this problem is widespread throughout the three communities. It has been presented to

the PSC as a resident concern in the customer meeting. Will the PSC be investigating this further with the Utility? .

Thank you,
Dennis Johnson
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