

CK #: 122

Deposit Number

Deposit Date

FEB 06 2026

Amnt: \$1,500.00

0008

FILED 2/6/2026

DOCUMENT NO. 00984-2026

FPSC - COMMISSION CLERK

CK Date:
10/15/2025

**APPLICATION FOR TRANSFER OF CERTIFICATES OR FACILITIES
FROM A REGULATED UTILITY TO ANOTHER REGULATED UTILITY**

JKH

**(Pursuant to Section 367.071, Florida Statues, and
Rule 25-30.037(2), Florida Administrative Code)**

Pursuant to Rule 25-30.037 (1)(a), Fla. Admin. Code, if a transfer occurs prior to Commission approval, the utility shall submit an application for authority to transfer no later than 90 days after the sale closing date.

DKT.: #20260018

To: **Office of the Commission Clerk
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850**

The undersigned hereby makes application for the transfer of facilities and transfer of Wastewater Certificate No. 537-S in Okeechobee County, Florida, and submits the following information:

Part I Applicant Information

A. The utility/seller's certificated name, address, telephone number and, if applicable, tax number, email address, and website address. The utility's name should reflect the business and/or fictitious name registered with the Department of State's Division of Corporations:

**Northgate Properties, Inc.
3277 First Avenue
Mims, Florida 32754
321-267-0501
Email: rnorthgateprope@cfl.rr.com
Website address: N/A
Water Certificate No. 412-W
Wastewater Certificate No. 345-S**

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B. The contact information of the seller's authorized representative to contact concerning this application:

**Lester E. Groom, Jr.
3277 First Avenue
Mims, Florida 32754
321-267-0501
Email: rnorthgateprope@cfl.rr.com**

C. The buyer's name, address, telephone number, Federal Employer Identification Number, and, if applicable, tax number, email address, and website address and new name of the utility if the buyer plans to operate under a different name. The buyer's business name, and if applicable, new

returns have not been obtained, provide a description of the steps taken to obtain the tax returns.

The Seller has not provided their tax returns to the Buyer. However, this is a mobile home park rental community and therefore there is no opportunity for write-off of the utility assets to cost of sales and as such the Buyer does not believe that the tax returns are necessary in this case.

3. Provide a statement regarding the disposition of outstanding regulatory assessment fees, fines, or refunds owed and which entity will be responsible for paying regulatory assessment fees and filing the annual report for the year of the transfer and subsequent years:

The Seller is responsible to all RAF fees and filed an annual report up through the closing date of June 18, 2025. The Buyer will pay all RAF fees and file an annual report for June 1-December 31, 2025 when due. The Buyer will be responsible for all such fees, costs and reports required after June 18, 2025.

4. If the buyer currently owns other water or wastewater utilities that are regulated by this Commission, provide a schedule reflecting any economies of scale that are anticipated to be achieved within the next three years and the effect on rates for existing customers served by both the utility being purchased and the buyer's other utilities:

Because the three systems owned by the Buyer are three totally separate systems and managed onsite, the Buyer is not aware of any significant economies of scale to be achieved.

G. Noticing Requirements

Exhibit K. Provide proof of noticing pursuant to Rule 25-30.030, F.A.C. This may be provided as a late-filed exhibit.

Attached hereto as Exhibit K is the draft proposed notice to conform to the requirements Rule 25-30.030, FAC, which the utility intends to distribute after approval by the Commission. The utility will then late file proof of noticing in compliance with that Rule as a late filed exhibit.

Part III Signature

Please sign and date the utility's completed application.

Respectfully submitted on this 4th day of February, 2026,
by:

SUNDSTROM LAW, LLC

By:

F. Marshall Deterding, Of Counsel

Raquel Revells

From: Dorothy Menasco
Sent: Thursday, February 5, 2026 1:48 PM
To: Raquel Revells
Subject: Docket 20260018 - Payment From Parakeet Holding; Ck #122 for \$1,500

Hi Raquel,

Per our earlier conversation, the check from Parakeet Holding, Check No. 122, in the amount of \$1,500, is for Docket 20260018 rather than Docket 20260119 that is written on the check. Bronwyn brought it over from Sundstrom Law Firm for the docket titled:

Application for transfer of facilities of Northgate Properties, Inc. and Wastewater Certificate No. 537-S to Northgate FL Utility, LLC, in Okeechobee County.

Thank you for your help!
Dorothy