



February 10, 2026

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

RE: Docket No. 20250084-SU, Gulfstream Utility, LLC

Dear Commissioners,

This is a follow-up to the three letters dated January 7, 2026, submitted by the presidents of all three of our community's HOAs. In our previous letters we expressed concerns as to the accuracy of information submitted by Gulfstream Utility LLC, as to the number of homesites on the Orange County Sewer system and the number on our community wastewater treatment plant.

In a brief summary, when Sun Communities (our community owner) first made application for licensing the wastewater treatment plant to Gulfstream Utility LLC in 2020, they declared to the FPSC that it was unknown which residents were on the wastewater treatment plant and which were on the county system as records were not found in the documents available after the purchase of Gulfstream Harbor by Sun Communities (from American Land Lease). Subsequently in 2020 a map was submitted by Sun Communities to the PSC, identifying the number of resident homesites on each system. A copy of the submitted map is included as Exhibit A.

The map submitted, and included in Exhibit A, indicates that 285 homesites in Park 3 (all homesites in Park 3) and 234 homesites in Park 1 (part of Park 1) are serviced by the wastewater treatment plant. Part of Park 1 and all of Park 2 is on the county system (455 homesites). This raised some concerns amongst the HOAs as to the accuracy of the map submitted as part of the license application and to support the proposed rate increases. These concerns are included in the letters submitted to the PSC in advance of the Customer Meeting.

Since the Customer Meeting, the HOAs have done some historical research, yielding the following information:

- Park 1 has two resident prospectuses. One does state that wastewater is on the Orange County sewer system The other prospectus in Park 1 (which was issued as that part of the community

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the community was expanded) identify that sewer service is on the treatment plant. This is consistent with the map in Exhibit A.

- Park 2 has only one prospectus which states that sewer service is provided by Orange County sewer system. This appears consistent with Exhibit A.
- Originally Park 3 was a “family mobile home community” known as Caribbean Cove. This community was eventually acquired and incorporated into Gulfstream Harbor. The HOAs have researched available prospectuses for Park 3. The earliest prospectus we have obtained is from 1986 (when Park 3 was still Caribbean Cove). We also have copies of the prospectuses from 2013 and 2016. Copies of the applicable sections of these three prospectuses have been included in Exhibit B. Complete copies of the entire prospectus for these years can be provided if requested. All these prospectuses state that Park 3 is on the Orange County sewer system (not the wastewater treatment plant as portrayed in the map submitted with the license application and used to calculate rate increases).
 - We acknowledge that there are two private sanitary sewer lift stations within Park 3

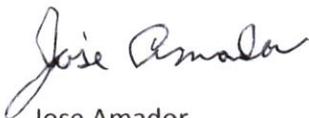
The results of our research, as identified above, are being submitted to the PSC prior to the recommendation to the Commission currently scheduled for March 19, 2026. This information should be considered when calculating sewer rates for residents. The rates that residents are billed should be a reflection of the costs associated with the system they are on, not the same rate for all. We also believe the license application should be reviewed to ascertain any required changes to the license, based upon this new information.

Should you require any additional information, please reach out to us.

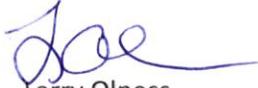
Sincerely,



Jeffrey Perillo
2025/2026 President of Gulfstream Harbor Park 1 Homeowners Association
5502 Bonita Road
Orlando, FL 32822
407-739-6030



Jose Amador
2025/2026 President of Gulfstream Harbor Park 2 Homeowners Association
7828 Gun Cay Avenue
Orlando, FL 32822
917-833-9227

A handwritten signature in blue ink, appearing to read "Joe", with a long horizontal flourish extending to the right.

Larry Olness

2026 President Gulfstream Harbor Park 3 Homeowners Assoc.

5891 Bull Dolphin Lane

Orlando, FL 32822

407-725-3489

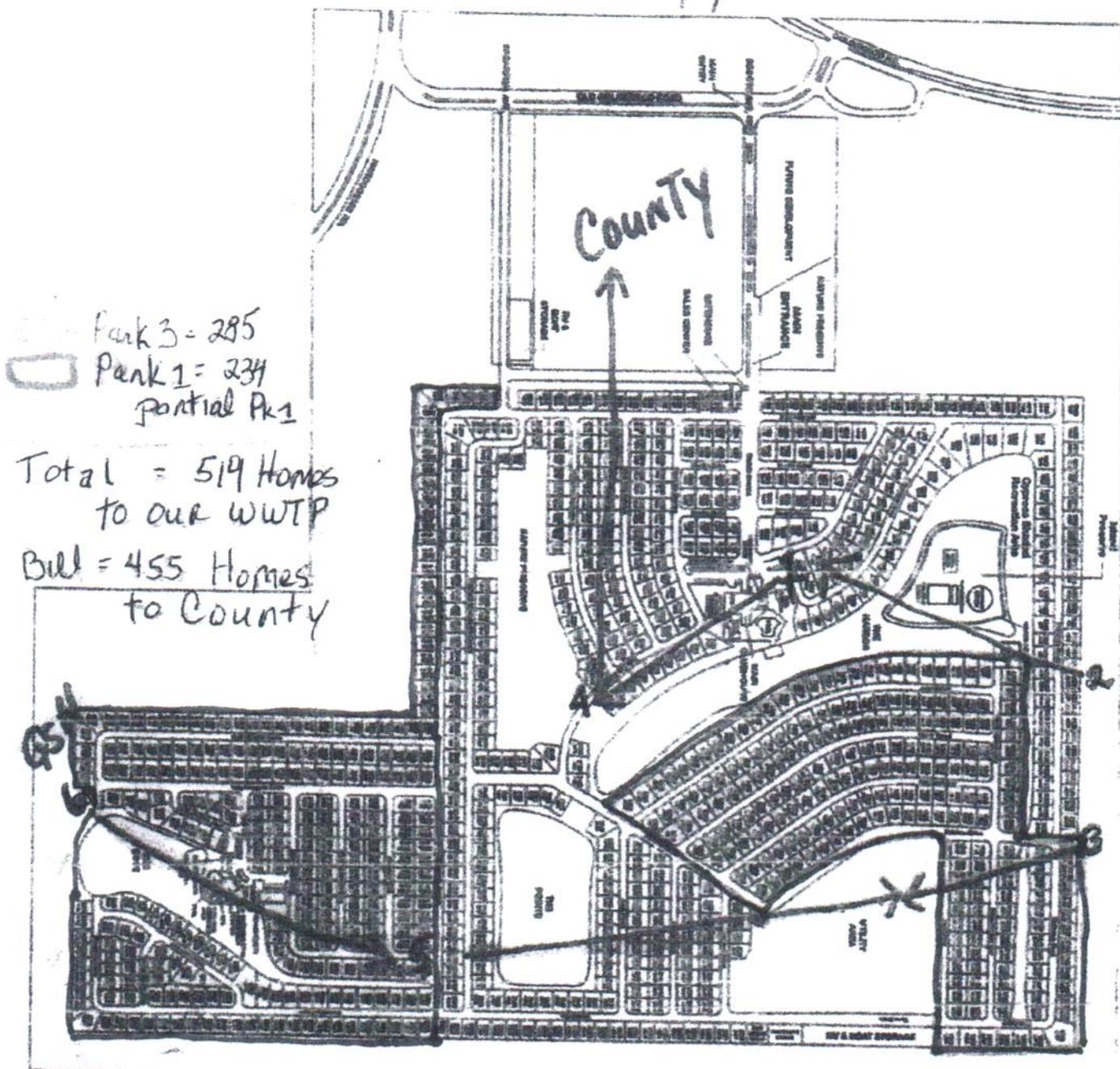
EXHIBIT A

5/29/2020

GSH

Lift Stations

3 County / 3 GSH



Park 3 = 285

Park 1 = 234
partial Park 1

Total = 519 Homes
to our WWTP

Bill = 455 Homes
to County

Note: We maintain ALL!

EXHIBIT B

CARIBBEAN COVE

SPECIAL NOTICE

OCTOBER 1, 1986

Pursuant to Chapter 723 of the Florida Statutes annotated (FSA), this prospectus has been filed with the state of Florida, Division of Land Sales, Condominiums and Mobile Homes. This Prospectus was reviewed by the State of Florida and determined adequate. The ID#4800781P has been assigned this prospectus by the State of Florida.

Sincerely,

The Management

This prospectus, ID #4800781P, was determined adequate by the State of Florida, Department of Business Regulations on September 30, 1986.

THIS PROSPECTUS APPLIES TO LOT # 79

4725 So. Goldenrod Road
Orlando, Florida 32812
305 / 273-0846

PROSPECTUS FOR
CARIBBEAN COVE
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In general and except as expressly provided to the contrary in this Prospectus, and to the extent permitted by law, each owner of a mobile home in the Park is responsible for the maintenance and repair of his or her mobile home, mobile home lot, and all improvements thereon (including landscaping).

The mobile home owner may also be required to bear, in the form of increases in the lot rental, the costs incurred by Owner in installing capital improvements or performing major repairs in the Park. However, pursuant to Section 723.011, Florida Statutes, a tenant of the Park as of June 4, 1984, may not be required to install permanent improvements.

VII. UTILITIES AND OTHER SERVICES

The manner in which utility and other services will be provided and the person or entity furnishing those services, is as follows:

1. Water.

Water is provided by the Orange County Sewer and Water Department, billed to Caribbean Cove through several meters in a lump sum, and is allocated and charged to individual lots on a pro-rata basis. Responsibility for water mains in the Park from the meter at the entrance of the Park up to and including the shut-off valve providing water to your lot is the responsibility of the Park. Water lines from the shut-off valve to your mobile home is the mobile home owner's responsibility.

However, the Owner reserves the right, upon 90 days prior written notice to each owner of a mobile home in the Park, to cause each mobile home owner to be separately billed for water services either by individual meters for each mobile home lot in the Park or by an equitable apportionment of the total water charges billed to the Park.

2. Sewage Disposal.

Sewage disposal is provided by Orange County Sewer and Water, billed to Caribbean Cove through a meter in lump sum and is allocated and charged to individual lots on a pro-rata basis. Billing for sewage is tied to the individual mobile home water meter. Responsibility for sewer within the Park are the Park management's responsibility up to the ground connection of the sewer line to the mobile home sewer lines. The in-ground connection and the lines to and including the mobile home lines are the mobile home owners' responsibility.

PROSPECTUS
FOR
GULFSTREAM HARBOR III

1. THIS PROSPECTUS CONTAINS VERY IMPORTANT INFORMATION REGARDING YOUR LEGAL RIGHTS AND YOUR FINANCIAL OBLIGATIONS IN LEASING A MOBILE HOME LOT. MAKE SURE YOU READ THE ENTIRE DOCUMENT AND SEEK LEGAL ADVICE IF YOU HAVE ANY QUESTIONS REGARDING THE INFORMATION SET FORTH IN THIS DOCUMENT.
2. THE STATEMENTS CONTAINED HEREIN ARE ONLY SUMMARY IN NATURE. A PROSPECTIVE LESSEE SHOULD REFER TO ALL REFERENCES, ALL EXHIBITS HERETO, THE CONTRACT DOCUMENTS, AND SALES MATERIALS.
3. ORAL REPRESENTATIONS SHOULD NOT BE RELIED UPON AS CORRECTLY STATING THE REPRESENTATIONS OF THE PARK OWNER OR OPERATOR. REFER TO THIS PROSPECTUS (OFFERING CIRCULAR) AND ITS EXHIBITS FOR CORRECT REPRESENTATIONS.
4. UPON DELIVERY OF THE PROSPECTUS TO A PROSPECTIVE LESSEE, THE RENTAL AGREEMENT IS VOIDABLE BY THE LESSEE FOR A PERIOD OF FIFTEEN (15) DAYS.

PRMZ000218-P2
Integrated Copy Assembled 8-1-2013

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GULFSTREAM HARBOR III
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9. Central Heating and Air Conditioning

All required improvements must meet specifications as established by the Park Owner. Current specifications are available from the Park Manager's office.

Tenants assuming the remaining portion of a rental agreement as prescribed by Section 723.059(3), Florida Statutes, will be required to comply with the requirements imposed upon the seller and to install improvements subject to the same terms and conditions of the Prospectus or offering circular as delivered to the initial recipient. A tenant residing in the park who was not provided disclosure of these requirements prior to occupancy shall not be required to install permanent improvements.

In general and except as expressly provided to the contrary in this Prospectus, and to the extent permitted by law, each owner of a mobile home in the Park is responsible for the maintenance and repair of his or her mobile home, mobile home lot, and all improvements thereon (including landscaping).

The mobile home owner may also be required to bear, in the form of increases in the lot rental amount, the costs incurred by Owner in installing capital improvements or performing major repairs in the Park.

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1. Water.

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However, the Owner reserves the right, upon (90) days prior written notice to each owner of a mobile home in the Park, to cause each mobile home owner to be separately billed for water services by individual meters for each mobile home lot in the Park, or by an equitable apportionment of the cost of providing water service.

2. Sewage Disposal.

a. Sewage Disposal is provided by Orange County Sewer and Water, billed to the Park through several meters in lump sum, and is allocated and charged to individual lots on a pro rata basis. The mobile home owner is charged for this service separately from the base rent. Billing for sewage disposal is tied to the individual mobile home water usage. Responsibility for sewer within the Park is the management's responsibility up to the ground connection of the sewer line to the mobile home sewer lines. The in-ground connection and the lines to and including the mobile home lines are the mobile home owners' responsibility.

However, the Owner reserves the right, upon (90) days prior written notice to each owner of a mobile home in the Park, to cause each mobile home owner to be separately billed for water services by the installation of individual meters for each mobile home lot in the Park, or by an equitable apportionment of the cost of providing water service.

3. Waste Disposal.

Waste disposal is provided by the Park. The provision of adequate containers and delivering the containers to the appropriate location for pickup is the mobile home owner's responsibility. The cost of providing waste disposal service is included in the base rent.

As of the Filing Date, the Park does not separately bill the mobile home owners for the waste disposal services provided by the Park and charges for waste disposal from Jim's Garbage are billed in a lump sum to the Park and not separately billed to the mobile home owners. However, the Owner reserves the right, upon 90 days prior written notice to each owner of a mobile home in the Park, to (i) charge each mobile home owner separately for the waste disposal services provided by the Park and by Jim's Garbage through an equitable apportionment of the cost of such services, or (ii) discontinue the provision of waste disposal services by the Park and cause each mobile home owner to be separately billed for waste disposal services either by an equitable apportionment of the waste disposal service charged to the Park or by direct billing from the company or companies providing such services, or by both such apportionment and such direct billing.

4. Cable T.V.

Cable TV is available from the local cable television franchisee and is entirely the mobile home owner's responsibility. This service is not provided by the park owner and is not included in the base rent or in the lot rental amount.

5. Storm Drainage.

Storm drainage is by natural runoff and storm drains which are provided and maintained by the Park. The cost of providing and maintaining the storm drainage system is included in the base rent.

6. Electricity.

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4. UPON DELIVERY OF THE PROSPECTUS TO A PROSPECTIVE LESSEE, THE RENTAL AGREEMENT IS VOIDABLE BY THE LESSEE FOR A PERIOD OF 15 DAYS.

PRMZ000218-P2
Original Prospectus Approval Date 2-17-1993
Last Revision Date 7-28-2016
Integrated Copy Assembled 7-29-2016

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GULFSTREAM HARBOR III
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3. Utility Shed
4. Shingle Roof
5. Steps
6. Sodded Lot
7. Landscaping
8. Stucco Skirting
9. Central Heating and Air Conditioning

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