

**SUNDSTROM  
& MINDLIN, LLP**

Attorneys | Counselors



DOCKET NO. 20230119-WU

2548 BLAIRSTONE PINES DRIVE  
TALLAHASSEE, FLORIDA 32301

FILED 10/16/2023  
DOCUMENT NO. 05692-2023  
FPSC - COMMISSION CLERK

PHONE (850) 877-6555  
FAX (850) 656-4029

October 16, 2023

www.sfflaw.com

Adam Teitzman, Clerk  
Florida Public Service Commission  
2540 Shumard Oak Boulevard  
Tallahassee, Florida 32399-0850

Re: Sun Communities Finance LLC d/b/a Water Oak Utility; Application for staff assisted rate case (SARC)

Dear Mr. Teitzman,

I am writing today to file an application on behalf of Sun Communities Finance LLC d/b/a Water Oak Utility for a staff assisted rate increase for water service provided by the utility in Lake County, Florida.

I am attaching hereto the Commission's standard form Application for Staff Assisted Rate Case.

In addition, I am attaching a listing of additional capital projects that the utility has undertaken in the most recent year that we believe need to be included in any forward looking rate setting proceeding in order to provide rates that can provide some opportunity for the utility to recover its costs.

If you need anything further or have any questions in this regard, please let me know.

Sincerely,

*/s/ F. Marshall Deterding*

F. Marshall Deterding  
Of Counsel

FMD/brf  
Enclosures

cc: Sheri Woodworth  
Bob Kerwin  
Gary Morse  
Ari Weil

FLORIDA PUBLIC SERVICE COMMISSION

APPLICATION FOR A  
STAFF ASSISTED RATE CASE

I. GENERAL DATA

A. Name of Utility: **Sun Communities Finance LLC d/b/a Water Oak Utility**

B. Address: **106 Evergreen Drive  
Lady Lake Florida 32159**

1. Telephone Nos.: **(352) 753-3000**

2. County: **Lake**

Nearest City: **Lady Lake**

3. General Area Served: **Water Oak MHP**

C. Authority:

1. Water Certificate No. **454/W**

Date Received:

2. Wastewater Certificate No.

Date Received:

3. Date Utility Started Operations: Water: **April 1981**

Wastewater:

D. How System Was Acquired:

If utility was purchased, give date

Amount Paid \$

1. Name of Seller:

2. Was seller affiliated with present owners?  Yes  No

3. Did you purchase:  Stock  or assets only

E. Type of Legal Entity:

Corporation

Partnership

Sole Proprietorship

F. Ownership & Officers:

	Name	Title	Percent Ownership
1.	<b>Sun Communities Finance LLC</b>		<b>100</b>
2.			
3.			
4.			

G. List of Associated Companies and Addresses:

H. If you have retained an attorney and/or a consultant to represent the utility for this application, furnish the name(s) and address(es):

Name:

Address:

**F.Marshall Deterding Sundstrom & Mindlin LLP**

**2548 Blairstone Pines Dr. Tallahassee 32301**

**Gary Morse**

**44 Black Willow Street Homosassa FL 34446**

**II. ACCOUNTING DATA**

A. Outside Accountant

- 1. Name:
- 2. Firm:
- 3. Address:
- 4. Telephone: ( )

B. Individual To Contact On Accounting Matters:

- 1. Name: **Brian Perry Controller**
- 2. Telephone: **(248) 864 0484**

C. Location of Books and Records: **27777 Franklin Rd, Suite 300 Southfield MI 84034**

D. Have you filed an Annual Report with the Commission?  Yes  No

Date Last Filed: **May 30, 2023**

E. Has your latest Regulatory Assessment Fee Payment been made?

(January 30 or July 30 whichever is applicable)  Jan 30  July 30

F. Basic Rate Base Data: (Most recent two years)

1. <u>Water:</u>	2021	2022
Cost of Plant In Service	\$ <u>1,762,820</u>	\$ <u>1,801,761</u>
Less Accumulated Depreciation	<u>825,240</u>	<u>901,906</u>
Less Contributed Plant	<u>3,216</u>	<u>1,814</u>
Net Owner's Investment	\$ <b>934,364</b>	\$ <b>898,041</b>
 2. <u>Wastewater:</u>	 <b>2021</b>	 <b>2022</b>

Cost of Plant In Service	\$ _____	\$ _____
Less Accumulated Depreciation	_____	_____
Less Contributed Plant	<u>_____</u>	<u>_____</u>
Net Owner's Investment	\$ <u>_____</u>	\$ <u>_____</u>

G. Basic Income Statement: *(Most recent two years)*

	2021	2022
1. <u>Water:</u>		
Revenues (By Class)		
a.	\$ <u>187,653</u>	\$ <u>179,792</u>
b.	_____	_____
c.	<u>_____</u>	<u>_____</u>
Total Operating Revenues:	\$ <u><u>187,653</u></u>	\$ <u><u>179,792</u></u>
Less Expenses:		
a. Salaries & Wages – Employees	44,146	50,170
b. Salaries & Wages - Officers, Directors, & Majority Stockholders	_____	_____
c. Employee Pensions & Benefits	_____	_____
d. Purchased Water	_____	_____
e. Purchased Power	5,648	7,168
f. Fuel for Power Production	3,312	_____
g. Chemicals	4,169	5,155
h. Materials & Supplies	208	460
i. Contractual Services	65,886	117,740
j. Rents	_____	16,123
k. Transportation Expenses	1,027	_____
l. Insurance Expense	_____	_____
m. Regulatory Commission Expense	_____	_____
n. Bad Debt Expense	_____	_____
o. Miscellaneous Expense	128	406
p. Depreciation Expense	76,661	76,666
q. Property Taxes	_____	_____
r. Other Taxes	4,243	8,091
s. Income Taxes	<u>_____</u>	<u>_____</u>
Operating Income (Loss)	\$ <u><u>-17,775</u></u>	\$ <u><u>-102,187</u></u>

2. Wastewater

	2021	2022
Revenues (By Class):	\$ _____	\$ _____
a.	_____	_____
b.	_____	_____
c.	_____	_____
Total Operating Revenues:	\$ <u>_____</u>	\$ <u>_____</u>
Less Expenses:	_____	_____
a. Salaries & Wages – Employees	_____	_____
b. Salaries & Wages - Officers, Directors, & Majority Stockholders	_____	_____
c. Employee Pensions & Benefits	_____	_____
d. Purchased Wastewater Treatment	_____	_____
e. Sludge Removal Expense	_____	_____
f. Purchased Power	_____	_____
g. Fuel for Power Production	_____	_____
h. Chemicals	_____	_____
i. Materials & Supplies	_____	_____
j. Contractual Services	_____	_____
k. Rents	_____	_____
l. Transportation Expenses	_____	_____
m. Insurance Expense	_____	_____
n. Regulatory Commission Expense	_____	_____
o. Bad Debt Expense	_____	_____
p. Miscellaneous Expense	_____	_____
q. Depreciation Expense	_____	_____
r. Property Taxes	_____	_____
s. Other Taxes	_____	_____
t. Income Taxes	_____	_____
Operating Income (Loss)	\$ <u>_____</u>	\$ <u>_____</u>

H. Outstanding Debt:

	Date Borrowed	Balance Due	Interest Rate	Expiration Date
1.	_____	_____	_____	_____
2.	_____	_____	_____	_____
3.	_____	_____	_____	_____
4.	_____	_____	_____	_____

I. Indicate Type of Tax Return Filed:

- Form 1120 -Corporation
- Form 1120S -Subchapter S Corporation
- Form 1065 - Partnership
- Form 1040 - Schedule C - Individual (Proprietorship)

III

ENGINEERING DATA

A. Outside Engineering Consultant:

- 1. Name:
- 2. Firm:
- 3. Address:
- 4. Telephone: ( )

B. Individual to contact on engineering matters:

- 1. Name: **Jennifer Andrews Director of Utilities & Infrastructure**
- 2. Telephone: **(941) 374 5156**

C. Is the utility under citation by the Department of Environmental Protection (DEP) or County Health Department? If yes, explain: **No**

D. List any known service deficiencies and steps taken to remedy problems: **NONE**

E. Name of plant operator(s) and DEP operator certificate number(s) held: **US Water Corp**

F. Is the utility serving customers outside of its certificated area? **NO**

If yes, explain:

G. Wastewater:

- 1. Gallons per day capacity of treatment facilities:
  - a. Existing:
  - b. Under Construction:
  - c. Proposed:
- 2. Type and make of present treatment facilities:
- 3. Approximate average daily flow of treatment plant effluent:

4. Approximate length of wastewater mains:

Size (diameter):	<b>8inch</b>	<b>6inch</b>	<b>4inch FM</b>		
Linear feet:					

- 5. Number of manholes:
- 6. Number of lift stations:
- 7. How do you measure treatment plant effluent?
- 8. Is the treatment plant effluent chlorinated?  Yes  No

If yes, what is the normal dosage rate?

- 9. Tap in fees – Wastewater: \$
- 10. Service availability fees – Wastewater: \$
- 11. Note DEP Treatment Plant Certificate Number and date of expiration:  
Number Expiration Date:
- 12. Total gallons treated during most recent twelve months:
- 13. Wastewater treatment purchased during most recent twelve months:

H. Water:

- 1. Gallons per day capacity of treatment facilities:  
a. Existing: **1.08MGD**                      b. Under Construction :                      c. Proposed:
- 2. Type of treatment: **Chlorination**
- 3. Approximate average daily flow of treated water: **309,729**
- 4. Source of water supply: Deep Well
- 5. Types of chemicals used and their normal dosage rates: **Chlorine**

- 6. Number of wells in service: **2**  
Total capacity in gallons per minute (gpm): **2,100**

Diameter/Depth:	<b>6</b> / _____	<b>6</b> / _____	_____ / _____
Motor horsepower:	_____	_____	_____
Pump capacity (gpm):	_____	_____	_____

- 7. Reservoirs and/or hydropneumatic tanks:

Description:	<b>Hydro</b>		
Capacity:	<b>10,000</b>		

- 8. High service pumping:

Motor horsepower:				
Pump capacity (gpm):				

- 9. How do you measure treatment plant production? Flow Meter

- 10. Approximate feet of water mains: See Annual Report for other size mains

Size (diameter):	2inch	3inch	4inch	6inch
Linear feet:	23,710	6,040	2,550	2,550

- 11. Note any fire flow requirements and imposing government agency: 500 GPM

- 12. Number of fire hydrants in service: 15

- 13. Do you have a meter change out program?  No  Yes
- 14. Meter installation or tap in fees - Water \$ \_\_\_\_\_
- 15. Service availability fees - Water \$ \_\_\_\_\_
- 16. Has the existing treatment facility been approved by DEP?  No  Yes
- 17. Total gallons pumped during most recent twelve months: 113,051,000
- 18. Total gallons sold during most recent twelve months: 85,575,000
- 19. Gallons unaccounted for during most recent twelve months:
- 20. Gallons purchased during most recent twelve months: None

**IV. RATE DATA**

A. Individual to contact on tariff matters:

- 1. Name: Marty Deterding
- 2. Telephone Number: (850) 877 6555

B. Schedule of present rates: (Attach additional sheets if more space is needed)

1. Water:

- a. Residential Water See Attadhed Tariff Sheets
- b. General Service \_\_\_\_\_
- c. Special Contract \_\_\_\_\_
- d. Other – Specify \_\_\_\_\_

2. Wastewater:

- a. Residential Wastewater See attached Tariff Sheets
- b. General Service \_\_\_\_\_
- c. Special Contract \_\_\_\_\_
- d. Other – Specify \_\_\_\_\_

C. Number of Customers: (Most recent two years)

1. Water Metered	<b>2021</b>	<b>2022</b>
a. Residential	<u>1,232</u>	<u>1,232</u>
b. General Service	_____	_____
c. Special Contract	_____	_____
d. Other – Specify	_____	_____
2. Water Unmetered	<b>20</b>	<b>20</b>
a. Residential	_____	_____
b. General Service	_____	_____
c. Special Contract	_____	_____
d. Other - Specify	_____	_____
3. Wastewater	<b>2021</b>	<b>2022</b>
a. Residential	_____	_____
b. General Service	_____	_____
c. Special Contract	_____	_____
d. Other - Specify	_____	_____



**V. AFFIRMATION**

I, Sheri Woodworth, the undersigned owner, officer, or partner of the above named public utility, doing business in the State of Florida and subject to the control and jurisdiction of the Florida Public Service Commission, certify that the statements set forth herein are true and correct to the best of my information, knowledge, and belief.

Signed S. Woodworth

Title Sr. Vice President

Notice: Section 837.06, Florida Statutes, provides that any person who knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his duty shall be guilty of a misdemeanor of the second degree.

**Additional Information and Utility Intent**

The Utility has attached a listing of Capital Projects undertaken during 2023. These projects will be completed and in service before rates are set and are to improve or continue service to existing customers and not for the purpose of serving additional customers. As such rate setting should include depreciation and a return on these additional investments.

## CAPX Summary by Property Water Oak Utility-Water System

Property=sc-wau AND Year=2023

Project	Description	Budget
<b>sc-wau</b>		
Uwau23001	Utility- 524 Spruce 6" water line	1,287.00
Uwau23002	Utility-526 Spruce 6" water line	1,988.00
Uwau23003	Utility-526 Spruce 6" water main	1,988.00
Uwau23004	Utility- 106 Maple main break	1,680.00
Uwau23005	Utility-827 Bishop water leak	1,620.00
Uwau23006	Utility-947 W Norman water line	3,570.00
Uwau23007	Utility-601 Spruce water main break	1,390.00
Uwau23008	Utility-702 Couples 2"line valve	1,440.00
Uwau23009	Utility-replace control boards	4,987.00
Uwau23010	Utility-repair main line 319 Grimes	571.00
Uwau23011	Utility-Replace common area meters	2,318.00
Uwau23012	Utility 717 Trevino main break	6,448.00
Uwau23013	Utility New water meter WTP	1,364.00
Uwau23014	Utility Line break at Stadler	7,355.00
Uwau23015	Utility-732 Sutton peplace 10' pipe	1,958.00
<b>Total sc-wau</b>		<b>39,964.00</b>
		<b>39,964.00</b>