



October 16, 2023

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FPSC - COMMISSION CLERK

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

Re: Sun Communities d/b/a Sunlake Estates; Application for staff assisted rate case (SARC)

Dear Mr. Teitzman,

I am writing today to file an application on behalf of Sun Communities d/b/a Sunlake Estates 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 d/b/a Sunlake Estates Utilities**

B. Address: **1045 Great Lakes Blvd.  
Grand Island Florida 32725**

1. Telephone Nos.: 248-208-2556

2. County: **Lake**

Nearest City: **Lady Lake**

3. General Area Served: **Sunlake Estates MHP**

C. Authority:

1. Water Certificate No. **665/W**

Date Received: **1/7/2014**

2. Wastewater Certificate No. **569S**

Date Received: **1/7/2014**

3. Date Utility Started Operations: Water: **1978**

Wastewater: **1978**

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>Sunlake Estates Utilities 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):

<u>Name:</u>	<u>Address:</u>
<b>F.Marshall Deterding Sundstrom &amp; Mindlin LLP</b>	<b>2548 Blairstone Pines Dr. Tallahassee 32301</b>
<b>Gary Morse</b>	<b>44 Black Willow Street Homosassa FL 34446</b>

**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? x  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 x  July 30

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

1. <u>Water:</u>	<b>2021</b>	<b>2022</b>
Cost of Plant In Service	\$ <u>655,569</u>	\$ <u>871,134</u>
Less Accumulated Depreciation	<u>228,964</u>	<u>257,958</u>
Less Contributed Plant	<u>0</u>	<u>0</u>
Net Owner's Investment	\$ <b>426,605</b>	\$ <b>613,176</b>
2. <u>Wastewater:</u>	<b>2021</b>	<b>2022</b>

Cost of Plant In Service	\$ 1,120,694	\$ 1,122,580
Less Accumulated Depreciation	602,635	657,435
Less Contributed Plant	0	0
Net Owner's Investment	\$ 518,059	\$ 465,145

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

	2021	2022
1. <u>Water:</u>		
Revenues (By Class)		
a.	\$ 95,836	\$ 95,111
b.		
c.		
Total Operating Revenues:	\$ 95,836	\$ 95,111
Less Expenses:		
a. Salaries & Wages – Employees	10,255	13,414
b. Salaries & Wages - Officers, Directors, & Majority Stockholders		
c. Employee Pensions & Benefits		
d. Purchased Water		
e. Purchased Power	9,980	9,308
f. Fuel for Power Production	451	917
g. Chemicals		
h. Materials & Supplies	361	52
i. Contractual Services	52,536	79,722
j. Rents		
k. Transportation Expenses		
l. Insurance Expense		
m. Regulatory Commission Expense		
n. Bad Debt Expense		
o. Miscellaneous Expense	1,380	
p. Depreciation Expense	21,491	28,994
q. Property Taxes		
r. Other Taxes	4,956	5,192
s. Income Taxes		
Operating Income (Loss)	\$ -5,574	\$ -42,488

<b>2. Wastewater</b>	<b>2021</b>	<b>2022</b>
Revenues (By Class):	\$ _____	\$ _____
a.	<u>155,044</u>	<u>155,307</u>
b.	_____	_____
c.	_____	_____
Total Operating Revenues:	<u>\$ 155,044</u>	<u>\$ 155,307</u>
Less Expenses:	_____	_____
a. Salaries & Wages – Employees	<u>10,255</u>	<u>13,414</u>
b. Salaries & Wages - Officers, Directors, & Majority Stockholders	_____	_____
c. Employee Pensions & Benefits	_____	_____
d. Purchased Wastewater Treatment	_____	_____
e. Sludge Removal Expense	<u>15,969</u>	<u>9,748</u>
f. Purchased Power	<u>9,990</u>	<u>9,308</u>
g. Fuel for Power Production	_____	_____
h. Chemicals	_____	_____
i. Materials & Supplies	<u>285</u>	<u>52</u>
j. Contractual Services	<u>46,603</u>	<u>61,342</u>
k. Rents	_____	_____
l. Transportation Expenses	_____	_____
m. Insurance Expense	_____	_____
n. Regulatory Commission Expense	_____	_____
o. Bad Debt Expense	_____	_____
p. Miscellaneous Expense	_____	_____
q. Depreciation Expense	<u>54,306</u>	<u>54,800</u>
r. Property Taxes	_____	_____
s. Other Taxes	<u>7,620</u>	<u>7,901</u>
t. Income Taxes	_____	_____
Operating Income (Loss)	<u>\$ 10,016</u>	<u>\$ -1,258</u>

H. Outstanding Debt:

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

I. Indicate Type of Tax Return Field:

- 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: 58,000 GPD
  - b. Under Construction:
  - c. Proposed:

2. Type and make of present treatment facilities:

**Contact Stabilization**

3. Approximate average daily flow of treatment plant effluent:

**30,000**

4. Approximate length of wastewater mains:

Size (diameter):	<b>8inch</b>	<b>6inch</b>	<b>4inch FM</b>	<b>3inch FM</b>	
Linear feet:			<b>1930</b>	<b>950</b>	

- 5. Number of manholes:
- 6. Number of lift stations:
- 7. How do you measure treatment plant effluent?

**Flow Meter**

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: FLA010526  
Number Expiration Date:
- 12. Total gallons treated during most recent twelve months: 8,856,000
- 13. Wastewater treatment purchased during most recent twelve months:

H. Water:

- 1. Gallons per day capacity of treatment facilities:  
a. Existing: **250,000 GPD**      b. Under Construction :      c. Proposed:
- 2. Type of treatment: **Chlorination**
- 3. Approximate average daily flow of treated water:
- 4. Source of water supply: Deep Well
- 5. Types of chemicals used and their normal dosage rates: **Chlorine**

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

Diameter/Depth:	<b>6 inch</b> / _____	<b>6 inch</b> / _____	_____ / _____
Motor horsepower:	<b>60</b>	<b>100</b>	_____
Pump capacity (gpm):	<b>500</b>	<b>588</b>	_____

- 7. Reservoirs and/or hydropneumatic tanks:

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

- 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:	3,102	_____	_____	35,000

- 11. Note any fire flow requirements and imposing government agency: 500 GPM  
County
- 12. Number of fire hydrants in service: 40

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 | <b>See Attadhed Tariff Sheets</b> |
| b. General Service   |                                   |
| c. Special Contract  |                                   |
| d. Other – Specify   |                                   |

2. Wastewater:

- |                           |                                   |
|---------------------------|-----------------------------------|
| a. Residential Wastewater | <b>See attached Tariff Sheets</b> |
| b. General Service        |                                   |
| c. Special Contract       |                                   |
| d. Other – Specify        |                                   |

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

	2021	2022
1. Water Metered		
a. Residential	<b>454</b>	<b>466</b>
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		
a. Residential	<b>454</b>	<b>466</b>
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 Sunlake Estates Utilities

Property=sc-slu AND Year=2023

Project	Description	Budget
<b>sc-slu</b>		
Uslu23001	Utility Repaired LS Pumps 1.18.23	1,589.00
Uslu23002	Utility WWTP Diffuser	919.00
Uslu23003	Utility Water Break #001E 1.30.23	1,614.00
Uslu23004	Utility Valves at Water Well	11,354.00
Uslu23005	Hydrant Flushing Diffuser	1,175.00
Uslu23006	Utility - Q18 Water Break	4,757.00
Uslu23007	Utility - U03 Water Break	907.00
Uslu23008	Utility- Water Break OG01	2,085.00
Uslu23009	WTP Gate Replacement	3,200.00
Uslu23010	WTP Generator	3,322.00
<b>Total sc-slu</b>		<b>30,922.00</b>
		<b>30,922.00</b>