

State of Florida



Public Service Commission

CAPITAL CIRCLE OFFICE CENTER • 2540 SHUMARD OAK BOULEVARD
TALLAHASSEE, FLORIDA 32399-0850

-M-E-M-O-R-A-N-D-U-M-

DATE: April 29, 2026
TO: Adam J. Teitzman, Commission Clerk, Office of Commission Clerk
FROM: Matthew Sibley, Public Utility Analyst IV, Division of Economics
RE: 20250088-WU - Application for staff-assisted rate case in Lake County by Sun Communities Finance, LLC d/b/a Water Oak Utility.

Please place the attached email correspondence, regarding a customer's request for information on specified general service customers, in the above-referenced docket file.

MS/

Attachment

4 1 17 PM 2026
2026 APR 29 AM 10:35
COMMISSION
CLERK

Sonica Bruce

From: william shaul <wshaul2@gmail.com>
Sent: Monday, April 20, 2026 5:15 PM
To: Sonica Bruce
Cc: Matthew Sibley; Shannon Hudson
Subject: Re: Water Oak Utility Docket No. 20250088

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Sonica,

Thank you so very much!

Much appreciated.

Bill Shaul

On Mon, Apr 20, 2026 at 4:23 PM Sonica Bruce <SBruce@psc.state.fl.us> wrote:

Mr. Shaul,

Thank you so much for the information. We have sent the additional general service customers to the utility for verification of meter sizes and usage.

From: Matthew Sibley <msibley@psc.state.fl.us>
Sent: Monday, April 20, 2026 3:13 PM
To: Sonica Bruce <SBruce@PSC.STATE.FL.US>; Shannon Hudson <SHudson@PSC.STATE.FL.US>
Subject: FW: Water Oak Utility Docket No. 20250088

From: william shaul <wshaul2@gmail.com>
Sent: Monday, April 20, 2026 3:13 PM
To: Matthew Sibley <msibley@psc.state.fl.us>
Subject: Water Oak Utility Docket No. 20250088

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Dear Matthew,

Today, 4/20/2026 at noon, I received a call from Sonica Bruce and I believe you were present when we discussed briefly the question I had regarding revenue inputs from Water Oak Estates & Country Club into the Water Oak Utility, LLC for water consumption in the Test Year of the SARC.

In a document filed by Bart Fletcher [Doc No 01137-2026] he identified several issues [page 14 & 15] of underreported general service customer revenue. I have had similar questions about the revenue streams as soon as the Sun Communities Regional Manager stated that the general service customers were exclusively irrigation.

I'm not an accountant nor a lawyer, and this may be perfectly legal and GAAP compliant. But all of the Water Oak Amenities facilities I list below are metered and several use a lot of water. Perhaps this could help explain some of the 35,000,000 EUW. It seems they are not 'accounting' for the usage.

Water Oak Estates & Country Club facilities:

1. Oak House Restaurant / Golf Course Pro Shop & Cart Barn [potable water not irrigation]

645 Hickory Hill, Lady Lake, FL 32159

2. Main Clubhouse [commercial kitchen, swimming pool, sauna & showers, bathrooms]

415 Water Oak Blvd, Lady Lake, FL 32159

3. Satellite Clubhouse [commercial kitchen, swimming pool, bathrooms]

814 East Norman, Lady Lake, FL 32159

4. Sales Office

216 Magnolia Dr., Lady Lake, FL 32159

5. Office

106 Evergreen, Lady Lake, FL 32159

6. Main Administration Office

216 Magnolia

Thank you so much for your continued work on this Case!

Sincerely,

Bill Shaul, 586 360-0185

Resident & former HOA President