

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: May 20, 2026

TO: Office of Commission Clerk (Teitzman)

FROM: Division of Accounting and Finance (McGowan, D. Buys, Higgins) *MC*
Office of the General Counsel (Bloom) *JSC*

RE: Docket No. 20260006-WS – Water and wastewater industry annual reestablishment of authorized range of return on common equity for water and wastewater utilities pursuant to Section 367.081(4)(f), F.S.

AGENDA: 06/02/26 – Regular Agenda – Proposed Agency Action – Interested Persons May Participate

COMMISSIONERS ASSIGNED: All Commissioners

PREHEARING OFFICER: Payne

CRITICAL DATES: None

SPECIAL INSTRUCTIONS: None

Case Background

Section 367.081(4)(f), Florida Statutes (F.S.), authorizes the Florida Public Service Commission (Commission) to establish, not less than once each year, a leverage formula to calculate a reasonable range of returns on equity (ROE) for water and wastewater (WAW) utilities. The original leverage formula methodology was established by Order No. PSC-2001-2514-FOF-WS.¹ On October 23, 2008, the Commission held a formal hearing in Docket No. 20080006-WS to allow interested parties to provide testimony regarding the validity of the original leverage

¹ Order No. PSC-2001-2514-FOF-WS, issued December 24, 2001, in Docket No. 20010006-WS, *In re: Water and wastewater industry annual reestablishment of authorized range of return on common equity of water and wastewater utilities pursuant to Section 367.081(4)(f), F.S.*

formula.² Based on the record in that proceeding, the Commission approved the 2008 leverage formula by Order No. PSC-2008-0846-FOF-WS.³ In that order, the Commission reaffirmed the methodology that was previously approved by Order No. PSC-2001-2514-FOF-WS.⁴

On November 8, 2017, Commission staff held a workshop to solicit input from interested persons regarding potential changes to the then-current leverage formula methodology. The only stakeholders that filed comments in the docket were the Office of Public Counsel (OPC) and Sunshine Water Services Company (formerly Utilities, Inc. of Florida). OPC also filed post-workshop comments on January 31, 2018. On June 26, 2018, the Commission approved the current leverage formula by Order No. PSC-2018-0327-PAA-WS (2018 Order).⁵ The 2018 Order approving the current leverage formula provided necessary and timely updates to the leverage formula methodology.

The Commission has jurisdiction pursuant to Section 367.081, F.S.

² At the May 20, 2008, Commission Conference, upon request of the Office of Public Counsel, the Commission voted to set the establishment of the appropriate leverage formula directly for hearing.

³ Order No. PSC-2008-0846-FOF-WS, issued December 31, 2008, in Docket No. 20080006-WS, *In re: Water and wastewater industry annual reestablishment of authorized range of return on common equity for water and wastewater utilities pursuant to Section 367.081(4)(f), F.S.*

⁴ Order No. PSC-2001-2514-FOF-WS.

⁵ Order No. PSC-2018-0327-PAA-WS, issued June 26, 2018, in Docket No. 20180006-WS, *In re: Water and wastewater industry annual reestablishment of authorized range of return on common equity for water and wastewater utilities pursuant to Section 367.081(4)(f), F.S.*

Discussion of Issues

Issue 1: What is the appropriate range of returns on common equity for water and wastewater utilities pursuant to Section 367.081(4)(f), Florida Statutes?

Recommendation: The appropriate range of returns on common equity is 8.58 percent at 100 percent equity to 10.25 percent at 40 percent equity. This range was determined using the leverage formula methodology approved by Order No. PSC-2018-0327-PAA-WS applied to a proxy group comprised of natural gas and water and wastewater utilities using the most recent financial data. Accordingly, the following leverage formula should be used until this matter is addressed again in 2027:

Return on Common Equity = 7.46% + (1.115 ÷ Equity Ratio)

Where: Equity Ratio = Common Equity ÷ (Common Equity + Preferred Equity + Long-Term Debt + Short-Term Debt)

Range of Returns: 8.58% at 100% equity to 10.25% at 40% equity

The equity ratio should be calculated using the averaging methods pursuant to Rule 25-30.433(5), Florida Administrative Code (F.A.C). Additionally, the Commission should cap returns on common equity at 10.25 percent for all WAW utilities with equity ratios less than 40 percent, which serves to discourage imprudent financial risk. (McGowan)

Staff Analysis: Section 367.081(4)(f), F.S., authorizes the Commission to establish, not less than once each year, a leverage formula to calculate a reasonable range of returns on common equity for WAW utilities. For administrative efficiency, the leverage formula is used to determine the appropriate ROE for an average Florida WAW utility. However, use of the leverage formula by the utilities is discretionary. A utility may file its own cost of equity analysis and testimony in lieu of using the leverage formula. If one or more parties in a rate case or limited proceeding file testimony in lieu of using the leverage formula, the Commission will determine the ROE based on the evidentiary record in that proceeding.

Methodology

In the instant docket, staff updated the current leverage formula using the most recent financial data applied to the methodology approved by Order No. PSC-2001-2514-FOF-WS, reaffirmed by Order No. PSC-2008-0846-FOF-WS, and modified by the 2018 Order. The methodology uses ROEs derived from widely accepted financial models applied to a proxy group of natural gas and WAW companies that have actively traded stock and forecasted financial data. To establish the proxy group, staff selected six natural gas companies and six WAW companies that: (1) are followed by Value Line, (2) pay a dividend, (3) derive at least 50 percent of their total revenue from regulated operations, and (4) have an investment grade Standard & Poor's (S&P) credit rating. The selected proxy group companies have market power, are influenced significantly by economic regulation, and have an average S&P bond rating of "A-."

Consistent with the approved methodology, staff used a market-capitalization-weighted average for: (1) the Discounted Cash Flow (DCF) model results, (2) the Beta values in the Capital Asset Pricing Model (CAPM), and (3) the equity ratio of the proxy group.

Assumed Cost of Debt

Staff used a projected yield on corporate Baa bonds to estimate the bond yield of an average Florida WAW utility in the calculation of the weighted average cost of capital of the proxy group. A projected yield is used because required returns are forward-looking and based on projections.

Consistent with the methodology approved by the 2018 Order, staff used the average of the projected corporate Baa-rated bond yield of 6.350 percent for the upcoming four quarters as published in the May 1, 2026, *Blue Chip Financial Forecasts* (Blue Chip). Staff then added the 120-month historical average spread of 0.115 percent between the Baa and A Corporate Utility Bond yields to the projected corporate Baa-rated bond yield of 6.350 percent to estimate a projected Baa3-rated utility bond yield of 6.46 percent.⁶

Staff added a 50-basis-point adjustment for small-company risk and a 50-basis-point adjustment for a private placement premium to the projected Baa3-rated utility bond yield of 6.46 percent to reflect the risk for a typical Florida WAW utility. Consistent with the methodology approved by the 2018 Order, these adjustments resulted in a projected assumed debt cost rate of 7.46 percent.

$$6.350\% + 0.115\% + 0.50\% + 0.50\% = 7.46\%$$

Estimated Cost of Equity

The current leverage formula relies on two ROE models described below. Staff adjusted the results of these models to reflect differences in risk and debt cost between the proxy group and the average Florida WAW utility. Both ROE models include an adjustment of approximately four percent for flotation costs. The ROE models are as follows:

- 1) A multi-stage DCF model applied to an index of natural gas and WAW utilities that have publicly traded stock and are followed by Value Line. This DCF model is annually compounded and uses prospective dividend growth rates published by Value Line.
- 2) A CAPM that relies on a market return for companies followed by Value Line, the average projected yield on 30-Year U.S. Treasury bonds as of May 1, 2026, as published by Blue Chip, and the weighted average beta for the index of natural gas and WAW utilities. The market return for the CAPM was calculated using a quarterly DCF model with stock prices as of May 4, 2026. Consistent with the Commission's approved methodology since 2001, the CAPM result was adjusted upward by 20 basis points to reflect flotation costs.

⁶ Staff relied on the A- and Baa/BBB-rated Corporate Utility Bond yields published by Value Line from April 2016 through October 2024 (103 months). On November 29, 2024, Value Line discontinued providing corporate utility bond yields in its *Selection & Opinion* publication. For November 2024 through March 2026 (17 months), staff relied on the corporate Aaa and Baa bond yields published by Blue Chip for calculating the 120-month historical average spread.

Consistent with the 2018 Order, staff averaged the results of the DCF and CAPM models and adjusted the result of 8.45 percent as follows:

- 1) A bond yield differential of 34 basis points was added to reflect the difference in yields between an A-/A3 rated bond, which is the median bond rating for the combined utility index, and a BBB-/Baa3 rated bond. Florida WAW utilities are assumed to be comparable to companies with the lowest investment grade bond rating, Baa3. This adjustment compensates for the difference between the credit quality of “A-” rated debt and the assumed lower credit quality of a typical Florida WAW utility.
- 2) A private placement premium of 50 basis points is added to reflect the difference in yields on publicly traded debt and privately placed debt, which is illiquid. Investors require a premium for the lack of liquidity associated with privately placed debt.
- 3) A small-utility risk premium of 50 basis points is added because the average Florida WAW utility is too small to qualify for privately placed debt, and investors consider smaller companies to be riskier than larger companies.

After the above adjustments, the resulting cost of equity estimate of 9.79 percent is included in the weighted average capital structure of the proxy group to derive the leverage formula. The derivation resulted in an adjustment of 46 basis points to reflect an estimated required return of 10.25 percent at an equity ratio of 40 percent. Table 1-1 shows the components that comprise the upper range of the leverage formula.

Table 1-1
Adjusted Return on Equity

| | |
|--|--------|
| DCF Model | 7.43% |
| CAPM | 9.47% |
| Average | 8.45% |
| Bond Yield Differential | 0.34% |
| Private Placement Premium | 0.50% |
| Small-Utility Risk Premium | 0.50% |
| Adjusted ROE Average | 9.79% |
| Adjustment to Reflect Required Equity Return at 40% Equity Ratio | 0.46% |
| Upper Range of ROE | 10.25% |

Source: Staff Worksheets.

Leverage Formula

Using the most recent financial data in the leverage formula increases the lower end of the current allowed ROE range by 7 basis points and decreases the upper end of the range by 26 basis points. Overall, the spread between the ROE range based on the updated leverage formula is 167 basis points (8.58 percent to 10.25 percent). In comparison, the ROE range for the 2025 leverage formula is 200 basis points (8.51 percent to 10.51 percent). The change in the range from 2025 is due to a decrease of 15 basis points in the average result of the ROE models (8.60

percent to 8.45 percent), a decrease of 2 basis points in the bond differential (36 basis points to 34 basis points), and a decrease of 10 basis points in the adjustment reflecting the required return at a 40 percent equity ratio (56 basis points to 46 basis points).

The leverage formula depends on four basic assumptions:

- 1) Business risk is similar for all WAW utilities;
- 2) The cost of equity is an exponential function of the equity ratio but a linear function of the debt to equity ratio over the relevant range;
- 3) The marginal weighted average cost of investor capital is constant over the equity ratio range of 40 percent to 100 percent; and
- 4) The debt cost rate at an assumed Moody's Baa3 bond rating, plus a 50-basis-point private placement premium and a 50-basis-point small-utility risk premium, represents the average marginal cost of debt to an average Florida WAW utility over an equity ratio range of 40 percent to 100 percent.

For these reasons, the leverage formula is assumed to be appropriate for the average Florida WAW utility.

Based on the aforementioned, staff believes the leverage formula methodology approved by the 2018 Order applied to a proxy group of natural gas and WAW utilities with updated financial data based on market-capitalization-weighted averages, produces a reasonable range of ROEs for WAW utilities and reflects current financial conditions. As such, staff recommends that the following leverage formula be used until a new leverage formula is determined in 2027:

$$\text{Return on Common Equity} = 7.46\% + (1.115 \div \text{Equity Ratio})$$

Where: $\text{Equity Ratio} = \text{Common Equity} \div (\text{Common Equity} + \text{Preferred Equity} + \text{Long-Term Debt} + \text{Short-Term Debt})$

Range of Returns: 8.58% at 100% equity to 10.25% at 40% equity

The equity ratio should be calculated using the averaging methods pursuant to Rule 25-30.433(5), F.A.C. Additionally, the Commission should cap returns on common equity at 10.25 percent for all WAW utilities with equity ratios less than 40 percent, which serves to discourage imprudent financial risk and is consistent with the methodology approved by the 2018 Order.

Issue 2: Should this docket be closed?

Recommendation: No. Upon expiration of the protest period, if a timely protest is not received from a substantially affected person, the decision should become final and effective upon the issuance of a Consummating Order. However, this docket should remain open to allow staff to monitor changes in capital market conditions and to readdress the reasonableness of the leverage formula as conditions warrant. (Bloom)

Staff Analysis: Upon expiration of the protest period, if a timely protest is not received from a substantially affected person, the decision should become final and effective upon the issuance of a Consummating Order. However, this docket should remain open to allow staff to monitor changes in capital market conditions and to readdress the reasonableness of the leverage formula as conditions warrant.

Summary of Results
2026 Water and Wastewater Leverage Formula

| | <u>Currently in Effect</u> | <u>Updated Results</u> |
|---|--------------------------------|----------------------------|
| (1) DCF ROE for Proxy Group | 7.25% | 7.43% |
| (2) CAPM ROE for Proxy Group | <u>9.94%</u> | <u>9.47%</u> |
| Average | <u>8.60%</u> | <u>8.45%</u> |
| | | |
| Bond Yield Differential | 0.36% | 0.34% |
| Private Placement Premium | 0.50% | 0.50% |
| Small-Utility Risk Premium | 0.50% | 0.50% |
| Adjustment to Reflect Required Equity Return at 40% Equity Ratio | <u>0.56%</u> | <u>0.46%</u> |
| | | |
| Cost of Equity for Average Florida WAW Utility at 40% Equity Ratio | <u>10.51%</u> | <u>10.25%</u> |

2025 Leverage Formula (Currently in Effect)⁷

Return on Common Equity = 7.17% + (1.337 ÷ Equity Ratio)
 Range of Returns on Equity = 8.51% to 10.51%

2026 Proposed Leverage Formula (Updated Results)

Return on Common Equity = 7.46% + (1.115 ÷ Equity Ratio)
 Range of Returns on Equity = 8.58% to 10.25%

⁷ Order No. PSC-2025-0213-PAA-WS, issued June 18, 2025, in Docket No. 20250006-WS, *In re: Water and wastewater industry annual reestablishment of authorized range of return on common equity for water and wastewater utilities pursuant to Section 367.081(4)(f), F.S.*

**Marginal Cost of Investor Capital
Average Water and Wastewater Utility**

| <u>Capital Component</u> | <u>Ratio</u> | <u>Marginal Cost Rate</u> | <u>Weighted Marginal Cost Rate</u> |
|--------------------------|----------------|-------------------------------|--|
| Common Equity | 47.86% | 9.79% | 4.69% |
| Total Debt | <u>52.14%</u> | 7.46%* | <u>3.89%</u> |
| | <u>100.00%</u> | | <u>8.58%</u> |

A 40% equity ratio is the floor for calculating the required return on common equity.
 The return on equity at a 40% equity ratio: $7.46\% + (1.115 \div 0.40) = 10.25\%$

**Marginal Cost of Investor Capital
Average Water and Wastewater Utility at 40% Equity Ratio**

| <u>Capital Component</u> | <u>Ratio</u> | <u>Marginal Cost Rate</u> | <u>Weighted Marginal Cost Rate</u> |
|--------------------------|----------------|-------------------------------|--|
| Common Equity | 40.00% | 10.25% | 4.10% |
| Total Debt | <u>60.00%</u> | 7.46%* | <u>4.48%</u> |
| | <u>100.00%</u> | | <u>8.58%</u> |

*Assumed Baa3 rate for May 2026 plus a 50-basis-point private placement premium and a 50-basis-point small-utility risk premium.

Sources:
Blue Chip Financial Forecasts
 Company 10-K Filings
Value Line Selection & Opinion

Discounted Cash Flow Model Results
April 1, 2026 - April 30, 2026

| <u>Company</u> | <u>STOCK PRICE</u> | | | <u>DCF</u> | <u>Weight</u> | <u>DCF</u> |
|-------------------------------------|--------------------|------------|-------------|----------------|---------------|-------------------------|
| | <u>High</u> | <u>Low</u> | <u>Avg.</u> | <u>Results</u> | | <u>Weighted Results</u> |
| Atmos Energy Corporation | 192.51 | 181.32 | 186.92 | 7.36% | 24.97% | 1.84% |
| NiSource Inc. | 48.92 | 46.43 | 47.68 | 6.52% | 18.66% | 1.22% |
| Northwest Natural Holding | 55.99 | 51.88 | 53.94 | 6.97% | 1.75% | 0.12% |
| ONE Gas, Inc. | 90.78 | 85.06 | 87.92 | 8.47% | 4.29% | 0.36% |
| Southwest Gas Holdings | 94.41 | 86.32 | 90.37 | 7.33% | 5.26% | 0.39% |
| Spire Inc. | 95.31 | 88.40 | 91.86 | 8.86% | 4.47% | 0.40% |
| American States Water | 81.24 | 74.26 | 77.75 | 8.20% | 2.54% | 0.21% |
| American Water Works | 139.63 | 126.12 | 132.88 | 7.51% | 23.22% | 1.74% |
| California Water Service | 48.08 | 41.93 | 45.01 | 6.87% | 2.37% | 0.16% |
| Essential Utilities, Inc. | 41.23 | 37.54 | 39.39 | 8.19% | 9.90% | 0.81% |
| H2O America | 61.87 | 55.82 | 58.85 | 6.72% | 1.75% | 0.12% |
| Middlesex Water | 56.30 | 49.89 | 53.10 | 8.62% | 0.83% | 0.07% |
| Average Weighted DCF Result: | | | | | | <u>7.43%</u> |

The ROE of 7.43% represents the expected cost of equity required to match the average stock price, less three percent for flotation costs, with the present value of expected cash flows.

Sources:

Stock prices obtained from Yahoo Finance for the 30-day period April 1 through April 30, 2026.
 Natural Gas company dividends, earnings, and ROE obtained from *Value Line Ratings & Reports*, issued February 20, 2026.
 Water and Wastewater company dividends, earnings, and ROE obtained from *Value Line Ratings & Reports*, issued April 3, 2026.

**Capital Asset Pricing Model Cost of Equity for
Water and Wastewater Industry**

CAPM analysis formula

$$K = RF + \text{Beta} (MR - RF) + 0.20\%$$

$$K = \text{Investor's required rate of return}$$

$$RF = \text{Risk-free rate}$$

(May 2026 Blue Chip forecast for 30-year U.S. Treasury bond yield)

| | | | | |
|----------------|----------------|----------------|----------------|----------------|
| <u>3Q 2026</u> | <u>4Q 2026</u> | <u>1Q 2027</u> | <u>2Q 2027</u> | <u>3Q 2027</u> |
| 4.90% | 4.80% | 4.80% | 4.80% | 4.80% |

$$\text{Average} = 4.82\%$$

$$\text{Beta} = \text{Measure of industry-specific risk (market-cap-weighted average for the proxy group of natural gas and WAW utilities)}$$

$$MR = \text{Market Return (Value Line Investment Analyzer Web Browser)}$$

$$9.47\% = 4.82\% + 0.802 (10.37\% - 4.82\%) + 0.20\%$$

Note:

Staff calculated the market return using a quarterly DCF model for a large number of dividend paying stocks followed by Value Line. As of May 4, 2026, the result was 10.37%. The market return is adjusted to reflect a flotation cost of three percent for the companies included in the DCF market return calculation. Staff added 20 basis points to the CAPM result to reflect flotation costs for the proxy group.

Bond Yield for Water and Wastewater Industry

Equity Bond Yield Differential Adjustment

| | | | | | | | | | |
|----------------------|------------|---------------|-------------|---------------|---------------|---------------|--------------|---------------|---------------|
| <u>Credit Rating</u> | <u>(A)</u> | <u>Spread</u> | <u>(A-)</u> | <u>Spread</u> | <u>(BBB+)</u> | <u>Spread</u> | <u>(BBB)</u> | <u>Spread</u> | <u>(BBB-)</u> |
| | | NA | | 0.115 | | 0.115 | | 0.115 | |

120-Month Avg. Spread: 0.115%

Total Equity Bond Yield Differential: $0.115\% \times 3 = 0.345\%$

Blue Chip Financial Forecasts - Corporate Baa Bond Rate

| | | | | |
|-----------------------------------|----------------|----------------|----------------|----------------|
| | <u>2Q 2026</u> | <u>3Q 2026</u> | <u>4Q 2026</u> | <u>1Q 2027</u> |
| Forecast Corporate Baa Bond Yield | 6.30% | 6.30% | 6.40% | 6.40% |

Average Forecasted Corporate Baa Bond Rate: 6.350%

Assumed Bond Yield for Baa3 Utilities: $0.115\% + 6.350\% = 6.465\%$

| | | |
|--|--------------------------------|----------------------------|
| | <u>Currently in Effect</u> | <u>Updated Results</u> |
| Private Placement Premium | 0.50% | 0.50% |
| Small-Utility Risk Premium | 0.50% | 0.50% |
| Assumed Bond Yield for Baa3 Utilities | <u>6.17%</u> | <u>6.46%</u> |
| Assumed Bond Yield for Florida WAW Utilities | <u>7.17%</u> | <u>7.46%</u> |

Sources:

Value Line Selection & Opinion and *Blue Chip Financial Forecasts* (120-Month Avg. Spread)
Blue Chip Financial Forecasts issued May 1, 2026 (Forecast Corporate Baa Bond Yield)

2026 Leverage Formula Proxy Group

| <u>Company</u> | <u>S&P Bond Rating</u> | <u>Regulated Revenue</u> | <u>Value Line Market Capital (in millions)</u> | <u>Equity Ratio</u> | <u>Equity Ratio (Weighted)</u> | <u>Value Line Beta</u> | <u>Value Line Beta (Weighted)</u> |
|---------------------------|------------------------------------|------------------------------|--|-------------------------|--|--------------------------------|---|
| Atmos Energy Corporation | A- | 94.10% | \$28,500 | 60.12% | 15.01% | 0.80 | 0.1997 |
| NiSource Inc. | BBB+ | 98.65% | 21,300 | 41.83% | 7.81% | 0.85 | 0.1586 |
| Northwest Natural Holding | A- | 88.82% | 2,000 | 36.15% | 0.63% | 0.80 | 0.0140 |
| ONE Gas, Inc. | A- | 99.09% | 4,900 | 50.49% | 2.17% | 0.75 | 0.0322 |
| Southwest Gas Holdings | BBB+ | 100.00% | 6,000 | 53.03% | 2.79% | 0.80 | 0.0420 |
| Spire Inc. | BBB+ | 89.14% | 5,100 | 39.58% | 1.77% | 0.75 | 0.0335 |
| American States Water | A | 70.53% | 2,900 | 52.87% | 1.34% | 0.75 | 0.0191 |
| American Water Works | A | 91.52% | 26,500 | 40.62% | 9.43% | 0.80 | 0.1857 |
| California Water Service | A+ | 97.92% | 2,700 | 51.33% | 1.21% | 0.75 | 0.0177 |
| Essential Utilities, Inc. | A- | 98.56% | 11,300 | 45.29% | 4.48% | 0.80 | 0.0792 |
| H2O America | A- | 98.31% | 2,000 | 43.80% | 0.77% | 0.75 | 0.0131 |
| Middlesex Water | <u>A</u> | <u>93.33%</u> | <u>950</u> | <u>54.27%</u> | <u>0.45%</u> | <u>0.80</u> | <u>0.0067</u> |
| Average | A- | 93.33% | \$9,513 | 47.45% | 47.86% | 0.783 | 0.802 |

Sources:
Company 10-K Filings
Standard & Poor's (S&P)
Value Line Ratings & Reports