

**Nickalus Holmes**

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**From:** Nickalus Holmes on behalf of Records Clerk  
**Sent:** Tuesday, September 2, 2025 4:27 PM  
**To:** 'vetdocblack@yahoo.com'  
**Cc:** Consumer Contact  
**Subject:** FW: Docket #20250024-WS, NC Real Estate Projects, LLC d/b/a Grenelefe Utility  
**Attachments:** Grenelefe Water.docx

Good Afternoon

We will be placing your comments below in consumer correspondence in Docket No. 20250023, and forwarding them to the Office of Consumer Assistance.

Thank you,  
Nick Holmes  
Commission Deputy Clerk II  
Office of Commission Clerk  
Florida Public Service Commission  
850-413-6770

*PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from state officials regarding state business are considered to be public records and will be made available to the public and the media upon request. Therefore, your email message may be subject to public disclosure.*

**From:** vetdocblack@yahoo.com <vetdocblack@yahoo.com>  
**Sent:** Tuesday, September 2, 2025 4:13 PM  
**To:** Records Clerk <CLERK@PSC.STATE.FL.US>  
**Subject:** Docket #20250024-WS, NC Real Estate Projects, LLC d/b/a Grenelefe Utility

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Proposed rate increase opposition attached.

September 1, 2025

TO: [Clerk@psc.state.fl.us](mailto:Clerk@psc.state.fl.us)

FR: Archie Black, [vetdocblack@yahoo.com](mailto:vetdocblack@yahoo.com), 4058 Abbey Ct., Haines City, FL 33844

RE: Docket #20250023-WS, NC Real Estate Projects, LLC d/b/a Grenelefe Utility

I regard the proposed rate increases for water and sewer ridiculously unfair. Assuming I am reading the proposal correctly, it appears to represent a 4-5-fold increase. I currently own 2 condominiums in central Florida- one listed above in Grenelefe and one in Kissimmee. Both are used as rental properties and both are vacant the majority of the year. Water/sewer bills in Grenelefe currently average \$43 per month. In Kissimmee (managed by Toho water utility), the average water/sewer bill is \$36 per month. I feel both of these fees are reasonable, even though many months the water faucets are not turned on and the toilets are not flushed. Property values in Grenelefe have plummeted in the past two years, and condo sales have also plummeted, even with most sellers experiencing a \$50,000-60,000 loss on their investment. Having water bills over \$200 per month will further discourage any sane person from purchasing a condo in this complex especially with the already high HOA fees and lack of any amenities that used to be present. I respectfully ask the Commission to use common sense and not raise the rates any higher than the utility interim rates already in effect.

Sincerely,

Archie Black