

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

In re: Application for a Staff-Assisted Rate Case  
In Lake County Florida,  
filed by Sunlake Estates Utilities, L.L.C.

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Docket No. 2025-0108-SU

**NOTICE OF FILING AFFADAVIT OF MAILING**

Sunlake Estates Utilities, L.L.C., through the undersigned counsel, gives notice of filing the attached Affidavit of Mailing of the letter and a copy of the application in this docket to the chief executive officer of Lake County, Florida.

Respectfully submitted this 3rd day of September, 2025.

/s/Daniel J. McGinn  
Daniel J. McGinn  
Florida Bar No.: 121596  
Jones Walker LLP  
106 E. College Avenue, Suite 1200  
Tallahassee, FL 32301  
Telephone: 850.214.5100

**AFFIDAVIT OF MAILING**

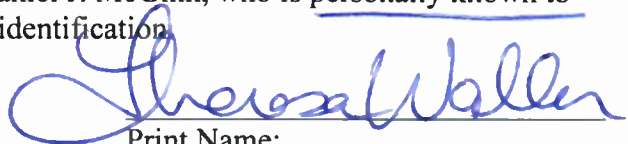
STATE OF FLORIDA  
COUNTY OF LEON

Before me, the undersigned authority authorized to administer oaths and take acknowledgements, personally appeared Daniel J. McGinn, who, after being duly sworn on oath, did depose and say that on behalf of Sunlake Estates Utilities, L.L.C., on September 3, 2025, he did mail a letter to the chief executive officer of Lake County, FL, advising that Sunlake Estates Utilities, L.L.C., has filed an application for a staff-assisted rate case.

FURTHER AFFIANT SAYETH NAUGHT

  
Daniel J. McGinn

Sworn to and subscribed before me by means of ☒ physical presence or ☐ on-line notarization this 3rd day of September, 2025, by Daniel J. McGinn, who is personally known to me or who produced a Florida Driver's License as identification.



Print Name:

NOTARY PUBLIC

My Commission Expires:





Daniel J. McGinn  
Special Counsel  
D: 850.214.5105  
dmcginn@joneswalker.com

September 3, 2025

**VIA U.S. MAIL**

Jennifer Barker, County Manager  
Lake County, FL  
(Mailing Address)  
P.O. Box 7800  
Tavares, FL 32778  
(Physical Address)  
315 W. Main St.  
Tavares, FL 32778

RE: Docket No. 2025-0108-SU – Application for a Staff-Assisted Rate Case in Lake County by Sunlake Estates Utilities, L.L.C.

Dear Ms. Barker:

Pursuant to section 367.091(2), Florida Statutes, this letter is being provided to advise you of Sunlake Estates Utilities, L.L.C.'s application to the Florida Public Service Commission for a staff-assisted rate case for an increase in its water and wastewater rates to its customers in Lake County, Florida. A copy of the application is enclosed with this letter.

Sincerely,

A handwritten signature in blue ink, appearing to read "Daniel J. McGinn".

Daniel J. McGinn

DJM:

Enc.: Sunlake Estates Utilities L.L.C.'s Application for a Staff-Assisted Rate Case

FLORIDA PUBLIC SERVICE COMMISSION

APPLICATION FOR A  
STAFF ASSISTED RATE CASE

I. GENERAL DATA

A. Name of Utility: **Sunlake Estates Utilities, L.L.C.**

B. Address: **27777 Franklin Rd. Suite 300 Southfield, MI 48034**

1. Telephone Nos.: **(248) 208 2500**

2. County: **Lake**

Nearest City: **Grand Island**

3. General Area Served: **Sunlake Estates Mobile Home Park**

C. Authority:

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

Date Received: **March 2013**

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

Date Received: **March 2013**

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

Wastewater: **1978**

D. How System Was Acquired: **N/A**

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>Owner</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:

**Daniel McGinn  
Jones Walker  
106 East College Ave, Suite 1200  
Tallahassee, FL 32301  
dmcginn@joneswalker.com**

**Martin Friedman and John Wharton  
Dean Mead  
420 S. Orange Ave., Suite 700  
Orlando, FL 32801  
mfriedman@deanmead.com**

## II. ACCOUNTING DATA

### A. Outside Accountant

1. Name: **Deborah Swain**
2. Firm: **Milian, Swain & Associates, Inc.**
3. Address: **dswain@milianswain.com**
4. Telephone: **305-441-0123**

### B. Individual To Contact On Accounting Matters:

1. Name: **Becky Scott**
2. Telephone: **(248) 846-8522**

### C. Location of Books and Records: **Southfield, MI**

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

Date Last Filed: **March 2025**

### 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. Water:

Cost of Plant In Service

	2023	2024
	\$ <u>922,604</u>	\$ <u>942,813</u>

Less Accumulated Depreciation	293,239	329,645
Less Contributed Plant	0	0
Net Owner's Investment	\$ 629,365	\$ 613,168
2. <u>Wastewater:</u>	2023	2024
Cost of Plant In Service	\$ 1,122,580	\$ 1,188,698
Less Accumulated Depreciation	724,954	796,250
Less Contributed Plant	0	0
Net Owner's Investment	\$ 397,626	\$ 392,448

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

1. <u>Water:</u>	2023	2024
Revenues (By Class)		
a. <b>Residential</b>	\$ 104,689	\$ 108,001
b.		
c.		
Total Operating Revenues:	\$ 104,689	\$108,001
Less Expenses:		
a. Salaries & Wages - Employees	10,331	9,643
b. Salaries & Wages - Officers, Directors, & Majority Stockholders		
c. Employee Pensions & Benefits		
d. Purchased Water		
e. Purchased Power	11,400	9,239
f. Fuel for Power Production		
g. Chemicals		
h. Materials & Supplies	5,846	
i. Contractual Services	50,665	122,689
j. Rents		
k. Transportation Expenses		1,103
l. Insurance Expense		
m. Regulatory Commission Expense		
n. Bad Debt Expense		
o. Miscellaneous Expense	615	
p. Depreciation Expense	35,281	36,406
q. Property Taxes		
r. Other Taxes	4,280	4,711

s. Income Taxes

Operating Income (Loss)

\$	(13,729)	\$	(75,789)
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2. Wastewater

Revenues (By Class):

	2023		2024
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a. Residential

\$	165,898	\$	166,922
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b.

c.

Total Operating Revenues:

\$	165,898	\$	166,922
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Less Expenses:

a. Salaries & Wages - Employees

	10,331		9,643
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b. Salaries & Wages - Officers, Directors, & Majority Stockholders

c. Employee Pensions & Benefits

d. Purchased Wastewater Treatment

e. Sludge Removal Expense

			9,075
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f. Purchased Power

	11,400		9,239
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g. Fuel for Power Production

h. Chemicals

i. Materials & Supplies

j. Contractual Services

	67,322		45,325
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k. Rents

l. Transportation Expenses

m. Insurance Expense

n. Regulatory Commission Expense

o. Bad Debt Expense

p. Miscellaneous Expense

	615		
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q. Depreciation Expense

	67,519		71,296
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r. Property Taxes (Land Lease)

s. Other Taxes-RAF

	6,989		7,465
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t. Income Taxes

Operating Income (Loss)

\$	1,722		14,880
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H. Outstanding Debt:

	Creditor	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: N/A

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

B. Individual to contact on engineering matters:

1. Name: **Jennifer Andrews**
2. Telephone: **248-864-0449**

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: **N/A**

E. Name of plant operator(s) and DEP operator certificate number(s) held: **General Utilities**

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                      b. Under Construction:                      c. Proposed:
2. Type and make of present treatment facilities: **Contact Stabilization**
3. Approximate average daily flow of treatment plant effluent: **25,000 GPD**

4. Approximate length of wastewater mains:

Size (diameter):	(see attached				
Linear feet:	maps)				

5. Number of manholes: **115**
6. Number of lift stations: **3**
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? **3.7 ppm**

9. Tap in fees – Wastewater: \$ N/A
10. Service availability fees – Wastewater: \$ 0
11. Note DEP Treatment Plant Certificate Number and date of expiration: **Permit No. FLA010526**  
Number Expiration Date: 9/11/2026
12. Total gallons treated during most recent twelve months: 9,112,000
13. Wastewater treatment purchased during most recent twelve months: 0

**H. Water:**

1. Gallons per day capacity of treatment facilities:
  - a. Existing:
  - b. Under Construction :
  - c. Proposed:
2. Type of treatment: **Chlorination**
3. Approximate average daily flow of treated water:
4. Source of water supply: **Wells**
5. Types of chemicals used and their normal dosage rates: **Chlorine 2.2 ppm**
6. Number of wells in service: **2**

**Total capacity in gallons per minute (gpm):** ["Permitted 639,000 gpd"]

Diameter/Depth:	<b>12"</b> / 550	<b>12"</b> / 770	/
Motor horsepower:	<b>60</b>	<b>100</b>	
Pump capacity (gpm):	<b>500</b>	<b>588</b>	

- 7. Reservoirs and/or hydropneumatic tanks:**

Description:	Steel		
Capacity:	10.000		

8. High service pumping:

Motor horsepower:	N/A			
Pump capacity (gpm):				

9. How do you measure treatment plant production? Flow meter

10. Approximate feet of water mains:

Size (diameter):	6"	4"	2"	
Linear feet:	8389		3102	

11. Note any fire flow requirements and imposing government agency: Lake 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 \$ 0
15. Service availability fees - Water \$ 0
16. Has the existing treatment facility been approved by DEP? ☒ No ☐ Yes
17. Total gallons pumped during most recent twelve months: 47,004,000 (pumped from wells)
18. Total gallons sold during most recent twelve months: 30,431,000
19. Gallons unaccounted for during most recent twelve months: 16,573,000
20. Gallons purchased during most recent twelve months: 0

#### IV. RATE DATA

A. Individual to contact on tariff matters:

1. Name: Daniel McGinn
2. Telephone Number: 850.214.5105

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

1. Water:

- |                      |  |
|----------------------|--|
| a. Residential Water | <u>\$11.74 BFC; \$1.22/k 0-5k, \$2.06/k &gt;5k</u> |
| b. General Service   | <u>\$11.74 BFC; \$3.44/k</u>                       |
| c. Special Contract  | <u></u>  |
| d. Other - Specify   | <u></u>  |

2. Wastewater:

- |                           |                                      |
|---------------------------|--------------------------------------|
| a. Residential Wastewater | <u>\$18.88 BFC; \$2.86k =&lt;10k</u> |
| b. General Service        | <u>\$18.88 BFC; \$3.44/k</u>         |
| c. Special Contract       | <u></u>                              |
| d. Other - Specify        | <u></u>                              |

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

- |                              | 2023       | 2024       |
|------------------------------|------------|------------|
| 1. Water Metered             |            |            |
| a. Residential               | <u>466</u> | <u>466</u> |
| b. General Service           | <u></u>    | <u></u>    |
| c. Special Contract          | <u></u>    | <u></u>    |
| d. Other - Specify           | <u></u>    | <u></u>    |
| 2. Water Unmetered           |            |            |
| a. Residential               | <u></u>    | <u></u>    |
| b. General Service           | <u></u>    | <u></u>    |
| c. Special Contract          | <u></u>    | <u></u>    |
| d. Other - Specify           | <u></u>    | <u></u>    |
| 3. Wastewater                |            |            |
| a. Residential 5/8 x 3/4     | <u>466</u> | <u>466</u> |
| b. General Service 5/8 x 3/4 | <u></u>    | <u></u>    |
| c. Special Contract          | <u></u>    | <u></u>    |
| d. Other - Specify           | <u></u>    | <u></u>    |

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 Sheri Woodworth

Title Sr. Vice President

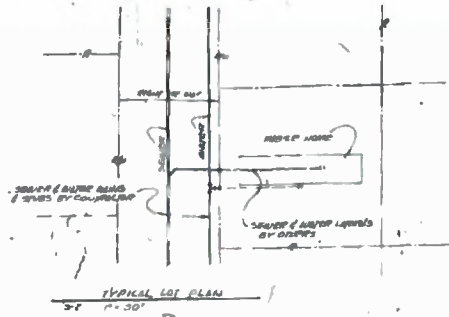
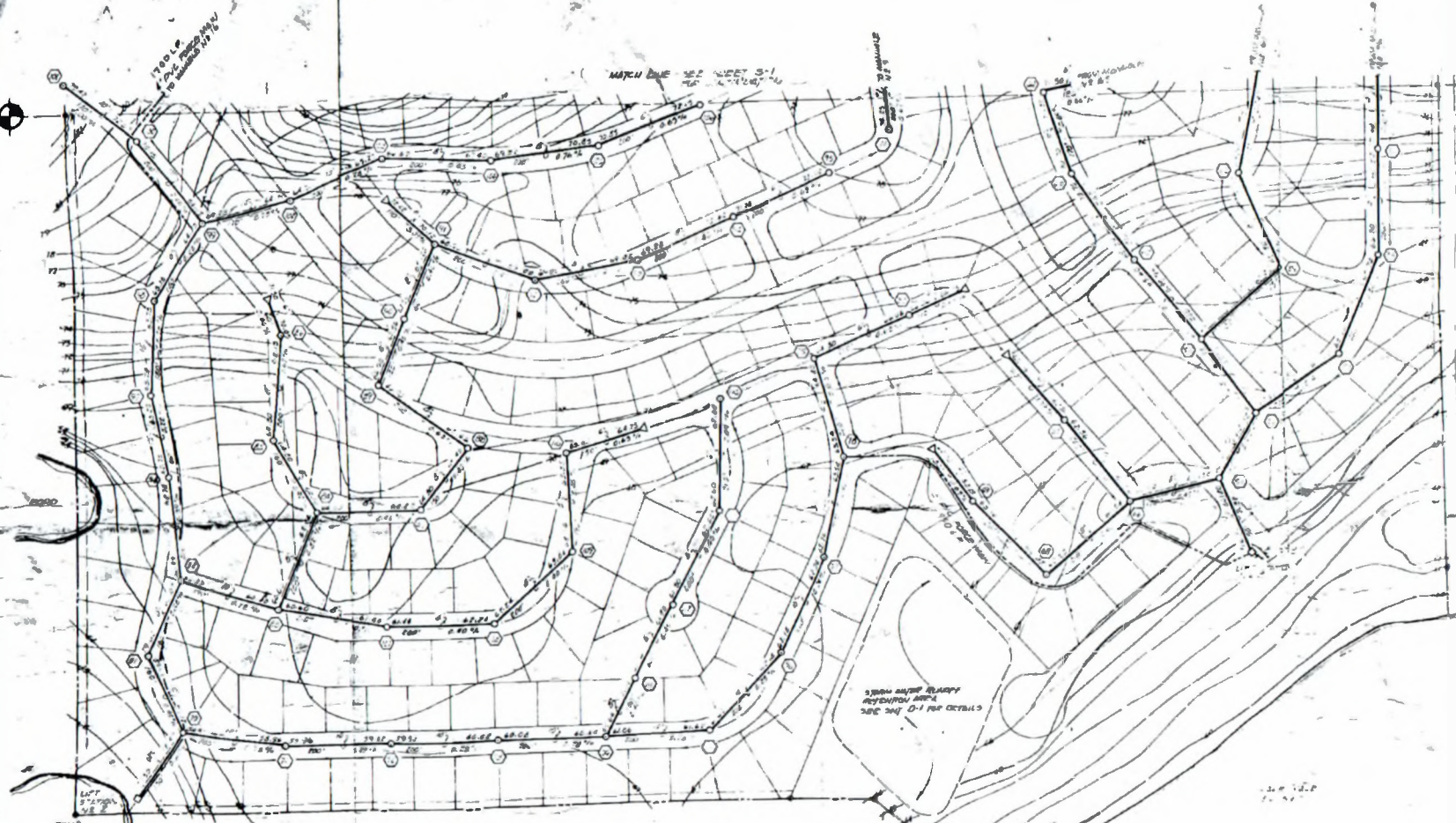
Notice: Section 837.06, Florida Statutes, provides that any person who knowingly makes a false statement in writing with the intent to mislead a public servant in the performance of his duty shall be guilty of a misdemeanor of the second degree.

**ADDITIONAL INFORMATION:**

1. The Utility also requests a repression adjustment to both water and wastewater to account for the decrease in water usage upon which water and wastewater rates are based as a result of the increase in water and wastewater rates.
2. The Utility is asking recovery of the following pro forma capital projects and estimated cost:
  - WWTP – Chlorine Feed Pumps - \$1,762
3. The Utility is requesting recovery for an increase in its outside operator cost

Annual cost 2024:	\$48,894.19	
Estimated annual cost 2026 (18% increase)	<u>\$57,725.96</u>	(based on increase in monthly service fee
Total additional 2026 cost:	\$ 8,831.77	
4. The Utility is also asking recovery of the following pro forma expenses for accounting consulting services to ensure financial records are stated adequately in complains with NARUC, and to review certain financial records for compliance.
  - Milian, Swain & Associates, Inc. – estimated total cost \$5,000





TECH. CORR. 100.0 0.0175

HOLIDAY LAKES  
LAKE COUNTY, ILL.

SEWER SYSTEM

**TURNKEY**  
OF LANDS

POST OFFICE BOX 714, LANDLAKES, ILL. 60146

1/4"	1/4"	1/4"
1/4"	1/4"	1/4"