

**FLORIDA PUBLIC SERVICE COMMISSION**

**VOTE SHEET**

**September 4, 2025**

FILED 9/4/2025  
DOCUMENT NO. 09078-2025  
FPSC - COMMISSION CLERK

**Item 12**

**Docket No. 20250052-WS** – Application for increase in water and wastewater rates in Brevard, Citrus, Duval, Highlands, Marion, and Volusia Counties by CSWR-Florida Utility Operating Company.

**Issue 1:** Should any interim revenue increase be approved?

**Recommendation:** Yes, the utility should be authorized to collect annual water and wastewater revenues as indicated below. Staff recommends denial of interim rates for Tymber Creek water and wastewater systems due to the lack of historical test year data.

Water System	Adjusted Test Year Revenues	Revenue Increase	% Increase	Revenue Requirement
CFAT	\$122,938	\$106,420	86.56%	\$229,358
Neighborhood	\$161,065	\$113,946	70.75%	\$275,011
Rolling Oaks	\$1,639,803	\$542,825	33.10%	\$2,182,628
Sunshine – Unified <sup>1</sup>	\$1,126,715	\$856,801	76.04%	\$1,983,516
Sunshine – Other <sup>2</sup>	\$89,277	\$103,916	116.40%	\$193,193

Wastewater System	Adjusted Test Year Revenues	Revenue Increase	% Increase	Revenue Requirement
BFF	\$100,259	\$28,361	28.29%	\$128,620
CFAT	\$136,724	\$43,700	31.96%	\$180,424
North Peninsula	\$283,728	\$92,164	32.48%	\$375,892

<sup>1</sup> \*Sunshine – Unified consists of the Unified systems and Sandy Acres system.


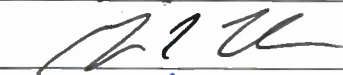



<sup>2</sup> \*Sunshine – Other consists of the Ponderosa Pines and Quail Run systems.

**COMMISSIONERS ASSIGNED:**      **All Commissioners**

**COMMISSIONERS' SIGNATURES**

**MAJORITY**

**DISSENTING**

  
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**REMARKS/DISSENTING COMMENTS:**

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Rolling Oaks	\$1,630,126	\$139,283	8.54%	\$1,769,409
Sebring Ridge	\$68,620	\$176,267	256.87%	\$244,887
TKCB	\$126,857	\$67,837	53.48%	\$194,694

One system appears to be earning above its maximum return on equity (ROE). As such, revenues should be collected subject to refund, as shown in the table below, instead of decreasing rates at this time.

System	Revenue Held Subject to Refund	Percentage
Tradewinds (Water)	(\$162,602)	(32.08%)
Tradewinds (Wastewater)	(\$60,390)	(24.39%)

**APPROVED**

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**Issue 2:** What are the appropriate interim water and wastewater rates?

**Recommendation:** The service rates for CSWR in effect as of January 31, 2025, should be increased as shown below to generate the recommended revenue increase for the interim period.

System	% Rate Increase
BFF Corp. - Water	28.29%
C.F.A.T. H2O, Inc. - Water	86.56%
C.F.A.T. H2O, Inc. -Wastewater	31.96%
Neighborhood Utilities, Inc. -Water	70.75%
North Peninsula Utilities, Inc. -Wastewater	32.48%
Rolling Oaks Utilities, Inc. -Water	33.10%
Rolling Oaks Utilities, Inc. -Wastewater	8.54%
Sebring Ridge Utilities, Inc. - Wastewater	256.87%
Sunshine Utilities, Inc.(Unified) - Water	76.04%
Sunshine Utilities, Inc.(Other) - Water	116.40%
TKCB, Inc. - Wastewater	53.48%

The rates, as shown on Schedule Nos. 4-A and 4-B of staff's memorandum dated August 22, 2025, should be effective for service rendered on or after the stamped approval date on the tariff sheets pursuant to Rule 25-30.475(1), F.A.C. The utility should file revised tariff sheets and a proposed customer notice to reflect the Commission-approved rates. In addition, the approved rates should not be implemented until the required security has been filed, staff has approved the proposed customer notice, and the notice has been received by the customers. The utility should provide proof of the date notice was given within 10 days of the date of the notice.

## APPROVED

**Issue 3:** What is the appropriate security to guarantee the interim increase?

**Recommendation:** The appropriate security to guarantee the funds collected subject to refund is a corporate undertaking by CSWR, LLC, on behalf of its subsidiary, CSWR-Florida Utility Operating Company. CSWR, LLC should be required to provide a written guarantee that it will support a corporate undertaking on behalf of CSWR-Florida Utility Operating Company in the amount of \$2,332,541.

## APPROVED

Vote Sheet

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**Issue 4:** Should this docket be closed?

**Recommendation:** The docket should remain open pending the Commission's final action on the Utility's requested rate increase.

**APPROVED**