

November 24, 2025

VIA ELECTRONIC FILING

Adam Teitzman, Commission Clerk
Office of Commission Clerk
Florida Public Service Commission
2540 Shumard Oak Blvd.
Tallahassee, FL 32399-0850

Re: Docket No. 20250108-WS – Application for staff-assisted rate case in Lake County by Sunlake Estates Utilities, L.L.C.

Dear Mr. Teitzman:

On behalf of Sunlake Estates Utilities, L.L.C. ("Utility"), this letter is the response to Staff's First Data Request dated October 24, 2025. The associated files were provided to Commission Staff via ShareFile.

1. Purchased Water and/or Wastewater: All utility related bills from the beginning of the test year to present, which include meter number and location, gallons used, dollars paid, and the utility's account numbers.

*RESPONSE: S-3 710; Please reference invoices provided in the folder **SLE Technical Data Request**. The information provided ranges from 2024 to the most current bill issued at the time of compiling this response. Account numbers, gallons used from previous to current readings, gallon usage, and the amount charged are on the attached invoices. We do not have any document to provide the meter number and location, as it is assigned to the service address without corresponding documentation.*

2. Purchased Power: All utility related electricity bills from the beginning of the test year to present, which include meter number and location, kilowatts used, dollars paid, and the electric company's account numbers.

*RESPONSE: S-3 715; 6200-320; Total expense for the year was \$18,477.33; Please reference the attached **SLE – 2024 Workbook** for breakdown of invoices on tab S-3 715 – Lines 8-52. Please note there is no associated invoice with any 'Document Number' in column M, as this is not associated with an invoice and is a Journal Entry. Please reference the document within the*

folder **SLE Electric Nov23_Nov25**. All invoices are hyperlinked in column Y titled '**BILL IMAGE**'.

Please reference invoices in folder: **SLE Technical Data Request**

3. Chemicals: A list of all chemicals used in the treatment of water, amounts purchased, quantity purchased, unit prices paid, and dosage rates utilized.

RESPONSE: All chemicals used are charged through our service provider and not allocated to S-3 718, and the requested information is contained in the invoices within request response number 5.

4. Sludge Removal Expenses - Total cost and total of quantity of removal of sludge if such work is performed by persons other than owners, stockholders, and employees of the utility during the test year.

*RESPONSE: S-3 711; 6200-307; Total expense for the year was \$9,075.36; Please reference on the attached **SLE – 2024 Workbook** for a breakdown of invoices on tab S-3 711 – Lines 8-12.*

Please reference invoices in folder: **S-3 711 - Sludge Removal**

5. Contractual Services – Testing: A list of tests, along with costs paid to outside laboratories, for testing the water during the test year.

*RESPONSE: S-3 730; Total expense for the test year was \$22,681.65; Please reference the attached **SLE – 2024 Workbook** for a breakdown of invoices on tab S-3 730 pro – Lines 8-29.*

Please reference invoices in folder: **S-3 730 - Contractual Services**

6. Contractual Services – Other: The costs of operation and maintenance work not performed by utility employees, with an explanation of the type of work performed. These costs include the operator's fee, mowing and grounds keeping, and contracted repair for the water system.

*RESPONSE: S-3 730; Total expense for the test year was \$26,611.66; Other services include Legal Fees and Accounting Services. Please reference the attached **SLE – 2024 Workbook** for a breakdown of invoices on tab S-3 730 pro – Lines 32-53.*

Please reference invoices in folder: **S-3 730 - Contractual Services Other**

7. Transportation Expenses: A schedule of all vehicles by serial number and description, owned or leased by the utility, original cost or lease documents, whom the vehicles are assigned to, and an explanation of how they are allocated to the utility, or a copy of the log book showing miles on personal vehicles associated with utility business.

*RESPONSE: Please see the **SLE Vehicle List** file. Please note that both vehicles are allocated to the community itself and not allocated to the utility in any way. We do not allocate any miles from the community vehicles and do not allow personal vehicles to be utilized for any purpose regarding*

the community or utility. The vehicles on the list provided are utilized in case of emergency but not allocated to the utility.

8. Copies of your most recent Primary and Secondary Water Quality test results.

*RESPONSE: Please reference the folders titled **MORs** and **DMRs**.*

9. Copies of monthly operating reports for water and wastewater from January 1, 2024, to December 31, 2024 (test year) in Microsoft Excel format, if available, which includes:

FOR WASTEWATER - Total treated, total wash water, total of each chemical in points, chemical dosage rates (average).

FOR WATER – Total water purchased or pumped, total wash water, total of each chemical in points, chemical dosage rates (average).

*RESPONSE: Please reference the folders titled **MORs** and **DMRs**.*

10. Copy of monthly totals of metered water sold for each month of the test year.

RESPONSE: Please see below for monthly totals of metered water sold for each month of the test year.

Month	Total Metered Water Sold
1	2,170,129.00
2	2,181,231.00
3	2,410,409.00
4	2,215,875.00
5	2,496,070.00
6	2,824,252.00
7	3,291,618.00
8	2,748,355.00
9	2,666,749.00
10	2,450,506.00
11	2,330,761.00
12	2,287,906.00

11. A written summary, by permit number, of all Department of Environmental Protection, Water Management District, and/or County Health Department permits.

*RESPONSE: Please reference the documents **1- Sunlake Estates WWTF Renewal FLA010526-008 Notice** and **Sunlake Estates CUP 8-30-2026***

***Permit FLA010526** – Existing 0.058 million gallon per day (MGD) annual average daily flow (AADF) permitted capacity contact stabilization domestic wastewater treatment facility consisting*

cf contact, re-aeration, secondary clarification, chlorination and aerobic digestion cf biosolids. An existing 0.058 MGD annual average daily flow permitted capacity rapid infiltration basin system. R-001 is a reuse system which consists cf two rapid infiltration basins with a total wetted area cf 0.62 acres having a capacity cf 0.058 MGD located approximately at latitude 28°56' 11" N, longitude 81°45' 54" W.

PERMIT NUMBER: FLA010526
FILE NUMBER: FLA010526-008-DW3P
ISSUANCE DATE: June 14, 2021
EFFECTIVE DATE: September 12, 2021
EXPIRATION DATE: September 11, 2026

Permit 20-069-2454-5 - *The District authorizes, as limited by the attached permit conditions, the use cf 128.13 million gallons per year (mgy) cf groundwater from the Floridan aquifer for public supply use, landscape irrigation, and golf course irrigation and 1.28 million gallons per day cf groundwater from the Floridan aquifer for essential use (fire protection). DATE ISSUED: July 3, 2013. This permit will expire August 30, 2026.*

12. If any plant addition has been made or will be required due to a written order from a governmental agency, please provide a copy of that order.

RESPONSE: Not applicable.

13. A list of all complaints received during the test year and four years prior to the test year. Please include an explanation of how each complaint was resolved.

RESPONSE: Not applicable.

14. A listing of all assets owned by the utility.

Example: 200' – 8" PVC (Sewer)
 250' – 6" PVC Pipe (Water)
 50' – 6" PVC Fire Hydrants (Water)

*RESPONSE: Please see the file folder **Sunlake As-Builts**. We are without an as-built map for the water system. As such, information about the assets owned by the utility regarding pipe size and length for the water system is unknown.*

*40 – Fire Hydrants (Water)
6,305' – 6" PVC (Sewer)
14,312' – 8" PVC (Sewer)
6,314' – 10" PVC (Sewer)
362' – 12" PVC (Sewer)*

15. Number of customers classified as to meter size and class (commercial or residential) for the following points in time:

- a) Each year of the 4 years prior to the beginning of the test year.

- i. 2020 – **392 Occupied Sites**
 - ii. 2021 – **396 Occupied Sites**
 - iii. 2022 – **396 Occupied Sites**
 - iv. 2023 – **399 Occupied Sites**
- b) Test Year
 - i. Beginning of test year (2024) – **403 Occupied Sites**
 - ii. End of test year (2024) – **406 Occupied Sites**
- c) Present – **405 Occupied Sites as of 10.29.2025**

RESPONSE: Please see above for customer numbers. All customer lots are residential, and all meters are 5/8 x 3/4.

16. Please provide a copy of the utility's engineering maps for water and wastewater, showing location and size of water and wastewater mains throughout the service area and customer location and classification. On each map, please identify vacant customer lots, customer meter sizes, flush points, fire hydrants, and pumping stations.

RESPONSE: Vacant customer lots include (as of 10.29.2025) SLE-0T07, SLE-0L26, SLE-0C19, SLE-0A19, SLE-0T23, SLE-0Q04, SLE-0L19, SLE-0J39, SLE-00G03, SLE-0F03, SLE-0D09.

*Please reference the document **SLE Map with VACANCY** in which all vacant lots are highlighted.*

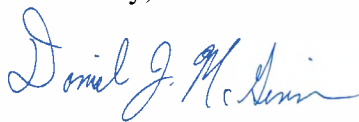
*All customer lots are residential, and all meters are 5/8 x 3/4. Please reference the folder titled **Sunlake As-Builts** for other requested information available to be provided.*

17. Please fill out the spreadsheet attached concerning any pro forma items the utility is requesting. Please include any bid proposals or estimates for the pro forma items. If less than three bid proposals were requested for each pro forma item, please explain why.

*RESPONSE: Please reference the document **SLE Sunlake Capex Project - 2025 Full Package***

Should you or Staff have any questions regarding this response, please do not hesitate to contact me.

Sincerely,



Daniel J. McGinn

DJM:

cc: Garret Kelley (via email - GKelley@psc.state.fl.us)
Takira Thompson (via email - TThompso@psc.state.fl.us)
discovery-gcl@psc.state.fl.us (via email)