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DIVISION OF  
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# Public Service Commission

January 14, 2026

Mr. Daniel McGinn  
Jones Walker Law Firm  
106 E. College Ave., Suite 1200  
Tallahassee, FL 32301  
dmcginn@joneswalker.com

## STAFFS FIFTH DATA REQUEST VIA EMAIL

**Re: Docket No. 20250084-SU - Application for staff-assisted rate case in Orange County, by Gulfstream Utility, LLC.**

Dear Mr. McGinn:

Staff requests the following information to ensure the accurate treatment of the above-referenced rate case for Gulfstream Utility, LLC (Utility) for the test year ended December 31, 2024. Please submit the Utility's response no later than **Wednesday, January 28, 2026**.

**1. Account 731 - Contractual Services – Professional:** Staff included \$481 per month in this account to reflect lawn care services provided during the test year.

- a. If available, please provide the contract or service agreement between the lawn care vendor and the Utility. If a portion of the total expense is allocated to the Utility, please identify the allocated amount and allocation methodology.
- b. In response to customers' concerns, please identify whether the lawn care service expenses were limited solely to maintaining landscaped areas directly associated with the Utility's regulated operations and excluded all mowing or maintenance activities associated with residential lots or non-utility-related private properties.

**2. Property Tax Expense:** Staff included a property tax expense of \$7,749.74 to reflect property tax expense during the test year. In response to customers' concerns, please confirm this property tax expense was directly associated with the Utility's regulated operations only and excluded all property tax associated with residential lots or non-utility-related private properties.

**3. Pro Forma:** Please explain how the Utility intends to finance the proposed pro forma investments totaling \$32,289. Please identify whether the funding will be obtained through debt, equity, or other financing sources. If funding has already been received for the pro forma investments, please provide any supporting documentation.

**4. Customer Concerns:** In response to customers' concerns, please identify and describe any financial, contractual, or operational relationship between Gulfstream Utility and the

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Homeowner Associations (HOA) or the property management entity. Additionally, please identify any costs, fees, or expenses paid by the HOAs or property management entity to the Utility that are related to regulated utility service, infrastructure, taxes, or any other utility-related function. If any, please provide the supporting documentation.

Please file all responses electronically via the Commission's website at [www.floridapsc.com](http://www.floridapsc.com), by selecting the Clerk's Office tab and Electronic Filing Web Form (reference Docket No. 20250084-SU) and also please email the filed response to [discovery-gcl@psc.state.fl](mailto:discovery-gcl@psc.state.fl). Please contact me by phone at (850) 413-6404 or by email [blenberg@psc.state.fl.us](mailto:blenberg@psc.state.fl.us) if you have any questions.

Sincerely,

Brian Lenberg

*s/Brian Lenberg*

Public Utility Analyst

BL:lg

Cc: Office Commission Clerk (Docket No. 20250084-SU)