

From: Tristan Davis on behalf of Records Clerk
Sent: Tuesday, January 20, 2026 8:29 AM
To: 'teeg128@gmail.com'
Cc: Consumer Contact
Subject: RE: Docket No. 20250088-WU - Sun Communities Finance LLC D/B/A Water Oak Utility - Water Rate Increase Comments

Good Morning,

We will be placing your comments below in consumer correspondence in Docket No. 20250088, and forwarding them to the Office of Consumer Assistance.

Thank you!

Tristan Davis
Commission Deputy Clerk I
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, FL 32399
Phone: (850) 413-6121

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From: teeg128@gmail.com <teeg128@gmail.com>
Sent: Monday, January 19, 2026 11:04 PM
To: Records Clerk <CLERK@PSC.STATE.FL.US>
Cc: teeg128@gmail.com
Subject: Docket No. 20250088-WU - Sun Communities Finance LLC D/B/A Water Oak Utility - Water Rate Increase Comments

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

Let the attached serve as my "Comment Card" to be distributed to the Public Service Commission prior to the January 21, 2026 meeting. My data and comments all relate to the data available in the online "2024 Annual Report" submitted to the Public Service Commission by Sun Communities and the "December 22, 2025 Staff Report" which was made available to the residents from a letter I received on January 13, 2026 from Water Oak Country Club Estates (can verify this delivery date with my USPS Informed Delivery daily email). Although the letter I received was dated January 7, 2026, I did not receive it 14 days in advance of the meeting, so they were non-compliant with providing the meeting notification and these details as required by the State of Florida 25-30.030 (7) which gave residents a minimal timeframe to review and comment on the proposed rate change.

I look forward to obtaining more staff recommendation details at the 10 AM meeting this Wednesday, January 21, 2026.

Tom Eeg
(262) 770-7473

Thomas M. Eeg
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Application for Staff-Assisted Rate Case in Lake County by
Sun Communities Finance LLC d/b/a Water Oak Utility

DOCKET NO. 20250088-WU

January 15, 2026

I would like to express my opposition to the ridiculous rate increases being proposed for the Water Oak Utility. Granted I only received nominal data outlining the rate increase details, the following outlines what I could determine from this provided information.

In regards to Issue 1 regarding “Quality of Service”, I did have an issue at the above address in 2024. My water bills were extremely high and when I went into the Water Oak Office to complain about this, they told me I was using around 450 gallons per day. They told me I should look at the water meter to view the usage, but in my “Water Control” box adjacent the roadway, the meter and shut off were both upside down and buried in the dirt, so I had no way to view it. It was obviously improperly installed and when I told the office about this issue, they did come out at some point and rotated it back up to make it viewable, but I just question how it could have been installed improperly by a plumbing company or employee and I didn’t feel they were a reputable or trustworthy utility.

I don’t have an issue with the proposed Base Facility Charges, but in regards to rates, since they had insufficient funds to cover their operating costs in 2024, I understand that the rate should be adjusted to cover these operating expenses. You outlined in Issue 10 that you recommend a 182.55% rate increase that would cover the revised annual budgeted expenses as well as the \$139,358 deficit in 2024. This is a reasonable increase to the current rate of \$1.07 per 1K Gallons and that would bring it to \$3.02 per 1k Gallon for the “0-3000 Gal” rate ($\$1.07 + (\$1.07 * 1.8255) = \$3.02$). Not only does this recover their loss from 2024, it would then result in a surplus in revenue for future years. This surplus revenue could then cover any unanticipated future repair or replacement costs that are not budgeted. This rate would mean a 5/8” Meter Bill would go from \$8.95 to **\$18.17 for 3,000 gallon usage** and is a more reasonable rate for the users that would cover all the expenses for this service. I concur with the 1.5 and 1.75 increases for higher usage, making them \$4.53 and \$5.29 respectively.

You then factor in Water Rate Base and Depreciation in the recommended rates, which were never part of their rate system previously, and it’s unclear what exactly the \$2,925,041 UPIS is covering. I assume the initial implementation of the water and wastewater system was part of the monthly rental rate when it was first implemented, so this has always been part of the monthly rental fee and was never part of the Water Utility Rate. If this is being moved from the base site rental rate to the Water Oak Utility, then the rental rate should see a comparable reduction in these fees. It appears that the desire is to double-bill Water Oak Residents for this utility service, which results in outrageous fees for both property rental as well as water service

and that is not acceptable or fair to the Water Oak Residents. Granted you are only responsible for the Water Oak Utility Rate, there should be some form of justification of these depreciation expenses being added and since they were not part of the rates in the past, it is unacceptable to include them in the new rates without sufficient reasoning or removal from where they existed in the past. The monthly property rental rate automatically goes up by 5% each year, the maximum allowed, with no justification or explanation of the reasoning for this rental rate increase included in the “rate increase” letter, so may be part of these expenses.

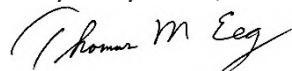
If any of the depreciation is being added to the water system due to the addition of more houses, those costs as well should have been part of their current base rental fees or included in the new home sales costs, as that is what they are serving. If they had insufficient funds to cover these costs when they were constructed, they apparently weren’t competent in managing the operations and should not have proceeded with these new constructions, but it shouldn’t be part of the Water Oak Utility rate, if that is the case.

If any of the depreciation costs relate to the new pool constructed, Water Oak shows that pool, play areas and dog areas are provided at Water Oak and these costs are part of the monthly rental fee. This also should not be tacked on to Water Oak Utility Rates as that is inappropriate. Again, this is “if” they are part of the Water Rate Base.

The Town of Lady Lake just implemented a water rate increase on 10/1/2025 and brought their monthly rate for “0 – 3,000 Gallons” to \$3.39 per 1K Gallons. Considering they are covering a much larger area with inclusion of all operations and improvements, if \$9.30 is the final recommended rate for the Water Oak Utility, then it would be in the best interest of Water Oak residents to be moved onto the Town water service. A 3,000 gallon usage monthly bill would then go from \$8.95 to \$27.57 per month (\$4.43 Billing + \$12.97 Base + \$10.17 Water), which is about 2/3 of the \$37.01 figure shown in your Schedule No. 4. This would then allow Sun Communities to continue using their water wells for their sprinkler systems and their facilities, which costs should already be included in their golf course and general rental fees. Another option would be for them to move to the Town service and they could end the Water Oak Utility. Since the Town has a much lower water service rate, it should then result in lower costs to Sun Communities and that should then result in a reduction in costs to the Water Oak residents. Considering the Town distributes around 21,000,000 gallons of water per month, they should have no issue with covering Water Oak as well and a much more reasonable rate than the proposed rate for the Water Oak Utility.

I again will state that the proposed \$9.30 per 1k Gallons rate is unacceptable and very negative for all the residents of Water Oak. This rate is nearly 3x the cost of the municipal service provided in the Town of Lady Lake, which is covering a much larger area. My calculation above of \$3.02 per 1k Gallons is the highest rate I believe is acceptable and it is providing surplus funds to cover future expense increases. Their new homes will also be adding revenues not included in the 2024 report, so they again will be generating more revenues to offset these costs and again would be a more reasonable and acceptable rate, comparable to surrounding areas.

Very Truly Yours,



Thomas M. Eeg

Calculations Based on 2024 Annual Report Figures

Base Facility Charges

| Qty | Size | Current | Proposed | Max Justifiable | % Diff |
|-----------------------------|-------------|--------------------|---------------------|---------------------|---------------|
| 1311 | 5/8 and 3/4 | \$ 5.74 | \$ 9.11 | \$ 9.11 | 158.7% |
| | 3/4" | \$ 8.61 | \$ 13.67 | \$ 13.67 | 158.8% |
| 2 | 1" | \$ 14.35 | \$ 22.78 | \$ 22.78 | 158.7% |
| 3 | 1-1/2" | \$ 28.70 | \$ 45.55 | \$ 45.55 | 158.7% |
| 12 | 2" | \$ 45.92 | \$ 72.88 | \$ 72.88 | 158.7% |
| 2 | 3" | \$ 91.84 | \$ 145.76 | \$ 145.76 | 158.7% |
| | 4" | \$ 143.50 | \$ 227.75 | \$ 227.75 | 158.7% |
| | 6" | \$ 287.00 | \$ 455.50 | \$ 455.50 | 158.7% |
| Totals based on Qty: | | \$ 8,374.66 | \$ 13,291.50 | \$ 13,291.50 | 158.7% |

Justified Water Usage Rates (Per 1,000 Gal)

| | Gallons | Current | Proposed | Max Justifiable | % Diff |
|--|---------------|---------|----------|-----------------|--------|
| | 0-3000 Gal | \$ 1.07 | \$ 9.30 | \$ 3.02 | 282.2% |
| | 3001-6000 Gal | \$ 1.11 | \$ 13.95 | \$ 4.53 | 408.1% |
| | 6000+ Gal | \$ 1.43 | \$ 16.28 | \$ 5.29 | 369.6% |
| | Per K Gen Svc | \$ 1.17 | \$ 9.77 | \$ 3.31 | 282.6% |

Water Usage Annual Revenue (Conservative Figure)*

| | Current | Proposed | Max Justifiable | % Diff |
|----------------|----------------------|----------------------|----------------------|---------------|
| Totals: | \$ 167,632.00 | \$ 849,964.20 | \$ 473,644.22 | 282.6% |

Above figures were calculated by using just the 0-3,000 gallon rate as there was no breakdown of units in each category and this Current total is only 57% of the 2024 Actual Revenues in the 2024 Annual Report, so Current and Proposed are lower than actual figures and worst case numbers

| | | |
|---|--------|--|
| * | 91,394 | 1,000 Gallon Billed Units in 2024 (for above calculation) |
| | | \$167,6322 was Staff Adjusted amount in 2024 Annual Report |

Water Utility Total Revenues

| | Current | Proposed | Max Justifiable | % Diff |
|----------------|----------------------|----------------------|----------------------|---------------|
| Totals: | \$ 167,632.00 | \$ 863,255.70 | \$ 486,935.72 | 290.5% |

Town of Lady Lake Rates (10/01/2025)

| Service | Meter Charges | Gallons | Current | |
|-----------------|-----------------|---------------|---------|--|
| Billing Charge | \$ 4.43 | 0-3000 Gal | \$ 3.39 | |
| Base Fac Charge | \$ 12.97 | 3001-7000 Gal | \$ 4.24 | |
| Total Above: | \$ 17.40 | 7000+ Gal | \$ 5.04 | |