



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

FILED 10/3/2025
DOCUMENT NO. 14198-2025
FPSC - COMMISSION CLERK

October 3, 2025

VIA ELECTRONIC FILING

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

RE: Docket No. 2025-_____-SU – Application for a Staff-Assisted Rate Case in Highlands County by Sun Communities Acquisitions, LLC d/b/a Buttonwood Bay Utilities.

Dear Mr. Teitzman:

Please find the enclosed Application for a Staff Assisted Rate Case, filed on behalf of Sun Communities Acquisitions, LLC d/b/a Buttonwood Bay Utilities. Should you or Commission Staff have any questions regarding the application, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Daniel J. McGinn".

Daniel J. McGinn

DJM:

CC: Mark Cicchetti (via email)

FLORIDA PUBLIC SERVICE COMMISSION

APPLICATION FOR A
STAFF ASSISTED RATE CASE

I. GENERAL DATA

A. Name of Utility: **Sun Communities Acquisitions, LLC d/b/a Buttonwood Bay Utilities**

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

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

2. County: **Highlands**

Nearest City: **Sebring**

3. General Area Served: **Buttonwood Bay MHP and RV Resort**

C. Authority:

1. Water Certificate No. **431-W**

Date Received: **June 2003**

2. Wastewater Certificate No. **364-S**

Date Received: **June 2003**

3. Date Utility Started Operations: Water: **1981**

Wastewater: **1981**

D. How System Was Acquired: **Purchase**

If utility was purchased, give date **November 26, 2001**

Amount Paid \$ **296,278**

1. Name of Seller: **Buttonwood Bay Water & Sewer Company**

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.	Sun Communities Acquisitions LLC	Owner	100%
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
jwharton@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: **Jackie Maguire, jmaguire@suncommunities.com**
2. Telephone: **(248) 864-0408**

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

\$ **2,075,713** **2,268,716**

Less Accumulated Depreciation	<u>1,361,587</u>	<u>1,439,238</u>
Less Contributed Plant	<u>0</u>	<u>0</u>
Net Owner's Investment	<u>\$ 714,126</u>	<u>829,178</u>

2. Wastewater:

Cost of Plant In Service	<u>\$ 1,705,935</u>	<u>1,835,226</u>
Less Accumulated Depreciation	<u>1,414,318</u>	<u>1,481,086</u>
Less Contributed Plant	<u>0</u>	<u>0</u>
Net Owner's Investment	<u>\$ 291,617</u>	<u>354,140</u>

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

1. Water:

	2023	2024
Revenues (By Class)		
a. Residential	<u>\$ 128,878</u>	<u>154,286</u>
b.		
c.		
Total Operating Revenues:	<u>\$ 128,878</u>	<u>154,286</u>
Less Expenses:		
a. Salaries & Wages - Employees		
b. Salaries & Wages - Officers, Directors, & Majority Stockholders		
c. Employee Pensions & Benefits		
d. Purchased Water		
e. Purchased Power		<u>22,339</u>
f. Fuel for Power Production		
g. Chemicals		<u>27,488</u>
h. Materials & Supplies	<u>337</u>	
i. Contractual Services	<u>154,145</u>	<u>96,072</u>
j. Rents		
k. Transportation Expenses		
l. Insurance Expense		
m. Regulatory Commission Expense		
n. Bad Debt Expense		
o. Miscellaneous Expense		
p. Depreciation Expense	<u>71,892</u>	<u>76,526</u>
q. Property Taxes	<u>3,770</u>	<u>3,769</u>
r. Other Taxes-RAF	<u>5,535</u>	<u>5,189</u>

s. Income Taxes

Operating Income (Loss)

\$ 235,679 231,383

2. Wastewater

Revenues (By Class):

\$ 115,307 133,036

a. Residential

b.

c.

Total Operating Revenues:

\$

Less Expenses:

a. Salaries & Wages - Employees

b. Salaries & Wages - Officers, Directors, & Majority Stockholders

c. Employee Pensions & Benefits

d. Purchased Wastewater Treatment

e. Sludge Removal Expense

22,341

f. Purchased Power

22,339

g. Fuel for Power Production

h. Chemicals

i. Materials & Supplies

j. Contractual Services

98,332

130,566

k. Rents

l. Transportation Expenses

m. Insurance Expense

n. Regulatory Commission Expense

o. Bad Debt Expense

p. Miscellaneous Expense

q. Depreciation Expense

26,723

66,768

r. Property Taxes

3,770

3,769

s. Other Taxes-RAF

5,056

5,800

t. Income Taxes

Operating Income (Loss)

\$ 133,881 251,583

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

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: **941-374-5156**

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: **US Water Corp**

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: **98,000** b. Under Construction: c. Proposed:
Type and make of present
2. treatment facilities: **Extended aeration activated sludge treatment**

3. Approximate average daily flow of treatment plant effluent: **42,000 GPD**

4. Approximate length of wastewater mains:

Size (diameter):	8"	6"	4"FM		
Linear feet:	23715	7761	5500		

5. Number of manholes: **75**
Number of lift
6. stations: **4**
How do you measure treatment
7. plant effluent? **Flow Meter**

8. Is the treatment plant effluent chlorinated? ☒ Yes ☐ No **1.7 – 2.6 ppm**
- If yes, what is the normal dosage rate? w of treated water:
9. Tap in fees – Wastewater: \$ **0**
10. Service availability fees – Wastewater: \$ **0**
11. Note DEP Treatment Plant Certificate Number and date of expiration: **Permit No. FL014348**
- Number Expiration Date: **10/10/2029**
12. Total gallons treated during most recent twelve months: **14,232,000**
13. Wastewater treatment purchased during most recent twelve months: **0**

H. Water:

1. Gallons per day capacity of treatment facilities:
- a. Existing: 0.542mgd b. Under Construction : c. Proposed:
2. Type of treatment: **Chlorination**
- Approximate average daily flow of treated water
3. water **203,000**
4. Source of water supply: Wells
- Types of chemicals used and their normal dosage rates: **Chlorine 2 – 3 ppm**
6. Number of wells in service: **2**
- Total capacity in gallons per minute (gpm): ["Permitted" 500,000 gpd]

Diameter/Depth:	8" / 1364	8" / 1364	/
Motor horsepower:	30	30	
Pump capacity (gpm):	450	450	

7. Reservoirs and/or hydropneumatic tanks:

Description:	Steel hydropneumatic		
Capacity:	15,000		

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"	3"	2"
------------------	-----------	-----------	-----------	-----------

Linear feet:	2550	2550	6041	23710
--------------	------	------	------	-------

11. Note any fire flow requirements and imposing government agency: Highlands County

12. Number of fire hydrants in service: 1

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: 73,582,000 (pumped from wells)

18. Total gallons sold during most recent twelve months: 50,199,000

19. Gallons unaccounted for during most recent twelve months: 23,383,000

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 **\$10.72 BFC; \$1.09/k**

b. General Service **\$10.72 BFC; \$1.09/k**

c. Special Contract

d. Other - Specify

2. Wastewater:

a. Residential Wastewater **\$11.01 BFC; \$1.06/k, 8kg/l cap**

b. General Service **\$11.01 BFC; \$1.06/k**

c. Special Contract

d. Other - Specify

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

1. Water Metered	2023	2024
------------------	-------------	-------------

a. Residential	727 *	846 *
----------------	--------------	--------------

b. General Service		
--------------------	--	--

c. Special Contract		
---------------------	--	--

d. Other - Specify		
--------------------	--	--

2. Water Unmetered

a. Residential		
b. General Service		
c. Special Contract		
d. Other - Specify		
3. Wastewater	2023	2024
a. Residential 5/8 x 3/4	727 *	846 *
General Service 5/8		
b. x 3/4		
c. Special Contract		
d. Other - Specify		

*Based on Utility records and not consistent with information provided in the Annual Report.

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:

WTP

BUT-WTP- Install New Control Room	<u>62,319.12</u>
-----------------------------------	------------------

WWTP

BUT-WWTP install diffuser in stillwell	1,982.96
BUT-WWTP Install new triplex Skimmer	11,642.57
BUT-WWTP install New Surface Aerator Motor	9,370.56
BUT-WWTP install new blower at Waste water Plant	9,251.40
BUT-WWTP (RAS WAS) Splitter Box Install.	<u>10,069.56</u>
	<u>42,317.05</u>

3. The Utility is requesting recovery for an increase in its outside operator cost (Water and wastewater equally)
Annual cost 2024: \$88,504.56
Estimated annual cost 2026 (4.7% increase) \$89,500.44 (based on increase in monthly service fee
Total additional 2026 cost: \$ 995.88
4. The Utility is requesting recovery of costs associated with Hurricane Milton incurred in 2024, but paid and recorded in 2025 (Wastewater)
 - Invoice from US Water Services Corporation to prepare for the storm and post storm pumping: \$12,542.10
 - 5 year amortization, amount to be added to expenses for 2024: \$2,508.42
5. The Utility is also asking recovery of the following pro forma expenses for accounting consulting services to ensure financial records are stated adequately in compliance with NARUC, and to review certain financial records for compliance.
 - Milian, Swain & Associates, Inc. – estimated total cost \$5,000