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DIVISION OF ENGINEERING
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Public Service Commission

January 27, 2026

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

VIA EMAIL

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

Dear Mr. McGinn:

By this letter, Commission staff requests that Sunlake Estates Utilities, L.L.C. (Sunlake or Utility) provide responses to the following questions regarding the Utility's response to Staff's First Data Request:

Please refer to Sunlake's response to request No. 9 for the following questions.

1. In this request, staff requested that Sunlake provide copies of its monthly operating reports for water and wastewater for the January 1, 2024, to December 31, 2024, test year. However, the Utility appears to have provided partial data for the test year, along with data for the following year for both water and wastewater.
 - a. Please provide Sunlake's missing monthly operating reports for water for each month from January 2024 through June 2024, and October 2024.
 - b. Please provide Sunlake's missing discharge monitoring reports for wastewater for each month from January 2024 through June 2024.

Please refer to Sunlake's response to request No. 17 for the following questions, and specifically, the document titled "SLE Sunlake Capex Project – 2025 Full Package" that identified each of the following pro forma items: New Gateway System for Electronic Water Reads, Water Line Replacement, New Water Line – Water Break, New Sewer Line, WWTP Chlorine Feed Pumps, New Pumps for WWTP, Water Break, Lift Station Capacitor, Auto Transfer Switch at WTP Generator.

2. In this request, staff requested that Sunlake fill out the attached spreadsheet concerning any pro forma items that the Utility was requesting; however, the spreadsheet was not completed. Please complete the attached spreadsheet to provide additional information regarding each of the identified pro forma items.

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3. In this request, staff requested that Sunlake provide any bid proposals or estimates for the pro forma items, and if less than three bid proposals were requested for each pro forma item, an explanation as to why. It appears that the Utility provided either invoices or a bid proposal for each of the pro forma items.
 - a. Please provide all bid proposals that the Utility requested for each of the identified pro forma items, and explain the reason for selection or dismissal for each.
 - b. If the least cost bid proposal was not selected for any pro forma item, please explain why for each.
 - c. If less than three bid proposals were requested for any pro forma item, please explain why for each.
 - d. If any pro forma item was an emergency repair, please identify the pro forma item and explain how the Utility determined that it was an emergency repair.
 - e. Please provide receipts showing final payment for each of the pro forma projects that have been completed.

Please file all responses electronically no later than **Monday, February 16, 2026**, via the Commission's website at www.floridapsc.com, by selecting the Clerk's Office tab and Electronic Filing Web Form (reference Docket No. 20250108-WS). In addition, please email the filed response to discovery-gcl@psc.state.fl.us. Please contact me by phone at (850) 413-6592 or by email tthomps@psc.state.fl.us if you have any questions.

Sincerely,

s/ Takira Thompson

Takira Thompson
Engineering Specialist

TTT:da

Enclosure

cc: Office Commission Clerk (Docket No. 20250108-WS)
Martin Friedman – mfriedman@deanmead.com
John Wharton – jwharton@deanmead.com

Site	Item	NARUC Account Number	Issue Relevance*	Problem	Solution	Regulatory Mandate (M) or Enhancement (E)	Comments	Year?	Year?	Year?	Total

*For Issue Relevance, please use DM (Deferred Maintenance), S (Safety), C (Compliance), R (Reliability), or WQ (Water Quality). In the year columns, please include the amount spent and projected to be spent.