



Florida Public Service Commission **RATE CASE OVERVIEW**

SEPTEMBER 2025

Application for staff-assisted rate case in Polk County by **NC Real Estate Projects, LLC d/b/a Grenelefe Utility**

DOCKET NO. 20250023-WS

On January 10, 2025, NC Real Estate Projects, LLC d/b/a Grenelefe Utility (Grenelefe or Utility) filed an application with the Florida Public Service Commission (Commission or FPSC) for a staff-assisted rate case. Grenelefe is a Class B utility providing water and wastewater service to approximately 1,200 customers in Polk County.

QUESTIONS & ANSWERS

1. Why is Grenelefe requesting a rate increase?

Grenelefe is requesting a rate increase to recover the cost of operating the Utility and allow the company an opportunity to earn a fair rate of return on its investment.

2. When was Grenelefe's last approved rate case?

Grenelefe's last rate case was in 2011. However, the Utility also had a price index increase in 2023.

3. Is there an opportunity for public input on this rate case?

Yes. As part of the evaluation process of Grenelefe's request, Commission staff will conduct a virtual customer meeting to allow feedback about Grenelefe's quality of service and the rate setting process. Comments will be reviewed before the Commission reaches a decision. One or more Commissioners may attend and participate during the customer meeting.

To speak at the virtual customer meeting, a customer must sign up via the FPSC's online registration form, which will be available at www.FloridaPSC.com, under the "Hot Topics" heading on the home page. Customers without internet access can sign up to speak by calling the FPSC at (850) 413-7080 or emailing speakersignup@psc.state.fl.us. Registration will open on September 2, 2025 at 9:00 a.m., and close at noon on September 11, 2025. One day prior to the meeting, speakers will be provided further instructions from FPSC staff on how to participate.

All customers who wish to comment are urged to join the meeting promptly at the scheduled time because it may be adjourned early if no customers are

present to speak or when those present have spoken. Please note that the order in which customers will speak is based on the order in which they register. If you have questions about the sign-up process, please call (850) 413-7080.

Virtual Customer Meeting

Monday, September 15, 2025

2:00 p.m.

4. What if I cannot participate in the virtual customer meeting or prefer not to speak? Are there other ways to comment on this case?

Any interested person who wishes to comment or provide information to the Commission may:

- Email your comments to the Commission at clerk@psc.state.fl.us
- Fill out and return, by US Mail, email, or online submission, the "Comment Card" attached to this Notice. For online submissions, the "Comment Card" is located under "Hot Topics" at www.floridapsc.com and is available starting September 2, 2025 at 9am.
- Submit written comments to the Commission Clerk at the address below.

Office of the Commission Clerk
2540 Shumard Oak Boulevard
Tallahassee, FL 32399-0850

Please be sure to include the docket number,
20250023 – WS.

** Any email or other correspondence sent to a Florida Public Service Commissioner, or any other public official and/or employee of the FPSC, in the transaction of public business is considered a public record and is subject to Florida's Public Records Law. This means that Florida law generally requires the FPSC to provide a copy of any such email or correspondence, upon request, for inspection and copying to any Florida citizen or to any member of the media.*

QUESTIONS & ANSWERS

Comments are placed on the correspondence side of the docket file. In accordance with Florida Statutes, the FPSC will also consider Grenelefe's quality of service and other matters. If you have questions, contact the FPSC's Office of Consumer Assistance at (800) 342-3552.

5. Can I obtain more information online?

Detailed docket information is available on the FPSC website at www.FloridaPSC.com. Click on Clerk's Office then Dockets. Type in the docket number 20250023.

6. How much is the current and proposed monthly water bill for a residential customer of Grenelefe using 5,000 gallons?

The current and proposed monthly water bill for a residential customer of Grenelefe using 5,000 gallons is \$14.31 and \$107.41, respectively.

7. How much is the current and proposed monthly wastewater bill for a residential customer of Grenelefe using 2,000 gallons?

The current and proposed monthly wastewater bill for a residential customer of Grenelefe using 2,000 gallons is \$15.84 and \$201.60, respectively.

8. Who can answer technical or legal questions?

For technical questions, contact:

Ailynee Ramirez-Abundez
Quality of Service and Engineering
(850) 413-6974

Matthew Sibley
Rates and Charges
(850) 413-6516

Joshua Cohn
Accounting
(850) 413-6068

For legal questions, contact:

Jacob Imig
(850) 413-6738

9. Who provides legal representation for customers in utility related matters before the FPSC?

The Office of Public Counsel (OPC) was established by the Florida Legislature to advocate on behalf of you and the other utility customers before the Commission and other state and federal regulatory authorities. OPC is independent from the Commission, and accountable only to the people of the State of Florida through the Florida Legislature. You can reach OPC at (800) 342-0222 or www.floridaopc.gov.

10. When will the FPSC make a decision?

FPSC staff is scheduled to file a recommendation with the Commission on October 23, 2025. The Commissioners are expected to vote on the recommendation at the November 4, 2025 Commission Conference.

11. How can I follow the customer meeting and Commission Conference?

You can watch the customer meeting and Commission Conference live from the FPSC website at www.FloridaPSC.com. Look for the "Watch Live and Archived FPSC Events" icon on the left side of the webpage. An audio only option is available by dialing (850) 413-7999. If you are hearing or speech impaired, you may contact the FPSC by using the Florida Relay Service at (800) 955-8771 (TDD).

If cancelled, notice of customer meeting cancellation will be provided on the Commission's website, (www.FloridaPSC.com), under Hot Topics found on the home page.

Cancellation can also be confirmed by contacting the Office of General Counsel at (850) 413-6199.

FPSC COMMISSIONERS



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Gabriella Passidomo
Smith

Monthly Water Rates

	Utility's Existing Rates	Utility's Interim Rates	Utility's Proposed Rates
<u>Residential and General Service</u>			
Base Facility Charge by Meter Size			
5/8" x 3/4"	\$6.81	\$8.04	\$24.61
3/4"	\$10.22	\$12.06	\$36.92
1"	\$17.03	\$20.10	\$61.53
1-1/2"	\$34.05	\$40.20	\$123.05
2"	\$54.48	\$64.32	\$196.88
3"	\$108.96	\$128.64	\$393.76
4"	\$170.25	\$201.00	\$615.25
6"	\$340.50	\$402.00	\$1,230.50
Charge per 1,000 gallons - Residential			
0 - 5,000 gallons	\$1.50	\$1.77	N/A
5,001 - 10,000 gallons	\$1.89	\$2.23	N/A
10,001 - 15,000 gallons	\$2.82	\$3.33	N/A
Over 15,000 gallons	\$3.75	\$4.43	N/A
0 - 4,000 gallons	N/A	N/A	\$15.77
4,001 - 10,000 gallons	N/A	N/A	\$19.72
10,001 - 15,000 gallons	N/A	N/A	\$23.66
Over 15,000 gallons	N/A	N/A	\$27.61
Charge per 1,000 gallons - General Service	\$2.09	\$2.47	\$14.74
<u>Typical Residential 5/8" x 3/4" Meter Bill Comparison</u>			
5,000 Gallons	\$14.31	\$16.89	\$107.41
10,000 Gallons	\$23.76	\$28.04	\$206.01
15,000 Gallons	\$37.86	\$44.69	\$324.31

Monthly Wastewater Rates

	Utility's Existing Rates	Utility's Interim Rates	Utility's Proposed Rates
<u>Residential Service</u>			
All Meter Sizes	\$9.98	\$25.12	\$127.38
Charge per 1,000 gallons (8,000 gallon cap)	\$2.93	\$7.38	\$37.11
<u>General Service</u>			
Base Facility Charge by Meter Size			
5/8" x 3/4"	\$9.98	\$25.12	\$127.38
3/4"	\$14.97	\$37.68	\$191.07
1"	\$24.95	\$62.80	\$318.45
1-1/2"	\$49.90	\$125.60	\$636.90
2"	\$79.84	\$200.96	\$1,019.04
3"	\$159.68	\$401.92	\$2,038.08
4"	\$249.50	\$628.00	\$3,184.50
6"	\$499.00	\$1,256.00	\$6,369.00
Charge per 1,000 gallons - General Service	\$3.52	\$8.86	\$44.53
<u>Typical Residential 5/8" x 3/4" Meter Bill Comparison</u>			
2,000 Gallons	\$15.84	\$39.88	\$201.60
6,000 Gallons	\$27.56	\$69.40	\$350.04
8,000 Gallons	\$33.42	\$84.16	\$424.26

Application for staff-assisted rate case in Polk County by

NC Real Estate Projects, LLC d/b/a Grenelefe Utility

DOCKET NO. 20250023-WS

Name _____

Address _____

To submit your comments about this docket to the Florida Public Service Commission, please complete this comment form and return it by mail, or scan and email to the Commission Clerk at clerk@psc.state.fl.us. Correspondence will be placed in the docket file.

CUSTOMER COMMENTS

FOLD & TAPE-- See back for address

Any email or other correspondence sent to a Florida Public Service Commissioner, or any other public official and/or employee of the PSC, in the transaction of public business is considered a public record and is subject to Florida's Public Records Law. This means that Florida law generally requires the PSC to provide a copy of any such email or correspondence, upon request, for inspection and copying to any Florida citizen or to any member of the media.

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Florida Public Service Commission
Office of Commission Clerk
2540 Shumard Oak Boulevard
Tallahassee, FL 32399-0850

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