

FLORIDA PUBLIC SERVICE COMMISSION

COMMISSION CONFERENCE AGENDA

CONFERENCE DATE AND TIME: Tuesday, April 7, 2026, 9:30 a.m.

LOCATION: Betty Easley Conference Center, Joseph P. Cresse Hearing Room 148

DATE ISSUED: March 26, 2026

NOTICE

Persons affected by Commission action on certain items on this agenda may be allowed to address the Commission, either informally or by oral argument, when those items are taken up for discussion at this conference. These items are designated by double asterisks (**) next to the item number.

To participate informally, affected persons need only appear at the conference and request the opportunity to address the Commission on an item listed on the agenda. Informal participation is not permitted: (1) on dispositive motions and motions for reconsideration; (2) when a recommended order is taken up by the Commission; (3) in a rulemaking proceeding after the record has been closed; or (4) when the Commission considers a post-hearing recommendation on the merits of a case after the close of the record. The Commission allows informal participation at its discretion in certain types of cases (such as declaratory statements and interim rate orders) in which an order is issued based on a given set of facts without hearing. See Florida Administrative Code Rules 25-22.0021 (agenda conference participation) and 25-22.0022 (oral argument).

Conference agendas, staff recommendations, vote sheets, and transcripts are available online at <https://www.floridapsc.com>, by selecting *Conferences & Meeting Agendas* and *Commission Conferences of the FPSC*. An official vote of "move staff" denotes that the Item's recommendations were approved.

In accordance with the Americans with Disabilities Act, persons needing a special accommodation to participate at this proceeding should contact the Office of Commission Clerk no later than five days prior to the conference at 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850 or 850-413-6770 (Florida Relay Service, 1-800-955-8770 Voice or 1-800-955-8771 TDD). Assistive Listening Devices are available upon request from the Office of Commission Clerk, Gerald L. Gunter Building, Room 152.

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EMERGENCY CANCELLATION OF CONFERENCE: If a named storm or other disaster requires cancellation of the Conference, Commission staff will attempt to give timely notice. Notice of cancellation will be provided on the Commission's website (<https://www.floridapsc.com>) under the Hot Topics link on the home page. Cancellation can also be confirmed by calling the Office of Commission Clerk at 850-413-6770.

If you have any questions, contact the Office of Commission Clerk at 850-413-6770 or Clerk@psc.state.fl.us.

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April 7, 2026

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ITEM NO.

CASE

1**PAA

Docket No. 20250088-WU – Application for staff-assisted rate case in Lake County by Sun Communities Finance, LLC d/b/a Water Oak Utility.

Critical Date(s): 11/8/26 (15-Month Effective Date (SARC))

Commissioners Assigned: All Commissioners

Prehearing Officer: La Rosa

Staff: AFD: Cohn, Higgins, G. Kelley

ECO: Bruce, Hudson, Sibley

ENG: Ramirez-Abundez, Ramos

GCL: Marquez, Imig

(Proposed Agency Action - Except for Issue Nos. 11, 12, and 13.)

Issue 1: Is the quality of service provided by Water Oak Utility satisfactory?

Recommendation: Yes. Water Oak’s product is in compliance with the Department of Environmental Protection (DEP) and staff believes the Utility adequately demonstrated its ability to address customer concerns; therefore, staff recommends that the quality of service be considered satisfactory.

Issue 2: Is the infrastructure and operating conditions of Water Oak Utility in compliance with DEP regulations?

Recommendation: Yes. The Water Oak water system is currently in compliance with the DEP.

Issue 3: What are the used and useful (U&U) percentages of Water Oak Utility’s water treatment plant and water distribution system?

Recommendation: Water Oak’s water treatment plant and its distribution system should both be considered 100 percent U&U. Additionally, a 29.7 percent adjustment for Excessive Unaccounted for Water (EUW) should be made to operating expenses for chemicals and purchased power.

Issue 4: What is the appropriate average test year rate base for Water Oak Utility?

Recommendation: The appropriate average test year rate base for Water Oak is \$1,635,857.

Issue 5: What is the appropriate return on equity and overall rate of return for Water Oak Utility?

Recommendation: The appropriate return on equity (ROE) is 8.51 percent with a range of 7.51 percent to 9.51 percent. The appropriate overall rate of return is 8.51 percent.

Issue 6: What are the appropriate amount of test year operating revenues for Water Oak Utility?

Recommendation: The appropriate test year operating revenues for Water Oak’s water system are \$168,055.

ITEM NO.

CASE

1**PAA

Docket No. 20250088-WU – Application for staff-assisted rate case in Lake County by Sun Communities Finance, LLC d/b/a Water Oak Utility.

(Continued from previous page)

Issue 7: What is the appropriate amount of operating expense for Water Oak Utility?

Recommendation: The appropriate amount of operating expense for Water Oak is \$323,271.

Issue 8: Does Water Oak Utility meet the criteria for application of the operating ratio methodology?

Recommendation: No. Water Oak does not meet the criteria for application of the operating ratio methodology for calculating the revenue requirement.

Issue 9: What is the appropriate revenue requirement for Water Oak Utility?

Recommendation: The appropriate revenue requirement is \$462,434, resulting in an annual increase of \$294,379 (175.17 percent).

Issue 10: What are the appropriate rate structure and rates for Water Oak Utility?

Recommendation: The recommended rate structure and monthly water rates are shown on Schedule No. 4 of staff's memorandum dated March 26, 2026. The Utility should file revised tariff sheets and a proposed customer notice to reflect the Commission-approved rates. The approved rates should be effective for service rendered on or after the stamped approval date on the tariff sheets, pursuant to Rule 25-30.475(1), F.A.C. In addition, the approved rates should not be implemented until staff has approved the proposed customer notice and the notice has been received by the customers. The Utility should provide proof of the date notice was given by affidavit within 10 days of the date of the notice.

Issue 11: What is the appropriate amount by which rates should be reduced four years after the published effective date to reflect the removal of the amortized rate case expense?

Recommendation: The rates should be reduced as shown on Schedule No. 4 of staff's memorandum dated March 26, 2026, to remove rate case expense grossed-up for RAFs and amortized over a four-year period. Pursuant to Section 367.081(8), F.S., the decrease in rates should become effective immediately following the expiration of the rate case expense recovery period. Water Oak should be required to file revised tariffs and a proposed customer notice setting forth the lower rates and rationale no later than one month prior to the effective date of the new rates. If the Utility files revised tariffs reflecting this reduction in conjunction with a price index or pass-through rate adjustment, separate data should be filed for the price index and or pass-through increase and the reduction in the rates due to the amortized rate case expense.

ITEM NO.

CASE

1**PAA

Docket No. 20250088-WU – Application for staff-assisted rate case in Lake County by Sun Communities Finance, LLC d/b/a Water Oak Utility.

(Continued from previous page)

Issue 12: Should the recommended rates be approved for Water Oak Utility on a temporary basis, subject to refund with interest, in the event of a protest filed by a party other than the Utility?

Recommendation: Yes. Pursuant to Section 367.0814(7), F.S., the recommended rates should be approved for the Utility on a temporary basis, subject to refund with interest, in the event of a protest filed by a party other than the Utility. Water Oak should file revised tariff sheets and a proposed customer notice reflecting the Commission-approved rates. The approved rates should be effective for services rendered on or after the stamped approval date on the tariff sheets, pursuant to Rule 25-30.475(1), F.A.C. In addition, the temporary rates should not be implemented until staff has approved the proposed notice, and the notice has been received by the customers. Further, prior to implementing any temporary rates, the Utility should provide appropriate financial security.

If the recommended rates are approved on a temporary basis, the rates collected by the Utility should be subject to the refund provisions discussed in the staff analysis of staff's memorandum dated March 26, 2026. In addition, after the increased rates are in effect, pursuant to Rule 25-30.360(6), F.A.C., the Utility should file reports with the Commission's Office of Commission Clerk no later than the 20th of each month indicating both the current monthly and total amount of money subject to refund at the end of the preceding month. The report filed should also indicate the status of the security being used to guarantee repayment of any potential refund.

Issue 13: Should Water Oak Utility be required to notify the Commission within 90 days of an effective order finalizing this docket, that it has adjusted its books for all the applicable NARUC USOA?

Recommendation: Yes. Water Oak should be required to notify the Commission, in writing, that it has adjusted its books in accordance with the Commission's decision. The Utility should submit a letter within 90 days of the Commission's final order in this docket, confirming that the adjustments to all applicable National Association of Regulatory Commissioners (NARUC) Uniform System of Accounts (USOA) primary accounts have been made to the Utility's books and records. In the event the Utility needs additional time to complete the adjustments, a notice providing good cause should be filed not less than seven days prior to the deadline requesting an extension. Upon providing a notice of good cause, staff should be given administrative authority to grant an extension of up to 60 days.

ITEM NO.

CASE

1**PAA

Docket No. 20250088-WU – Application for staff-assisted rate case in Lake County by Sun Communities Finance, LLC d/b/a Water Oak Utility.

(Continued from previous page)

Issue 14: Should this docket be closed?

Recommendation: No. If no person whose substantial interests are affected by the proposed agency action files a protest within 21 days of the issuance of the proposed agency action order, a consummating order should be issued. The docket should remain open for staff's verification that the revised tariff sheets and customer notice have been filed by the Utility and approved by staff, and that the Utility submitted its letter confirming all adjustments to applicable NARUC USOA primary accounts were made. Once these actions are complete, this docket should be closed administratively.

ITEM NO.

CASE

2**

Docket No. 20250140-WU – Application for amendment of Certificate No. 684-W to add territory in Citrus County, by Citrus Waterworks, Inc.

Critical Date(s): None

Commissioners Assigned: All Commissioners

Prehearing Officer: Administrative

Staff: ENG: Lewis, King, Ramos, Thompson

ECO: Bruce, Chambliss, Hudson

GCL: Farooqi, J. Crawford

Issue 1: Should the Commission initiate a show cause proceeding against Citrus for an apparent violation of Section 367.045, F.S.?

Recommendation: No. A show cause proceeding should not be initiated.

Issue 2: Should the Commission approve Citrus Waterworks, Inc.'s application to amend Certificate No. 684-W to extend its service territory in Citrus County?

Recommendation: Yes. The Commission should amend Certificate No. 684-W to include the territory described in Attachment A of staff's memorandum dated March 26, 2026, effective the date of the Commission's vote. The resultant order should serve as Citrus' amended certificate and should be retained by the Utility. Citrus should continue to charge customers in the amended service territory the rates and charges contained in the Utility's current tariff until a change is authorized by the Commission in a subsequent proceeding.

Issue 3: Should this docket be closed?

Recommendation: If the Commission approves staff's recommendation, no further action will be necessary, and this docket should be closed upon issuance of the order.

ITEM NO.

CASE

3**PAA

Docket No. 20250075-WU – Application for staff-assisted rate case in Citrus County, by Citrus Waterworks, Inc.

Critical Date(s): 09/21/26 (15-Month Effective Date (SARC))

Commissioners Assigned: All Commissioners

Prehearing Officer: Payne

Staff: AFD: Lenberg, Cohn, Higgins, G. Kelley

ECO: Bruce, Chambliss, Hudson

ENG: Lewis, Smith II

GCL: Farooqi, Augspurger

(Proposed Agency Action - Except for Issue Nos. 12, 13, and 14.)

Issue 1: Is the quality of service provided by Citrus Waterworks, Inc. satisfactory?

Recommendation: Yes. Citrus Waterworks, Inc. has been responsive to customer complaints and is in compliance with the Department of Environmental Protection (DEP) standards; therefore, the quality of service should be considered satisfactory.

Issue 2: Are the infrastructure and operating conditions of Citrus Waterworks, Inc. in compliance with DEP regulations?

Recommendation: Yes. Citrus Waterworks, Inc.'s water system is currently in compliance with the DEP.

Issue 3: What are the used and useful percentages (U&U) of Citrus Waterworks, Inc. water treatment plants (WTP) and water distribution system?

Recommendation: Citrus Waterworks Inc.'s WTPs and water distribution systems should be considered 100 percent U&U. There is 23.1 percent Excessive Unaccounted for Water (EUW). Therefore, an adjustment to reduce the operating expenses of purchased power and chemicals should be made.

Issue 4: What is the appropriate average test year rate base for Citrus Waterworks, Inc.?

Recommendation: The appropriate average test year rate base for Citrus Waterworks, Inc. is \$90,147.

Issue 5: What is the appropriate return on equity and overall rate of return for Citrus Waterworks, Inc.?

Recommendation: The appropriate return on equity (ROE) is 8.51 percent with a range of 7.51 percent to 9.51 percent. The appropriate overall rate of return is 8.41 percent.

Issue 6: What are the appropriate test year operating revenues for the water system of Citrus Waterworks, Inc.?

Recommendation: The appropriate test year operating revenues are \$56,613.

Issue 7: What is the appropriate amount of operating expenses for Citrus Waterworks, Inc.?

Recommendation: The appropriate amount of operating expense for Citrus Waterworks is \$51,562.

ITEM NO.

CASE

3**PAA

Docket No. 20250075-WU – Application for staff-assisted rate case in Citrus County, by Citrus Waterworks, Inc.

(Continued from previous page)

Issue 8: Does Citrus Waterworks, Inc. meet the criteria for application of the operating ratio methodology?

Recommendation: No. Citrus does not meet the requirement for application of the operating ratio methodology for calculating the revenue requirement.

Issue 9: What is the appropriate revenue requirement for Citrus Waterworks, Inc.?

Recommendation: The appropriate revenue requirement is \$59,140, resulting in an annual increase of \$2,527 (4.46 percent).

Issue 10: What are the appropriate rate structure and rates for Citrus Waterworks, Inc.?

Recommendation: The recommended rate structure and monthly water rates are shown on Schedule No. 4 of staff's memorandum dated March 26, 2026. The Utility should file revised tariff sheets and a proposed customer notice to reflect the Commission-approved rates. The approved rates should be effective for service rendered on or after the stamped approval date on the tariff sheets pursuant to Rule 25-30.475(1), F.A.C. In addition, the approved rates should not be implemented until staff has approved the proposed customer notice and the notice has been received by the customers. The Utility should provide proof of the date notice was given by affidavit within 10 days of the date of the notice.

Issue 11: What are the appropriate initial customer deposits for Citrus Waterworks, Inc.?

Recommendation: The appropriate initial customer deposit should be \$54 for the residential 5/8 inch x 3/4 inch meter size. The initial customer deposit for all other residential meter sizes and all general service meter sizes should be two times the average estimated bill for water. The approved initial customer deposits should be effective for connections made on or after the stamped approval date on the tariff sheets pursuant to Rule 25-30.475, F.A.C. The Utility should be required to collect the approved deposits until authorized to change them by the Commission in a subsequent proceeding.

Issue 12: What is the appropriate amount by which rates should be reduced four years after the published effective date to reflect the removal of the amortized rate case expense?

Recommendation: The rates should be reduced as shown on Schedule No. 4 of staff's memorandum dated March 26, 2026, to remove rate case expense grossed-up for RAFs and amortized over a four-year period. Pursuant to Section 367.081(8), F.S., the decrease in rates should become effective immediately following the expiration of the rate case expense recovery period. Citrus should be required to file revised tariffs and a proposed customer notice setting forth the lower rates and rationale no later than one month prior to the effective date of the new rates. If the Utility files revised tariffs reflecting this reduction in conjunction with a price index or pass-through rate adjustment, separate data should be filed for the price index and/or pass-through increase and the reduction in the rates due to the amortized rate case expense.

ITEM NO.

CASE

3**PAA

Docket No. 20250075-WU – Application for staff-assisted rate case in Citrus County, by Citrus Waterworks, Inc.

(Continued from previous page)

Issue 13: Should the recommended rates be approved for Citrus Waterworks, Inc. on temporary basis, subject to refund with interest, in the event of a protest filed by a party other than the Utility?

Recommendation: Yes. Pursuant to Section 367.0814(7), F.S., the recommended rates should be approved for the Utility on a temporary basis, subject to refund with interest, in the event of a protest filed by a party other than the Utility. Citrus should file revised tariff sheets and a proposed customer notice reflecting the Commission-approved rates. The approved rates should be effective for services rendered on or after the stamped approval date on the tariff sheet, pursuant to Rule 25-30.475(1), F.A.C. In addition, the temporary rates should not be implemented until staff has approved the proposed notice, and the notice has been received by the customers. Further, prior to implementing any temporary rates, the Utility should provide appropriate financial security.

If the recommended rates are approved on a temporary basis, the rates collected by the Utility should be subject to the refund provisions discussed in the staff analysis of staff's memorandum dated March 26, 2026. In addition, after the increased rates are in effect, pursuant to Rule 25-30.360(6), F.A.C., the Utility should file reports with the Commission's Office of Commission Clerk no later than the 20th of each month indicating both the current monthly and total amount subject to refund at the end of the preceding month. The report filed should also indicate the status of the security being used to guarantee repayment of any potential refund.

Issue 14: Should Citrus Waterworks, Inc. be required to notify the Commission within 90 days of an effective order finalizing this docket, that it has adjusted its books for all the applicable NARUC USOA?

Recommendation: Yes. Citrus should be required to notify the Commission, in writing, that it has adjusted its books in accordance with the Commission's decision. The Utility should submit a letter within 90 days of the Commission's final order in this docket, confirming that the adjustments to all applicable National Association of Regulatory Utility Commissioners (NARUC) Uniform System of Accounts (USOA) primary accounts have been made to the Utility's books and records. In the event the Utility needs additional time to complete the adjustments, a notice providing good cause should be filed not less than seven days prior to the deadline requesting an extension. Upon providing a notice of good cause, staff should be given administrative authority to grant an extension of up to 60 days.

ITEM NO.

CASE

3**PAA

Docket No. 20250075-WU – Application for staff-assisted rate case in Citrus County, by Citrus Waterworks, Inc.

(Continued from previous page)

Issue 15: Should this docket be closed?

Recommendation: No. If no person whose substantial interests are affected by the proposed agency action files a protest within 21 days of the issuance of the proposed agency action order, a consummating order should be issued. The docket should remain open for staff's verification that the revised tariff sheets and customer notice have been filed by the Utility and approved by staff, and that the Utility submitted its letter confirming all adjustments to applicable NARUC USOA primary accounts were made. Once these actions are complete, this docket should be closed administratively.

ITEM NO.

CASE

4**PAA

Docket No. 20240126-WU – Application for grandfather certificate to operate water utility in Citrus County, by Cinnamon Ridge Utilities, Inc.

Critical Date(s): None

Commissioners Assigned: All Commissioners

Prehearing Officer: Clark

Staff: ENG: Sanchez, Ellis, Ramos

AFD: Bardin

ECO: Chambliss

GCL: Stiller

(Proposed Agency Action for Issues 3 through 8.)

Issue 1: Should Cinnamon Ridge Utilities, Inc.’s application for a grandfather water certificate in Citrus County be acknowledged?

Recommendation: Yes. Cinnamon Ridge’s application should be acknowledged and the Utility should be granted Certificate 695-W, effective May 28, 2024, to serve the territory described in Attachment A of staff’s memorandum dated March 26, 2026. The resultant order should serve as Cinnamon Ridge’s certificate and should be retained by the Utility.

Issue 2: What rates and charges should be approved for Cinnamon Ridge Utilities, Inc.?

Recommendation: Of the Utility’s rates and charges that were in effect when Citrus County Water and Wastewater Authority (CCWWA) transferred jurisdiction to the Commission, only the rates, late payment charge, and system capacity charges shown on Schedule No. 1 of staff’s memorandum dated March 26, 2026, are appropriate and should be approved. The rates and charges shown in Schedule No. 1 should be effective for service rendered or connections made on or after the stamped approval date on the tariff sheets. Cinnamon Ridge should be required to charge the approved rates and charges shown in Schedule No. 1 until authorized to change them by the Commission in a subsequent proceeding.

Issue 3: Should Cinnamon Ridge’s current initial customer deposits be approved?

Recommendation: No. The appropriate initial customer deposit for the residential 5/8 inch x 3/4 inch meter size should be \$90. The initial customer deposits for all other residential meter sizes and all general service meter sizes should be two times the average estimated bill. The approved customer deposits should be effective for service rendered on or after the stamped approval date on the tariff pursuant to Rule 25-30.475, F.A.C. Cinnamon Ridge should be required to collect the approved deposits until authorized to change them by the Commission in a subsequent proceeding.

ITEM NO.

CASE

4**PAA

Docket No. 20240126-WU – Application for grandfather certificate to operate water utility in Citrus County, by Cinnamon Ridge Utilities, Inc.

(Continued from previous page)

Issue 4: What are the appropriate revisions to miscellaneous service charges for Cinnamon Ridge Utilities?

Recommendation: The appropriate revisions to miscellaneous service charges shown on Table 4-2 of staff’s memorandum dated March 26, 2026, should be approved. The Utility should be required to file a proposed customer notice to reflect the Commission-approved charges. The approved charges should be effective for service rendered or connections made on or after the stamped approval date on the tariff sheet pursuant to Rule 25-30.475, F.A.C. In addition, the tariff sheets should be approved upon staff’s verification that the tariffs are consistent with the Commission’s decision and that the proposed customer notice is adequate.

Issue 5: Should Cinnamon Ridge's current terms of payment be revised to conform to Rule 25-30.335(6), F.A.C.?

Recommendation: Yes. The Utility's current terms of payment should be revised to conform to Rule 25-30.335(6), F.A.C. Cinnamon Ridge should file revised tariff sheets to reflect the appropriate terms of payment pursuant to Rule 25-30.335(6), F.A.C. The approved tariffs should be effective for service rendered or connections made on or after the stamped approval date on the tariff sheets pursuant to Rule 25-30.475, F.A.C. In addition, the tariff sheets should be approved upon staff's verification that the tariffs are consistent with the Commission's decision and that the proposed customer notice is adequate.

Issue 6: What are the appropriate meter test deposits for Cinnamon Ridge?

Recommendation: Staff recommends that the appropriate meter test deposits be revised to conform to Rule 25-30.266(2)(a), F.A.C. The Utility should file a revised tariff sheet to reflect the appropriate meter test deposits pursuant to Rule 25-30.335(6), F.A.C. The approved tariff should be effective for service rendered or connections made on or after the stamped approval date on the tariff sheets pursuant to Rule 25-30.475, F.A.C. In addition, the tariff sheet should be approved upon staff’s verification that the tariffs are consistent with the Commission’s decision and that the proposed customer notice is adequate.

ITEM NO.

CASE

4**PAA

Docket No. 20240126-WU – Application for grandfather certificate to operate water utility in Citrus County, by Cinnamon Ridge Utilities, Inc.

(Continued from previous page)

Issue 7: Should Cinnamon Ridge be authorized to increase its meter installation charge and, if so, what is the appropriate charge?

Recommendation: Yes. A \$395 meter installation charge for the 5/8 inch x 3/4 inch meter size and actual costs for other meter sizes should be approved. Cinnamon Ridge should file a tariff sheet and a proposed customer notice. The Utility should provide notice to potential customers who have requested service within 12 calendar months prior to the month the application was filed, and up until the Order becomes final. The approved charge should be effective for service rendered or connections made on or after the stamped approval date on the tariff sheet. Cinnamon Ridge should provide proof of the date notice was given within 10 days of the date of notice.

Issue 8: Should Cinnamon Ridge be approved for a tap-in charge and, if so, what is the appropriate charge?

Recommendation: Yes. Staff recommends a tap-in charge of \$1,075 be approved. Cinnamon Ridge should file a tariff sheet and a proposed customer notice. The Utility should provide notice to potential customers who have requested service within 12 calendar months prior to the month the application was filed, and up until the Order becomes final. The approved charge should be effective for service rendered or connections made on or after the stamped approval date on the tariff sheet. Cinnamon Ridge should provide proof of the date notice was given within 10 days of the date of notice.

Issue 9: Should this docket be closed?

Recommendation: If no person with substantial interests are affected by the proposed agency action portion of this recommendation files a protest within 21 days of the issuance of this order, a consummating order should be issued. The docket should remain open for staff's verification that notice has been provided to customers, and the revised tariff sheets have been filed by the Utility and approved by staff. Once this action is complete, this docket should be closed administratively if no timely protest has been filed.

ITEM NO.

CASE

5**PAA

Docket No. 20250110-WS – Application for transfer of water and wastewater facilities and Certificate Nos. 600-W and 516-S from Orchid Springs Development Corporation to CSWR-Florida Utility Operating Company, LLC, in Polk County.

Critical Date(s): None

Commissioners Assigned: All Commissioners

Prehearing Officer: Payne

Staff: ENG: Olivieri, King, Ramos
AFD: McClelland, Vogel, York
ECO: Bruce, Chambliss
GCL: Thompson

(Proposed Agency Action for Issues 2 and 3.)

Issue 1: Should the transfer of Certificate Nos. 600-W and 516-S in Polk County from Orchid Springs Development Corporation to CSWR-Florida Utility Operating Company, LLC be approved?

Recommendation: Yes. The transfer of the water and wastewater systems and Certificate Nos. 600-W and 516-S is in the public interest and should be approved effective the date that the sale becomes final. The resultant Order should serve as the Buyer's certificate and should be retained by the Buyer. The Buyer should submit the executed and recorded deed for continued access to the land upon which its facilities are located, copies of its permit transfer application, and a copy of its signed and executed contract for sale to the Commission within 60 days of the Order approving the transfer, which is final agency action. If the sale is not finalized within 60 days of the transfer Order, the Buyer should file a status update in the docket file. The Utility's existing rates, initial customer deposits, violation reconnection charge, late payment charge, and NSF charge are shown on Schedule No. 2 of staff's memorandum dated March 26, 2026, and should remain in effect until a change is authorized by the Commission in a subsequent proceeding. The tariff pages reflecting the transfer should be effective on or after the stamped approval date on the tariff sheets, pursuant to Rule 25-30.475(1), Florida Administrative Code (F.A.C.). The Utility is current with respect to regulatory assessment fees (RAFs) and annual reports through December 31, 2024. Based on the application, the Seller will be responsible for RAFs and annual reports until closing. The Buyer should be responsible for filing annual reports and paying RAFs for all future years.

ITEM NO.

CASE

5**PAA

Docket No. 20250110-WS – Application for transfer of water and wastewater facilities and Certificate Nos. 600-W and 516-S from Orchid Springs Development Corporation to CSWR-Florida Utility Operating Company, LLC, in Polk County.

(Continued from previous page)

Issue 2: What is the appropriate Net Book Value for the Orchid Springs Development Corporation’s water and wastewater system for transfer purposes?

Recommendation: The NBV of the water and wastewater system for transfer purposes is \$26,968 for water and \$28,815 for wastewater as of September 2, 2025. Within 90 days of the date of the Final Order, CSWR – Orchid Springs should be required to notify the Commission in writing that it has adjusted its books in accordance with the Commission’s decision. The adjustments should be reflected in the Utility’s 2026 Annual Report when filed. The Buyer is not requesting a positive acquisition adjustment as part of this transfer docket, but may petition for a for a positive acquisition adjustment within the three years established in Rule 25-30.0371, F.A.C.

Issue 3: Should CSWR-Florida Utility Operating Company, LLC’s miscellaneous service charges be revised to conform to Rule 25-30.460, F.A.C.?

Recommendation: Yes. Staff recommends the miscellaneous service charges be revised to conform to Rule 25-30.460, F.A.C. The tariff should be revised to reflect the removal of initial connection and normal reconnection charges. CSWR – Orchid Springs should be required to file a proposed customer notice to reflect the Commission-approved charges. The approved charges should be effective on or after the stamped approval date on the tariff sheet pursuant to Rule 25-30.475(1), F.A.C. In addition, the approved charge should not be implemented until staff has approved the proposed customer notice and the notice has been received by customers. The Utility should provide proof of the date notice was given, no less than 10 days after the date of the notice. CSWR – Orchid Springs should be required to charge the approved miscellaneous services charges until authorized to change them by the Commission in a subsequent proceeding.

ITEM NO.

CASE

5**PAA

Docket No. 20250110-WS – Application for transfer of water and wastewater facilities and Certificate Nos. 600-W and 516-S from Orchid Springs Development Corporation to CSWR-Florida Utility Operating Company, LLC, in Polk County.

(Continued from previous page)

Issue 4: Should this docket be closed?

Recommendation: Yes. If no protest to the proposed agency action is filed by a substantially affected person within 21 days of the date of the issuance of the Order, a Consummating Order should be issued and the docket should be closed administratively upon Commission staff's verification that the revised tariff sheets have been filed, that proof has been provided that appropriate noticing has been done pursuant to Rule 25-30.475, F.A.C., the Buyer has notified the Commission in writing that it has adjusted its books in accordance with the Commission's decision, the Buyer has submitted the executed and recorded warranty deed, that the Buyer has submitted a copy of its application for permit transfer to the DEP, and that the Buyer has submitted a signed and executed copy of its contract for sale within 60 days of the Commission's Order approving the transfer.

ITEM NO.

CASE

6**PAA

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

Critical Date(s): 10/19/26 (15-Month Effective Date (SARC))

Commissioners Assigned: All Commissioners

Prehearing Officer: La Rosa

Staff: ENG: Olivieri, King, Ramos

AFD: Higgins, G. Kelley, Lenberg

ECO: Bethea, Bruce

GCL: Marquez, Farooqi

(Proposed Agency Action - Except for Issues Nos. 12, 13, and 14.)

Issue 1: Is the quality of service provided by Gulfstream Utility LLC satisfactory?

Recommendation: Yes. Gulfstream is currently in compliance with the Department of Environmental Protection (DEP) and there were no complaints recorded during the test year or four years prior. Therefore, the quality of service should be considered satisfactory.

Issue 2: Are the infrastructure and operating conditions of Gulfstream Utility LLC's wastewater system in compliance with DEP regulations?

Recommendation: Yes. Gulfstream's wastewater treatment facilities are in compliance with DEP regulations.

Issue 3: What are the used and useful (U&U) percentages of Gulfstream Utility LLC's wastewater treatment plant (WWTP) and the wastewater collection system?

Recommendation: Gulfstream's WWTP and wastewater collection system should both be considered 100 percent U&U. There is no excessive infiltration and inflow (I&I) and no adjustment to operating expenses is necessary.

Issue 4: What is the appropriate average test year rate base for Gulfstream Utility LLC?

Recommendation: The appropriate average test year rate base for Gulfstream Utility LLC is \$473,502.

Issue 5: What is the appropriate return on equity and overall rate of return for Gulfstream Utility LLC?

Recommendation: The appropriate return on equity (ROE) is 8.51 percent, with a range of 7.51 percent to 9.51 percent. The appropriate overall rate of return is 8.51 percent.

Issue 6: What are the appropriate amount of test year operating revenues for Gulfstream Utility LLC's wastewater system?

Recommendation: The appropriate test year operating revenues for Gulfstream's wastewater system are \$157,926.

ITEM NO.

CASE

6**PAA

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

(Continued from previous page)

Issue 7: What is the appropriate amount of operating expense for Gulfstream Utility LLC?

Recommendation: The appropriate amount of operating expense for Gulfstream is \$232,036.

Issue 8: Does Gulfstream Utility LLC meet the criteria for application of the operating ratio methodology?

Recommendation: No. Gulfstream does not meet the criteria for application of the operating ratio methodology for calculating the revenue requirement.

Issue 9: What is the appropriate revenue requirement for Gulfstream Utility LLC?

Recommendation: The appropriate revenue requirement is \$272,317, resulting in an annual increase of \$114,391 (72.43 percent).

Issue 10: What are the appropriate rate structure and rates for Gulfstream Utility LLC?

Recommendation: The recommended rate structure and monthly wastewater rates are shown on Schedule No. 4 of staff’s memorandum dated March 26, 2026. The Utility’s proposal to include a repression adjustment should be denied. The Utility should file revised tariff sheets and a proposed customer notice to reflect the Commission-approved rates. The approved rates should be effective for service rendered on or after the stamped approval date on the tariff sheets, pursuant to Rule 25-30.475(1), F.A.C. In addition, the approved rates should not be implemented until staff has approved the proposed customer notice and the notice has been received by the customers. The Utility should provide proof of the date notice was given by affidavit within 10 days of the date of the notice.

Issue 11: What are the appropriate initial customer deposits for Gulfstream Utility LLC?

Recommendation: The appropriate initial customer deposit is \$49 for all residential meter sizes. The initial customer deposit for all other residential meter sizes and all general service meter sizes should be two times the average estimated bill for wastewater. The approved initial customer deposits should be effective for service rendered or connections made on or after the stamped approval date on the tariff sheets pursuant to Rule 25-30.475, F.A.C. The Utility should be required to collect the approved initial customer deposits until authorized to change them by the Commission in a subsequent proceeding.

ITEM NO.

CASE

6**PAA

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

(Continued from previous page)

Issue 12: What is the appropriate amount by which rates should be reduced four years after the published effective date, to reflect the removal of the amortized rate case expense?

Recommendation: The rates should be reduced as shown on Schedule No. 4 of staff’s memorandum dated March 26, 2026, to remove rate case expense grossed-up for RAFs and amortized over a four-year period. Pursuant to Section 367.081(8), F.S., the decrease in rates should become effective immediately following the expiration of the rate case expense recovery period. Gulfstream should be required to file revised tariffs and a proposed customer notice setting forth the lower rates and rationale no later than one month prior to the effective date of the new rates. If the Utility files revised tariffs reflecting this reduction in conjunction with a price index or pass-through rate adjustment, separate data should be filed for the price index and/or pass-through increase and the reduction in the rates due to the amortized rate case expense.

Issue 13: Should the recommended rates be approved for Gulfstream Utility LLC on a temporary basis, subject to refund with interest, in the event of a protest filed by a party other than the Utility?

Recommendation: Yes. Pursuant to Section 367.0814(7), F.S., the recommended rates should be approved for the Utility on a temporary basis, subject to refund with interest, in the event of a protest filed by a party other than the Utility. Gulfstream should file revised tariff sheets and a proposed customer notice reflecting the Commission-approved rates. The approved rates should be effective for services rendered on or after the stamped approval date on the tariff sheets, pursuant to Rule 25-30.475(1), F.A.C. In addition, the temporary rates should not be implemented until staff has approved the proposed notice, and the notice has been received by the customers. Further, prior to implementing any temporary rates, the Utility should provide appropriate financial security.

If the recommended rates are approved on a temporary basis, the rates collected by the Utility should be subject to the refund provisions discussed in the staff analysis of staff’s memorandum dated March 26, 2026. In addition, after the increased rates are in effect, pursuant to Rule 25-30.360(6), F.A.C., the Utility should file reports with the Commission’s Office of Commission Clerk no later than the 20th of each month indicating both the current monthly and total amount of money subject to refund at the end of the preceding month. The report filed should also indicate the status of the security being used to guarantee repayment of any potential refund.

ITEM NO.

CASE

6**PAA

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

(Continued from previous page)

Issue 14: Should Gulfstream Utility LLC be required to notify the Commission within 90 days of an effective order finalizing this docket, that it has adjusted its books for all the applicable NARUC USOA?

Recommendation: Yes. Gulfstream should be required to notify the Commission, in writing, that it has adjusted its books in accordance with the Commission’s decision. The Utility should submit a letter within 90 days of the Commission’s final order in this docket, confirming that the adjustments to all applicable National Association of Regulatory Utility Commissioners (NARUC) Uniform System of Accounts (USOA) primary accounts have been made to the Utility’s books and records. In the event the Utility needs additional time to complete the adjustments, a notice providing good cause should be filed not less than seven days prior to the deadline requesting an extension. Upon providing a notice of good cause, staff should be given administrative authority to grant an extension of up to 60 days.

Issue 15: Should this docket be closed?

Recommendation: No. If no person whose substantial interests are affected by the proposed agency action files a protest within 21 days of the issuance of the proposed agency action order, a consummating order should be issued. The docket should remain open for staff’s verification that the revised tariff sheets and customer notice have been filed by the Utility and approved by staff, and that the Utility submitted its letter confirming all adjustments to applicable NARUC USOA primary accounts were made. Once these actions are complete, this docket should be closed administratively.

ITEM NO.

CASE

7**PAA

Docket No. 20250094-WS – Application for staff-assisted rate case in Polk County by GCP Plantation Landings, LLC.

Critical Date(s): 12/04/26 (15-Month Effective Date (SARC))

Commissioners Assigned: All Commissioners

Prehearing Officer: Ortega

Staff: ENG: Lewis, King, Ramos

AFD: Cohn, Higgins, G. Kelley, Lenberg

ECO: Bruce, Chambliss

GCL: Sapoznikoff, Sparks

(Proposed Agency Action - Except for Issue Nos. 11, 12, and 13.)

Issue 1: Is the quality of service provided by GCP Plantation Landings, LLC satisfactory?

Recommendation: Yes. GCP is currently in compliance with the Department of Environmental Protection (DEP) and there were no complaints recorded during the analyzed time period. Therefore, the quality of service should be considered satisfactory.

Issue 2: Are the infrastructure and operating conditions of GCP Plantation Landings, LLC's water and wastewater system in compliance with DEP regulations?

Recommendation: Yes. GCP's water and wastewater treatment facilities are in compliance with DEP regulations.

Issue 3: What are the used and useful (U&U) percentages of GCP Plantation Landings, LLC's WTP, WWTP, water distribution, and wastewater collection systems?

Recommendation: GCP's WTP, WWTP, water distribution, and wastewater collection systems should all be considered 100 percent U&U. Additionally, staff recommends that a 17.3 percent adjustment to purchased power and chemicals should be made for excessive unaccounted for water (EUW). However, as the Utility declined recovery of purchased power expense, no adjustment was made to purchased power. No adjustment is recommended for excessive infiltration and inflow (I&I).

Issue 4: What are the appropriate average test year water rate base and wastewater rate base amounts for GCP Plantation Landings, LLC?

Recommendation: The appropriate average test year rate bases for GCP Plantation Landings, LLC are \$320,909 for water and \$218,460 for wastewater.

Issue 5: What is the appropriate return on equity and overall rate of return for GCP Plantation Landings, LLC?

Recommendation: The appropriate return on equity (ROE) is 8.51 percent with a range of 7.51 percent to 9.51 percent. The appropriate overall rate of return is 8.51 percent.

ITEM NO.

CASE

7**PAA

Docket No. 20250094-WS – Application for staff-assisted rate case in Polk County by GCP Plantation Landings, LLC.

(Continued from previous page)

Issue 6: What are the appropriate test year revenues for GCP Plantation Landings, LLC’s water and wastewater systems?

Recommendation: The appropriate test year operating revenues for GCP Plantation Landing are \$68,949 for the water system and \$103,275 for the wastewater system.

Issue 7: What are the appropriate amount of operating expenses for GCP Plantation Landings, LLC?

Recommendation: The appropriate amount of operating expenses are \$80,780 for water and \$126,333 for wastewater.

Issue 8: Does GCP Plantation Landings, LLC meet the criteria for application of the operating ratio methodology?

Recommendation: No, GCP does not meet the requirement for application of the operating ratio methodology for calculating the revenue requirement.

Issue 9: What is the appropriate revenue requirement for GCP Plantation Landings, LLC?

Recommendation: The appropriate revenue requirement is \$108,080 for water and \$144,917 for wastewater, resulting in an annual increase of \$39,131 (56.75 percent) for water and \$41,642 (40.32 percent) for wastewater.

Issue 10: What are the appropriate water and wastewater rate structures and rates for GCP Plantation Landings, LLC?

Recommendation: The recommended rate structures and monthly water and wastewater rates are shown on Schedule Nos. 4-A and 4-B of staff’s memorandum dated March 26, 2026. The Utility’s proposal to include a repression adjustment for wastewater should be denied. The Utility should file revised tariff sheets and a proposed customer notice to reflect the Commission-approved rates. The approved rates should be effective for service rendered on or after the stamped approval date on the tariff sheets pursuant to Rule 25-30.475(1), F.A.C. In addition, the approved rates should not be implemented until staff has approved the proposed customer notice and the notice has been received by the customers. The Utility should provide proof of the date notice was given by affidavit within 10 days of the date of the notice.

ITEM NO.

CASE

7**PAA

Docket No. 20250094-WS – Application for staff-assisted rate case in Polk County by GCP Plantation Landings, LLC.

(Continued from previous page)

Issue 11: What is the appropriate amount by which rates should be reduce four years after the published effective date to reflect the removal of the amortized rate case expense?

Recommendation: The rates should be reduced as shown on Schedule Nos. 4-A and 4-B of staff’s memorandum dated March 26, 2026, to remove rate case expense grossed-up for RAFs and amortized over a four-year period. Pursuant to Section 367.081(8), F.S., the decrease in rates should become effective immediately following the expiration of the rate case expense recovery period. GCP should be required to file revised tariffs and a proposed customer notice setting forth the lower rates and rationale no later than one month prior to the effective date of the new rates. If the Utility files revised tariffs reflecting this reduction in conjunction with a price index or pass-through rate adjustment, separate data should be filed for the price index and or pass-through increase and the reduction in the rates due to the amortized rate case expense.

Issue 12: Should the recommended rates be approved for GCP Plantation Landings, LLC on a temporary basis, subject to refund with interest, in the event of a protest filed by a party other than the Utility?

Recommendation: Yes. Pursuant to Section 367.0814(7), F.S., the recommended rates should be approved for the Utility on a temporary basis, subject to refund with interest, in the event of a protest filed by a party other than the Utility. GCP should file revised tariff sheets and a proposed customer notice reflecting the Commission-approved rates. The approved rates should be effective for services rendered on or after the stamped approval date on the tariff sheet, pursuant to Rule 25-30.475(1), F.A.C. In addition, the temporary rates should not be implemented until staff has approved the proposed notice, and the notice has been received by the customers. Further, prior to implementing any temporary rates, the Utility should provide appropriate financial security.

If the recommended rates are approved on a temporary basis, the rates collected by the Utility should be subject to the refund provisions discussed in the staff analysis of staff’s memorandum dated March 26, 2026. In addition, after the increased rates are in effect, pursuant to Rule 25-30.360(6), F.A.C., the Utility should file reports with the Commission’s Office of Commission Clerk no later than the 20th of each month, indicating both the current monthly and total amount subject to refund at the end of the preceding month. The report filed should also indicate the status of the security being used to guarantee repayment of any potential refund.

ITEM NO.

CASE

7**PAA

Docket No. 20250094-WS – Application for staff-assisted rate case in Polk County by GCP Plantation Landings, LLC.

(Continued from previous page)

Issue 13: Should GCP Plantation Landings, LLC be required to notify the Commission within 90 days of an effective order finalizing this docket, that it has adjusted its books for all the applicable NARUC USOA?

Recommendation: Yes. GCP should be required to notify the Commission, in writing, that it has adjusted its books in accordance with the Commission’s decision. The Utility should submit a letter within 90 days of the Commission’s final order in this docket, confirming that the adjustments to all applicable NARUC USOA primary accounts have been made to the Utility’s books and records. In the event the Utility needs additional time to complete the adjustments, a notice providing good cause should be filed not less than seven days prior to the deadline requesting an extension. Upon providing a notice of good cause, staff should be given administrative authority to grant an extension of up to 60 days.

Issue 14: Should this docket be closed?

Recommendation: No. If no person whose substantial interests are affected by the proposed agency action files a protest within 21 days of the issuance of the order, a consummating order should be issued. The docket should remain open for staff’s verification that the revised tariff sheets and customer notice have been filed by the Utility and approved by staff.

ITEM NO.

CASE

8

Docket No. 20250011-EI – Petition for rate increase by Florida Power & Light Company.

Critical Date(s): None

Commissioners Assigned: Smith, Clark, La Rosa

Prehearing Officer: La Rosa

Staff: GCL: Stiller, Sparks

AFD: Cicchetti

ECO: Draper

ENG: Ballinger, Ellis

IDM: Hinson

(Motion for Reconsideration - Oral Argument Requested - Participation is at the Discretion of the Commission)

Issue 1: Should the Joint Request for Oral Argument be granted?

Recommendation: No. Staff believes that the information in the Joint Motion for Reconsideration is sufficient for the Commission to make an informed decision, and that the movants have not shown with particularity a reason why oral argument would assist the Commission in understanding and evaluating the issues to be decided. If the Commission chooses to grant the Joint Request for Oral Argument, staff believe that ten minutes per side for oral argument would be sufficient.

Issue 2: Should the Joint Motion for Reconsideration of Final Order be granted?

Recommendation: Staff recommends that the Joint Motion for Reconsideration of Final Order be granted in part and denied in part as set forth in staff's memorandum dated March 26, 2026.

Issue 3: Should this docket be closed?

Recommendation: No. This docket should remain open while the appeals filed by OPC, FAIR, and FEL are pending with the Florida Supreme Court.