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February 20, 2003

Ms. Blanca Bayo
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, Florida 32399-0850

Re: Filing Developer Agreement for Southlake Utilities, Inc.

Dear Ms. Bayo:

Pursuant to Rule 25-30.550, Florida Administrative Code, Southlake Utilities, Inc. ("Southlake"), hereby files with the Florida Public Service Commission ("Commission") the following developer agreements:

Summer Bay Partnership – Phase III
Summer Bay Partnership – Villa # 105

Villa # 105 is provided service through existing mains and no main extensions are involved, therefore the shorter Agreement was utilized.

Summer Bay Partnership has reserved 113.57 ERC's or 0.039750 MGD for water capacity and 124.55 ERC's or 0.037365 MGD for wastewater capacity.

Southlake Water Treatment Plant has a capacity of 1.072 MGD and the current 3 month average daily flow is 0.835 MGD. Southlake Wastewater Treatment Plant has a capacity of 0.600 MGD and the current 3 month average daily flow is 0.432.

Southlake has filed a replacement tariff with the Commission. Unlike its previous tariff, the new tariff does not include a standard developer agreement in the service availability policy section of the tariff. The enclosed developer agreement is not based upon the old developer agreement, but upon the replacement tariff and the Commission's orders changing Southlake's service availability charges, including changes to plant capacity charges and Allowance for Funds Prudently Invested Charges.

Please call me at (352) 636-8072 if you have any questions.

Sincerely,

Randall W. Corbin
New Business Manager
for Southlake Utilities, Inc.

Copy: Developer File

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