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REPLY TO ALTAMONTE SPRINGS

MARTIN S. FRIEDMAN, P.A.
VALERIE L. LORD

March 30, 2005

HAND DELIVERY

RECEIVED
MAY 11 2005
COMMISSION
CLERK
MAR 30 PM 12:46

Ms. Blanca Bayo
Commission Clerk and Administrative Services Director
Florida Public Service Commission
2540 Shumard Oak Boulevard
Tallahassee, FL 32399

RE: Docket No. 050211-WS; North Sumter Utility Company, LLC's Application for
Amendment of Water and Wastewater Certificates in Sumter County, Florida
Our File No.: 34078.07

Dear Ms. Bayo:

Enclosed for filing are the original and fifteen (15) copies of the Application of North Sumter Utility Company, LLC, for Amendment of its Water and Wastewater Certificates in Sumter County, Florida. Also enclosed is our check in the amount of \$2,000.00 representing the appropriate filing fee.

Should you have any questions regarding this filing, please do not hesitate to give me a call.

Orig Tariff forwarded
to ECR.

RECEIVED & FILED
MSF
FPSC-BUREAU OF RECORDS

Very truly yours,

MARTIN S. FRIEDMAN
For the Firm

MSF/mp
Enclosures

cc: Mr. John Wise (w/enclosure)

DOCUMENT NUMBER

M:\1 ALTAMONTE\NORTH SUMTER UTILITY [34078]\(07) 2005 TERRITORY EXTENSION\PSC Clerk 01.ltr.wpd

03078 MAR 30 05

FPSC-COMMISSION CLERK

MEMORANDUM

TO: LYNDA BREEN
FROM: TRINA COLLINS *Jdc*
DATE: March 29, 2005
RE: North Sumter Utility Company, LLC's Application for Amendment of Water and Wastewater Certificates in Sumter County, Florida
Our File No.: 34078.07

RECEIVED - PSC
MAR 30 PM 12:56
COMMISSION
CLERK

050211-WS

Please enclose the check you are holding in the amount of \$2,000.00 in the above-referenced matter before sealing this package that is to be hand delivered to Blanca Bayo at the PSC on the morning of Wednesday, March 30, 2005.

Thank you and please call me if you have any questions.

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

IN RE: Application of
NORTH SUMTER UTILITY
COMPANY, LLC for amendment
of water and wastewater certificates
in Sumter County, Florida

Docket No. _____

**APPLICATION FOR AMENDMENT OF
CERTIFICATES OF AUTHORIZATION**

NORTH SUMTER UTILITY COMPANY, LLC (“Applicant”), by and through its undersigned attorneys, and pursuant to Section 367.045(2), Florida Statutes, and Rule 25-30.036, Florida Administrative Code, files this Application for Amendment of Water Certificate No. 618-W and Wastewater Certificate No. 532-S to extend its service area to include certain land in Sumter County, Florida, as described in this Application (“New Service Area”), and in support thereof states:

1. The exact name of the Applicant and the address of its principal business offices are:

NORTH SUMTER UTILITY COMPANY, LLC
1020 Lake Sumter Landing
The Villages, Florida 32162
PHONE: (352)753-2270

2. The name and address of the person authorized to receive notices and communications in respect to this application is:

Martin S. Friedman, Esquire
Rose, Sundstrom & Bentley, LLP
600 S. North Lake Boulevard, Suite 160
Altamonte Springs, FL 32701
(407)830-6331
(407)830-8522 fax
mfriedman@rsbattorneys.com

DOCUMENT NUMBER: DA1
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FPSC-COMMISSION CLERK

3. The purpose of this Application is to extend the Applicant's certificated water and wastewater service areas to include the New Service Area described below.

4. As required by Rule 25-30.036, the Applicant provides the following information:

(a) The Applicant's complete name and address are as set out above.

(b) The Applicant is an established utility and has both the financial and technical ability to render reasonably sufficient, adequate and efficient service. The Applicant's most recent financial statements are attached hereto as Exhibit "A". A letter from The Villages of Lake-Sumter, Inc., an affiliate of the Applicant, agreeing to provide financial support along with that entity's balance sheet are attached hereto as Exhibit "B". With respect to the Applicant's technical ability, the plants and systems are operated by Operations Management International, Inc. The Utility's engineers are Farner, Barley and Associates, Inc. There are no outstanding Consent Orders or Notices of Violation from DEP. Its regulatory accountants are Cronin, Jackson, Nixon & Wilson, CPAs, and its attorneys are the law firm of Rose, Sundstrom & Bentley, LLP.

(c) To the best of the Applicant's knowledge, the provision by the Applicant of water and wastewater service to the New Service Area is consistent with the water and wastewater sections of the Sumter County Comprehensive Plan at the time this Application is filed, as approved by the Department of Community Affairs. Attached as Exhibit "C" is a letter from Jackson E. Sullivan, AICP, stating that the provision of water and wastewater service to the New Service Area is consistent with the goals, objectives and policies of the Sumter County Comprehensive Plan.

(d) Documentary evidence of the Applicant's ownership of the properties on which its plants are constructed is attached as Exhibit "D".

(e) A description of the New Service Area that the Applicant proposes to serve, using township, range and section references, is attached as Exhibit "E".

(f) One copy of each of the detailed water and wastewater system maps showing the lines, treatment facilities and the territory proposed to be served is attached hereto as Exhibit "F".

(g) The Applicant will not need to expand its wastewater treatment plant to serve the New Service Area. The method of effluent disposal will remain the same as for the current plant. Effluent will be disposed of via a public access reuse system that will irrigate golf courses within The Villages of Sumter. Rapid infiltration basins (RIBS) will be utilized as a back-up disposal method for effluent. The RIBs will be used only on limited occasions when the effluent does not meet public access reuse standards. Anticipated water and wastewater flows are shown on the tables provided with Exhibit "G".

(h) Not applicable. Please refer to (g) above.

(i) A map of the Applicant's certificated water and wastewater service area, and the New Service Area, showing township, range and section, is attached as Exhibit "H".

(j) The capacity of the existing lines and treatment facilities and the design capacity of the reuse system are as set out in the letter from Robert E. Farner, P.E. attached as Exhibit "I".

(k) The numbers and dates of permits issued by the Department of Environmental Protection are as shown on Exhibit "J".

(l) Attached as Exhibit "K" is a letter from John F. Wise providing a description of the proposed method of financing the construction. There will not be any impact on the Applicant's capital structure.

(m) In the New service Area, the Applicant will serve both residential and commercial customers. Residential customers will consist of conventionally built single-family detached and attached homes. The homes will be part of the Villages development, which is a retirement community being developed in Sumter, Lake and Marion Counties. Commercial facilities within the New Service area will be developed around Village Commercial Centers. The primary types of commercial customers anticipated to be served include offices, retail stores and restaurants. Additional supporting uses may include institutional/educational uses, medical facilities and recreational facilities. This Application is not intended to, nor will it, affect the type or quality of service already provided by the Applicant. The amendment of the Applicant's water and wastewater certificates for the purposes described in this Application will not interrupt, curtail or otherwise affect the provision of water and wastewater service to the Applicant's existing customers. The ERC total is based on 90 gallons per day for potable water and 90 gallons per day for wastewater. Using these values, the New Service Area will include 900 water ERCs and 900 wastewater ERCs.

(n) The amendment of the Applicant's certificated water and wastewater service areas for the purposes described in this Application will not have any impact on the Applicant's rates or service availability charges.

(o) Attached as Exhibit "L" to this Application are the original and two

copies of the revised water and wastewater tariff sheets reflecting the addition of the New Service Area. Copies of the revised tariff sheets are attached to each copy of the Application.

(p) Copies of the original water and wastewater certificates are attached as Exhibit "M". The original certificates have not been sent to the Utility after the Amendment in Docket No. 040704-WS.

(q) Rates for the Applicant were established by the Commission in Docket No. 010859-WS pursuant to Order No. PSC-02-0554-PAA-WS. They have not been changed since the original certificates were issued in this docket.

(r) In response to Section 367.045(2)(c), Florida Statutes, attached hereto as Exhibit "N" is an Affidavit that the Applicant has on file with the Commission a tariff and current annual report.

8. The approval of this Application is in the public interest because there is a need to provide water and wastewater service to the New Service Area to meet anticipated demand. It is in the public interest for the Applicant's water and wastewater certificates to be amended for this purpose.

9. Attached to this Application as Late Filed Exhibit "O" is an Affidavit that notice of the Application was given in accordance with Section 367.045(1)(a), Florida Statutes, and Rule 25-30.030, Florida Administrative Code, by regular mail to the following:

- (1) the governing body of the municipality, county or counties in which the system or territory proposed to be served is located;

- (2) the privately owned water utility that holds a certificate granted by the Public Service Commission and that is located within the county in which the utility or the territory proposed to be served is located;
- (3) if any portion of the proposed territory is within one mile of a county boundary, the utility shall notice the privately owned utilities located in the bordering counties and holding a certificate granted by the Commission;
- (4) the regional planning council;
- (5) the Office of Public Counsel;
- (6) the Public Service Commission's Director of Records and Reporting;
- (7) the appropriate regional office of the Department of Environmental Protection; and
- (8) the appropriate water management district;

Copies of the Notice and a list of entities noticed shall accompany the affidavit.

10. Attached as Late filed Exhibit "P" is an Affidavit that notice of the Application was given in accordance with Rule 25-30.030, Florida Administrative Code, by regular mail or personal delivery to each property owner in the New Service Areas.

11. Attached as Late Filed Exhibit "Q" is an Affidavit that notice of the Application was published once a week in a newspaper of general circulation in the territory in accordance with Rule 25-30.030, Florida Administrative Code.

12. The New Service Area will serve an estimated 900 water ERCs and 900 wastewater ERCs. Therefore the appropriate filing fee is \$2,000 (\$1,000 for water and

\$1,000 for wastewater).

Respectfully submitted on this 29 day of
March, 2005, by:

ROSE, SUNDSTROM & BENTLEY, LLP
600 S. North Lake Boulevard, Suite 160
Altamonte Springs, Florida 32701
Telephone: (407) 830-6331
Facsimile: (407) 830-8522

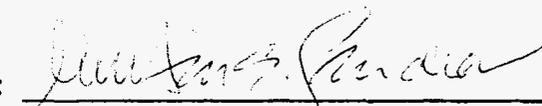
By: 
MARTIN S. FRIEDMAN
VALERIE L. LORD
For the Firm

EXHIBIT "A"

FINANCIAL STATEMENTS

North Sumter Utility Company, L.L.C.

Financial Statements

December 31, 2004 and 2003

With Independent Auditors'

Report Thereon

Cronin, Jackson, Nixon & Wilson
CERTIFIED PUBLIC ACCOUNTANTS, P.A.

JAMES L. CARLSTEDT, C.P.A.
JOHN H. CRONIN, JR., C.P.A.
ROBERT H. JACKSON, C.P.A.
ROBERT C. NIXON, C.P.A.
JEANETTE SUNG, C.P.A.
HOLLY M. TOWNER, C.P.A.
REBECCA G. VOITLEIN, C.P.A.
JAMES L. WILSON, C.P.A.

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CLEARWATER, FLORIDA 33765-4419
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FACSIMILE
(727) 797-3602
e-Mail
cpas@cjnw.net

January 20, 2005

Independent Auditors' Report

To the Members
North Sumter Utility Company, L.L.C.
The Villages, Florida

We have audited the accompanying balance sheets of North Sumter Utility Company, L.L.C. as of December 31, 2004 and 2003, and the related statements of operations and cash flows for the years then ended. These financial statements are the responsibility of the Company's management. Our responsibility is to express an opinion on these statements based on our audits.

We conducted our audits in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audits provide a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of North Sumter Utility Company, L.L.C. as of December 31, 2004 and 2003 and the results of its operations and its cash flows for the years then ended in conformity with accounting principles generally accepted in the United States of America.


CRONIN, JACKSON, NIXON & WILSON

North Sumter Utility Company, L.L.C.
Balance Sheet
December 31,

<u>Assets</u>	<u>2004</u>	<u>2003</u>
Utility plant:		
Utility plant in service, net of accumulated depreciation (Note 3)	\$ 31,394,676	\$ 21,727,675
Construction work in progress (Note 3)	<u>9,197,688</u>	<u>3,505,996</u>
	<u>40,592,364</u>	<u>25,233,671</u>
Current assets:		
Cash	413,986	27,200
Accounts receivable customers	108,347	9,316
Accounts receivable others		141,259
Accounts receivable related companies	29,600	529,087
Accrued interest receivable	14,702	1,195
Meter inventory	49,095	14,367
Prepaid insurance	<u>30,640</u>	<u>30,095</u>
	<u>646,370</u>	<u>752,519</u>
Other assets:		
Restricted funds held by trustee for capital projects and repayment of debt (Note 4)	2,345,446	2,544,123
Debt issuance costs, net of accumulated amortization of \$54,119 and \$25,994	<u>532,183</u>	<u>560,308</u>
	<u>2,877,629</u>	<u>3,104,431</u>
	<u>\$ 44,116,363</u>	<u>\$ 29,090,621</u>
<u>Members' deficit, liabilities, and other credits</u>		
Members' deficit	<u>\$ (3,636,718)</u>	<u>\$ (1,036,105)</u>
Liabilities:		
Long-term debt (Note 5)	<u>22,710,000</u>	<u>22,985,000</u>
Current liabilities:		
Accounts payable	171,409	440,699
Due to The Villages of Lake-Sumter, Inc.	13,890,545	5,176,612
Accrued interest payable	393,076	395,871
Long term debt due in one year (Note 5)	<u>275,000</u>	<u>165,000</u>
	<u>14,730,030</u>	<u>6,178,182</u>
Total liabilities	<u>37,440,030</u>	<u>29,163,182</u>
Other credits:		
Contributions in aid of construction, net of accumulated amortization of \$85,424 and \$6,662	<u>10,313,051</u>	<u>963,544</u>
	<u>\$ 44,116,363</u>	<u>\$ 29,090,621</u>

The accompanying notes are an integral
part of these financial statements

North Sumter Utility Company, L.L.C.
Statement of Operations and Members' Deficit
For the Year Ended December 31,

	<u>2004</u>	<u>2003</u>
Operating revenue:		
Water	\$ 282,233	\$ 8,116
Wastewater	<u>416,660</u>	<u>7,934</u>
	<u>698,893</u>	<u>16,050</u>
Operating expenses:		
Operation and maintenance	803,059	202,918
Depreciation and amortization	872,877	389,569
Taxes	<u>193,843</u>	<u>14,575</u>
	<u>1,869,779</u>	<u>607,062</u>
Net operating loss	<u>1,170,886</u>	<u>591,012</u>
Other (income) expense:		
Interest income	(29,561)	(35,652)
Interest expense	1,580,655	1,319,293
Amortization of debt issuance cost	28,125	23,642
Allowance for funds used during construction	<u>(134,027)</u>	<u>(929,640)</u>
	<u>1,445,192</u>	<u>377,643</u>
Net loss	2,616,078	968,655
Beginning members' deficit	1,036,105	67,450
Unrealized gain on investments	<u>(15,465)</u>	<u> </u>
Ending members' deficit	<u>\$ 3,636,718</u>	<u>\$ 1,036,105</u>

The accompanying notes are an integral
part of these financial statements

North Sumter Utility Company, L.L.C.
Statement of Cash Flows
For the Year Ended December 31,

	<u>2004</u>	<u>2003</u>
Cash flows from operating activities:		
Cash received from customers	\$ 599,862	\$ 6,734
Cash paid for interest	(1,583,450)	(1,132,371)
Cash paid to suppliers	(837,333)	(218,989)
Cash received for interest on investments	16,054	39,650
Cash paid for taxes	(193,843)	(14,575)
	<u>(1,998,710)</u>	<u>(1,319,551)</u>
Net cash used in operating activities		
Cash flows from investing activities:		
Cash paid for utility plant in service and construction work in progress	<u>(15,805,848)</u>	<u>(18,019,809)</u>
	<u>(15,805,848)</u>	<u>(18,019,809)</u>
Net cash used in investing activities		
Cash flows from financing activities:		
Cash received for issuance of bonds		9,250,000
Bond principal repayment	(165,000)	
Cash paid for costs of issuing bonds		(274,315)
Cash received from members		510
Cash withdrawn from restricted funds	214,142	4,750,048
Cash received from underwriter for interest reimbursement		51,415
Cash advanced from related company	8,713,933	4,590,666
Cash received from contributions in aid of construction	<u>9,428,269</u>	<u>970,206</u>
	<u>18,191,344</u>	<u>19,338,530</u>
Net cash provided by financing activities:		
Net (decrease) increase in cash	386,786	(830)
Cash at beginning of year	<u>27,200</u>	<u>28,030</u>
Cash at end of year	<u>\$ 413,986</u>	<u>\$ 27,200</u>
Reconciliation of net loss to net cash provided by operating activities:		
Net loss	\$ (2,616,078)	\$ (968,655)
Adjustments to reconcile net loss to net cash used in operating activities:		
Depreciation and amortization	872,877	389,569
Amortization of debt issuance costs	28,125	23,642
AFUDC income	(134,027)	(929,640)
	(99,031)	(9,316)
Increase in accounts receivable customers	(2,795)	186,922
(Decrease) increase in accrued interest payable	(34,728)	(14,367)
Increase in meter inventory	(545)	(30,095)
Increase in prepaid insurance	999	28,391
Increase in accounts payable operations	(13,507)	3,998
Decrease (increase) in accrued interest receivable		
Net cash used in operating activities	<u>\$ (1,998,710)</u>	<u>\$ (1,319,551)</u>

The accompanying notes are an integral
part of these financial statements

North Sumter Utility Company, L.L.C.
Notes to the Financial Statements
December 31, 2004

Note 1 - Organization:

North Sumter Utility Company, L.L.C. (The Company) was organized in 2001 and began operations in 2002. The Company provides water and wastewater utility services within its service territory to the residents of The Villages of Lake-Sumter, Inc. (The Villages). The Company and The Villages are under common control and are related parties. At December 31, 2004, The Company has 3,063 water and 3,033 wastewater customers.

The Company is regulated by the Florida Public Service Commission, (PSC) which establishes the rates and other charges. The Company is permitted to bill its customers.

Note 2 - Summary of significant accounting policies:

A summary of the major accounting and reporting policies followed by The Company in the preparation of the accompanying financial statements is set forth below:

A. Regulatory authority

The accounting records of The Company are maintained in accordance with the Uniform System of Accounts prescribed by the National Association of Regulatory Utility Commissioners, as adopted by the Florida Public Service Commission, and conform in all material respects to generally accepted accounting principles.

B. Utility plant

Utility plant constructed by The Company is recorded at the original cost of construction. Such cost includes labor, materials, and indirect charges, such as engineering. In addition, The Company capitalizes interest costs on borrowings used for the construction of utility plant at the rate approved by the PSC, which was 7.99 percent in 2003 and 2004.

Water distribution lines and wastewater collection lines are purchased from The Villages. These lines are recorded at the cost to that Company.

For financial reporting purposes, depreciation of utility plant is computed on a straight-line method using estimated average service lives ranging from 5 to 45 years.

The cost of repairs and maintenance is charged to expense while the cost of renewals and betterments is capitalized. When assets are retired or otherwise disposed of, the original cost of such assets and the related cost of removal, less salvage, are charged to accumulated depreciation.

Note 2 - Summary of significant accounting policies (continued):

C Income taxes

The Company is treated as a partnership for federal income tax purposes and does not incur income taxes. Instead, its earnings and losses are included in the personal returns of the members and taxed depending on their personal tax situations. The financial statements do not reflect a provision for income taxes.

D Short-term, long-term, and restricted investments

Investments consist primarily of money market accounts and United States government obligations. Investments in debt and equity securities are classified and accounted for as securities available for sale and as such they are reported at fair market value with unrealized gains and losses, if any, reported separately in the members' equity section of the balance sheet.

E. Contributions in aid of construction

Contributions in aid of construction (CIAC) consist of service availability charges required to connect to the water or wastewater system. CIAC is amortized using the straight-line method over the useful lives of the related assets and recorded as a reduction of utility plant depreciation expense.

F. Revenue

The Company bills for services on a monthly cycle basis and accrues for services rendered but unbilled based on estimated usage from the latest billing to the end of the month.

G. Deferred charges

Debt issuance costs are amortized over the life of the related debt using the interest method.

H Cash equivalents

The Company considers all highly liquid investments with a maturity of three months or less when acquired to be cash equivalents.

I. Use of estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amount of revenue and expenses during the reporting period. Actual results could differ from these estimates.

Note 3 - Utility plant in service:

Utility plant in service consisted of the following at December 31:

	<u>2004</u>	<u>2003</u>
Water plant and distribution lines	\$ 7,993,635	\$ 4,612,163
Wastewater treatment plant and collection lines	24,599,959	17,362,791
Land	<u>149,996</u>	<u>149,996</u>
	32,743,590	22,124,950
Accumulated depreciation	<u>(1,348,914)</u>	<u>(397,275)</u>
	<u>\$ 31,394,676</u>	<u>\$ 21,727,675</u>

At December 31, 2004 Construction Work In Process (CWIP) totaled \$9,197,688 and consisted of collection and distribution lines. At December 31, 2003 CWIP totaled \$3,505,996 inclusive of lines and the water and wastewater plants.

Capitalized interest totaled \$134,027 in 2004 and \$929,640 in 2003.

Note 4 - Restricted funds:

The Company's restricted funds at December 31, are invested in U.S. Government Money Market Funds and held by the Bond Trustee. These investments are restricted for the following purposes:

	<u>2004</u>	<u>2003</u>
Interest reserve	\$ 409,058	\$ 650,108
Principal reserve	1,867,582	1,852,765
Redemption reserve	<u>68,806</u>	<u>41,250</u>
	<u>\$ 2,345,446</u>	<u>\$ 2,544,123</u>

Note 5 - Long-term debt:

Long-term debt consisted of the following at December 31,

	<u>2004</u>	<u>2003</u>
2002 Series Industrial Development Revenue Bonds at an annual interest rate of 6.8%, payable through October 2032.	\$ 13,735,000	\$ 13,900,000
2003 Series Industrial Development Revenue Bonds at an annual interest rate of 6.9%, payable through October 2034.	<u>9,250,000</u>	<u>9,250,000</u>
	22,985,000	23,150,000
Amount due in one year	<u>275,000</u>	<u>165,000</u>
Amount due after one year	<u>\$ 22,710,000</u>	<u>\$ 22,985,000</u>

All Company assets, revenue, and receipts are pledged as collateral under the mortgage indenture of the Industrial Development Revenue Bonds. The Villages of Lake Sumter, Inc., a developer and affiliated company, has entered into a Payment Agreement with the Trustee under the indenture and an Operating Expense Agreement with The Company, which are collectively referred to as the Guaranty. Under the Payment Agreement, the Developer has guaranteed the payment of deficits of principal, premium, and interest on the Bonds and any amounts necessary to satisfy the Reserve Fund Requirement. Pursuant to the Operating Expense Payment Agreement, the Developer has guaranteed the payment of operational deficits of the Utility.

The principal maturities of long-term debt outstanding at December 31, 2004, are as follows:

2005	\$ 275,000
2006	290,000
2007	315,000
2008	335,000
2009	360,000
Thereafter	<u>21,410,000</u>
	<u>\$22,985,000</u>

The Series 2002 and 2003 Bonds maturing on or after October 1, 2009 are subject to optional redemption upon the exercise by The Company of its election to prepay all or a part of the loan installments, pursuant to the Loan Agreement in whole on any date and in part on any interest payment date, at the redemption price of 100 percent plus accrued interest from the most recent interest payment date to the redemption date.

Note 6 - Related party transactions:

The Company has entered into an operating agreement with The Villages. Members of The Company are stockholders and/or employees of The Villages. The Villages provide management and accounting services to The Company in the form of customer billing and general financial record-keeping. Total expense under this agreement was \$88,520 in 2004 and \$1,285 in 2003 and was based on customer count. As explained in Note 5, The Villages has also entered into an Operating Expense Agreement with The Company guaranteeing the payment of its operations deficits.

The Villages is developing a retirement community known as The Villages. The Company's utility service area includes a portion of this development. As The Villages completes its water distribution and wastewater collection systems, they are sold to The Company. During 2004, \$8,705,333 of lines were purchased by The Company from The Villages. During 2003, \$7,997,481 of lines were purchased by The Company from The Villages.

One of the members of The Company is also a member of a law firm advising The Company. During 2004 and 2003 legal fees of \$3,498 and \$26,111 were paid to this firm, respectively.

During 2004 and 2003 The Villages was a customer of The Company and purchased water and wastewater services totaling \$164,646 and \$6,253, respectively.

During 2004 and 2003 The Villages paid contributions in aid of construction fees to The Company totaling \$2,574,946 and \$435,662, respectively.

EXHIBIT "B"

LETTER FROM THE VILLAGES REGARDING FINANCIAL SUPPORT



Accounting

1020 Lake Sumter Landing • The Villages, Florida 3216
352-753-6270 • FAX: 352-753-6253

March 18, 2005

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

Reference: North Sumter Utility Company, L.L.C.

Dear Sir,

North Sumter Utility Company, L.L.C. ("NSU") has filed and received its original water and wastewater utility certificates. NSU is currently filing for an extension of its service territory. NSU is an affiliate of The Villages of Lake-Sumter, Inc. ("The Villages") through common ownership. The Villages is a real estate developer that will develop the property upon which NSU is proposing to extend providing water and sewer utilities.

The purpose of this letter is to inform you that The Villages will make the financial and operating commitment necessary for NSU to be successful in providing water and wastewater facilities to the residents of The Villages development within the existing NSU service territory and the expansion service territory. I have enclosed a copy of the December 31, 2004 financial statement for The Villages. The Villages has the ability to provide the financial support and operating support necessary for NSU to be successful.

Please contact me should you have any questions.

Very truly yours,

A handwritten signature in black ink, appearing to read 'John F. Wise', is written over a light gray rectangular background.

John F. Wise
Vice President Finance

JFW/lct
L0145

THE VILLAGES OF LAKE-SUMTER, INC.
CONSOLIDATED BALANCE SHEETS
DECEMBER 31, 2004 AND 2003
(See accompanying review report of KPMG LLP)

<u>ASSETS</u>	<u>2004</u>	<u>2003</u>
Current Assets:		
Cash and cash equivalents	\$ 66,381,664	29,566,479
Restricted cash	4,261,792	5,350,358
Accounts and notes receivable, less allowance for doubtful accounts of \$714,250 in 2004 and \$786,000 in 2003	12,162,322	7,454,842
Inventories	327,590,845	272,716,697
Prepaid expenses	786,347	422,947
Total current assets	<u>411,182,970</u>	<u>315,511,323</u>
Property, plant and equipment, net of accumulated depreciation	475,553,535	332,268,675
Restricted funds held by Trustee for capital projects and repayment of debt	5,573,236	20,169,662
Land held for future development and sale	50,221,560	34,778,437
Due from affiliates	22,742,477	11,115,203
Other assets	31,315,538	24,335,278
	<u>\$996,589,316</u>	<u>738,178,578</u>
 <u>LIABILITIES AND SHAREHOLDERS' EQUITY</u>		
Current Liabilities:		
Customer deposits	42,184,010	35,537,856
Accounts payable	24,382,791	29,357,772
Accrued expenses	10,141,176	17,983,618
Unearned revenues	7,170,815	5,446,142
Due to affiliates	4,259,668	5,911,893
Other current liabilities	107,424,705	72,591,813
Current installments of long-term debt	16,811,919	12,127,589
Total current liabilities	<u>212,375,084</u>	<u>178,956,683</u>
Long-term debt, less current installments	<u>212,260,655</u>	<u>187,756,726</u>
 Shareholders' Equity:		
Common stock:		
Voting - \$100 par value, 100 shares authorized, 50.84 shares issued	5,084	5,084
Non-Voting - \$100 par value, 5,000 shares authorized issued and outstanding	500,000	500,000
Additional paid-in capital	38,032,319	25,904,587
Retained earnings	540,243,507	351,882,831
Less 29.68 shares of treasury stock, at cost	(6,827,333)	(6,827,333)
Total shareholders' equity	<u>571,953,577</u>	<u>371,465,169</u>
	<u>\$996,589,316</u>	<u>738,178,578</u>

Commitments and contingencies (Notes 4 and 8)

See accompanying notes to consolidated financial statements.

EXHIBIT "C"

**LETTER FROM CARLTON FIELDS REGARDING CONSISTENCY
WITH SUMTER COUNTY COMPREHENSIVE PLAN**

ATLANTA
MIAMI
ORLANDO
ST. PETERSBURG
TALLAHASSEE
TAMPA
WEST PALM BEACH

CARLTON FIELDS

ATTORNEYS AT LAW

215 S. Monroe Street, Suite 500
Tallahassee, Florida 32301-1866
P.O. Drawer 190
Tallahassee, Florida 32302-0190

850.224.1585
850.222.0398 fax
www.carltonfields.com

Jackson E. Sullivan, AICP
Senior Governmental Consultant
jsullivan@carltonfields.com

March 14, 2005

John Arnett, III
Vice-President
The Villages of Lake-Sumter, Inc.
1071 Canal Street
The Villages, Florida 32162

VIA U.S. MAIL

Re: Consistency of PSC Application for North Sumter Utility Company Service Area
with Sumter County Comprehensive Plan

Dear Mr. Arnett:

I have reviewed the map of areas I through L to be included in NSU's PSC application to provide water and sewer service to an area between of CR 466 and CR 466A in Sumter County relative to consistency with the Comprehensive Plan for Sumter County.

The Sumter County Comprehensive has been approved by the Department of Community Affairs pursuant to Section 163.3177, F.S. and Chapter 9J-5, F.A.C. and found to be consistent with State statutes, the State Comprehensive Plan and the Withlacoochee Strategic Regional Policy Plan. I have also reviewed the Future Land Use element and the Sanitary Sewer and Potable Water sub-elements of the Sumter County Comprehensive Plan dealing with water and sewer utilities and to the best of my knowledge, the provision of water and sewer service as described in the PSC application is consistent with the goals, objectives and policies of the Sumter County Comprehensive Plan.

If I can provide you with additional information, please don't hesitate to contact me.

Sincerely



Jackson E. Sullivan, AICP
Senior Governmental Consultant

JES/bno

TAL#539887.1

EXHIBIT "D"

EVIDENCE OF LAND OWNERSHIP

THIS INSTRUMENT PREPARED BY/RETURN TO:

Steven M. Roy/jac.
McLin & Burns P.A.
P.O. Box 1299
The Villages, Florida 32159

Parcel Identification No. _____

Rec 21.00
TF 3.00
Doc .70
CC 6.00
30.70

WARRANTY DEED

THIS INDENTURE made this 1st day of April, 2004, between THE VILLAGES OF LAKE-SUMTER, INC, a Florida corporation whose address is 1100 Main Street, The Villages, Florida 32159, Grantor, and North Sumter Utility Company, LLC, whose address is 1100 Main Street, The Villages, Florida 32159, Grantee,

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable considerations to said Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the property described in attached Exhibit "A", situate and being in Sumter County, Florida:

Subject to restrictions, reservations, easements and limitations of record, if any, provided that this shall not serve to reimpose same, zoning ordinances, and taxes for the current year and subsequent years. Said Grantor does hereby fully warrant the title to said land, and will defend that same against the lawful claims of all persons whomsoever.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, the Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered

THE VILLAGES OF LAKE-SUMTER, INC.,
a Florida corporation

in our presence:

Doris A. Paro

Doris A. Paro

Printed Name

Linda C. Tucker

Linda C. Tucker

Printed Name

By:

Martin L. Dzuro
Martin L. Dzuro, Vice-President

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 1st day of April, 2004, Martin L. Dzuro, the Vice President of and on behalf of The Villages of Lake-Sumter, Inc., a Florida corporation for the purposes expressed herein, who did not take an oath.

Doris A. Paro

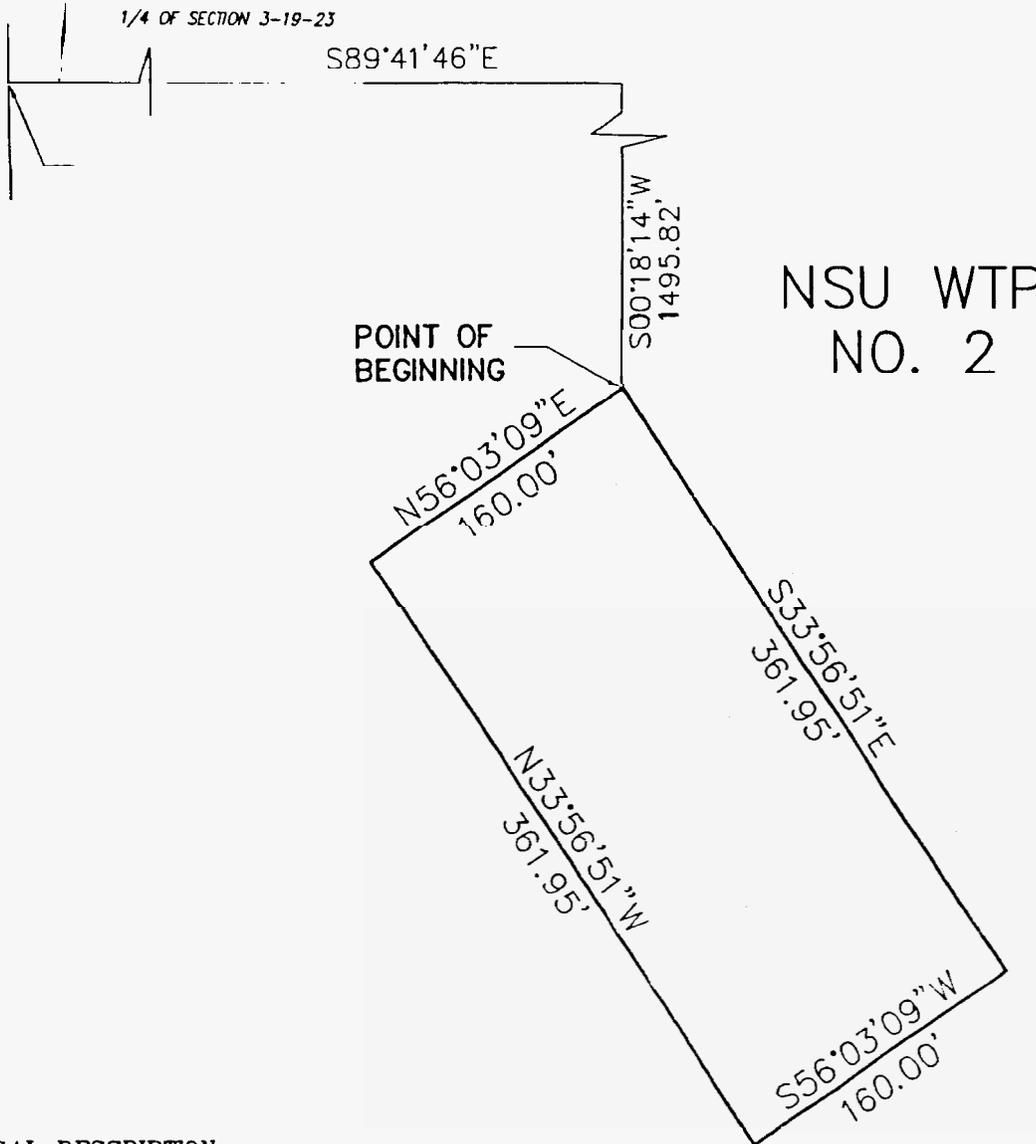
SUMTER COUNTY, FLORIDA
GLORIA HAYWARD, CLERK OF CIRCUIT COURT
DOC \$0.70

04/12/2004
04:09:21PM
#2004-9613
B-1195 P-45

11-Grant + Dzuro
1100 Main St.
The Villages, FL
32159

SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY)

Exhibit A
1 of 4



SCALE: 1" = 100'

SUMTER COUNTY, FLORIDA
GLORIA HAYWARD, CLERK OF CIRCUIT COURT
DOC \$0.70

NSU WTP
NO. 2

04/12/2004 #2004-9613
04:09:21PM B-1195 P-46

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

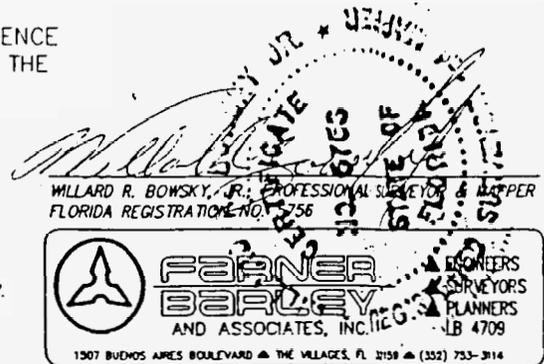
COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 3; THENCE, ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, S89°41'46"E, 794.79 FEET; THENCE, DEPARTING SAID NORTH LINE S00°18'14"W, 1495.82 FEET TO THE POINT OF BEGINNING; THENCE S33°56'51"E, 361.95 FEET; THENCE S56°03'09"W, 160.00 FEET; THENCE N33°56'51"W, 361.95 FEET; THENCE N56°03'09"E, 160.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.33 ACRES, MORE OR LESS.

3/31/04
DATE

GENERAL NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SKETCH PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A FIELD SURVEY.



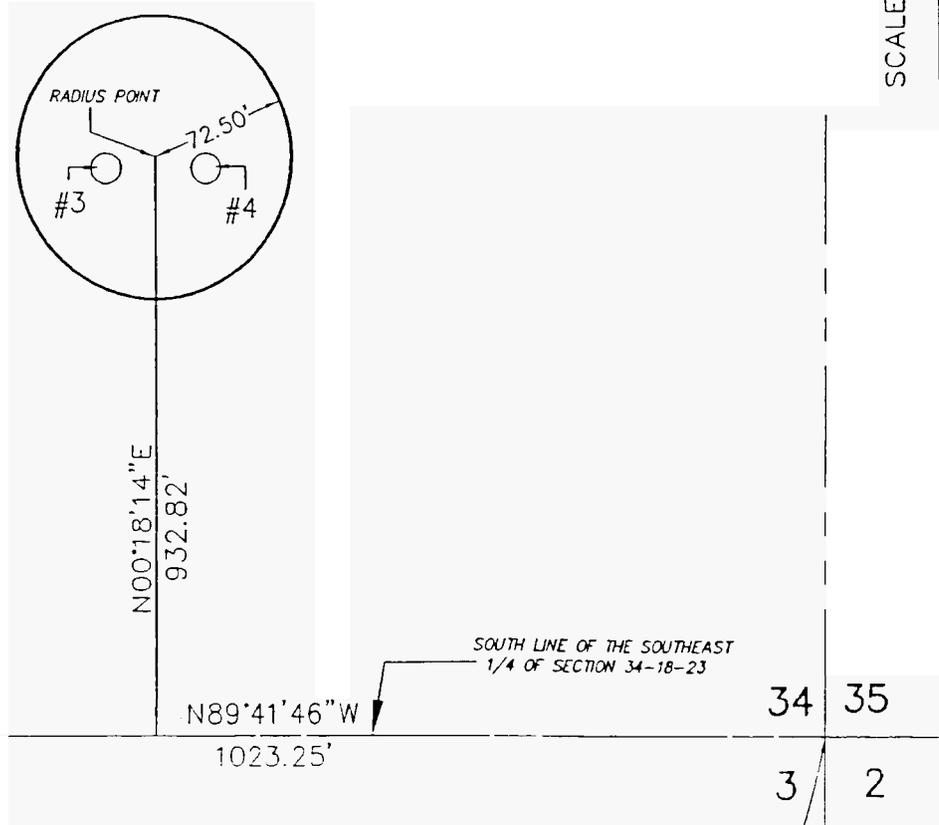
SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY) NSU WELL NO. 3 & WELL NO. 4

Exhibit A
2 of 4

SCALE: 1" = 100'



SUMTER COUNTY, FLORIDA
Gloria Hayward, Clerk of Circuit Court
DOC #0.70



POINT OF COMMENCEMENT
SOUTHEAST CORNER OF THE
SOUTHEAST 1/4 OF SECTION 34-18-23

LEGAL DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF SECTION 34, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, SAID PARCEL BEING A CIRCLE AND HAVING A RADIUS OF 72.50 FEET, ITS RADIUS POINT BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 34; THENCE, ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4, N89°41'46"W, 1023.25 FEET; THENCE, DEPARTING SAID SOUTH LINE, N00°18'14"E, 932.82 FEET TO AFORESAID RADIUS POINT

CONTAINING 0.38 ACRES, MORE OR LESS

3/31/04
DATE

GENERAL NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SKETCH PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A FIELD SURVEY.



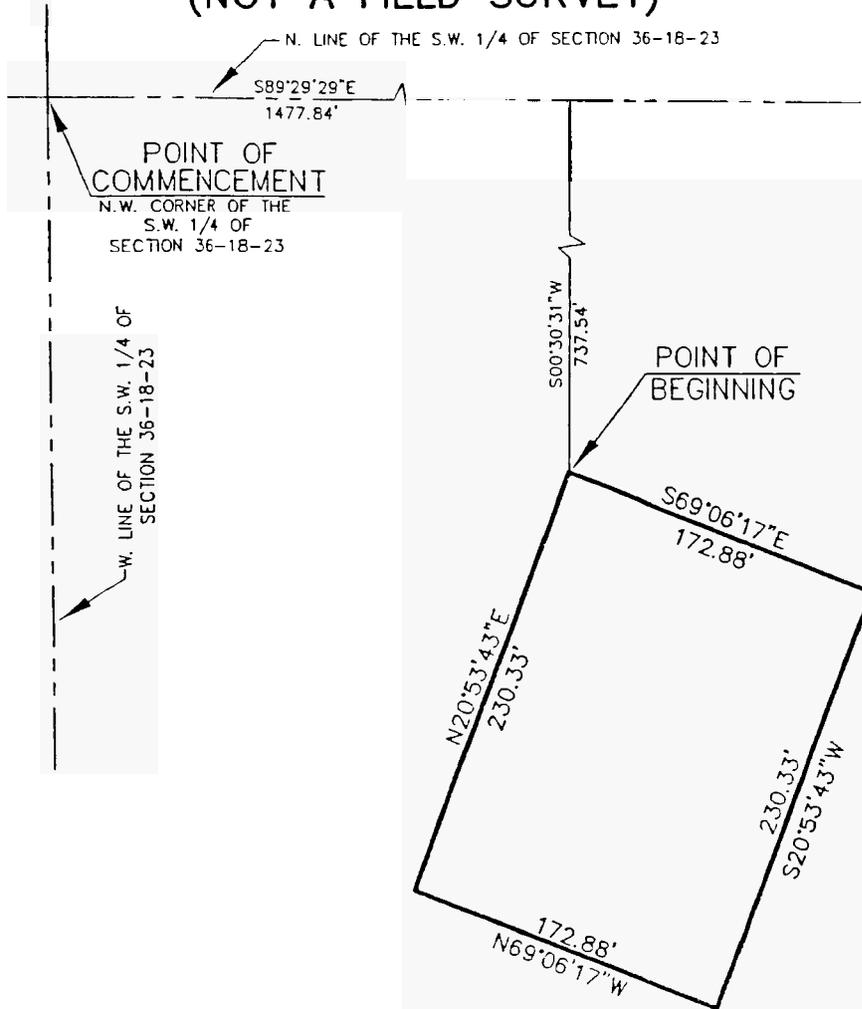
WILLARD R. BONISKY, JR. PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5752

FRANCO BALSLEY
AND ASSOCIATES, INC.
1507 BUENOS AIRES BOULEVARD • THE VILLAGES, FL 32159 • (352) 753-3114

▲ ENGINEERS
▲ SURVEYORS
▲ PLANNERS
LB 4709

04/12/2004 #2004-9613
04:09:21PM B-1195 P-47

SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY)



NSU
WTP NO. 3



SUMTER COUNTY, FLORIDA
GLORIA HAYWARD, CLERK OF CIRCUIT COURT

DOC \$0.70

04/12/2004
04:09:21PM
#2004-9613
B-1195 P-48

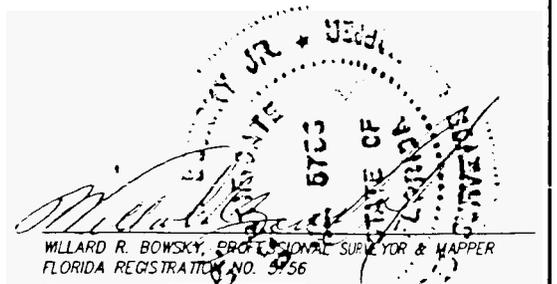
LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF SECTION 36, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 36; THENCE S89°29'29"E ALONG THE NORTH LINE OF THE SAID SOUTHWEST 1/4, 1477.84 FEET; THENCE DEPARTING SAID NORTH LINE RUN S00°30'31"W, 737.54 FEET TO THE POINT OF BEGINNING; THENCE S69°06'17"E, 172.88 FEET; THENCE S20°53'43"W, 230.33 FEET; THENCE N69°06'17"W, 172.88 FEET; THENCE N20°53'43"E, 230.33 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.91 ACRES, MORE OR LESS.

3/31/04
DATE



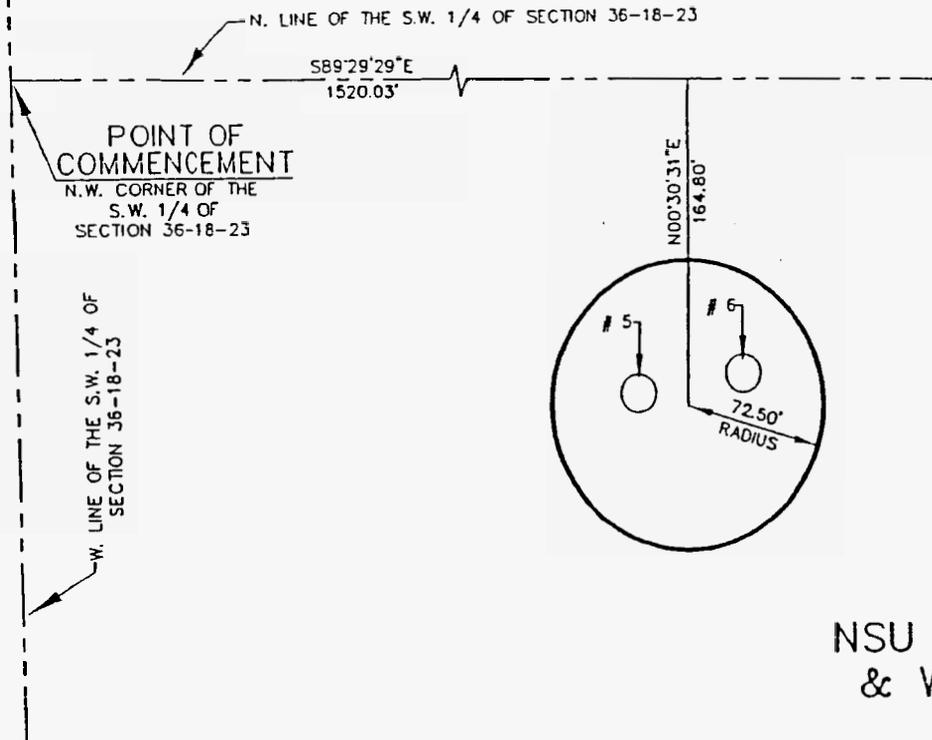
GENERAL NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SKETCH PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A FIELD SURVEY.



SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY)

Exhibit A
4 of 4



SUMTER COUNTY, FLORIDA
GLORIA HAYWARD, CLERK OF CIRCUIT COURT
DOC \$0.70

NSU WELL NO. 5
& WELL NO. 6
SITE

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PORTION OF SECTION 36, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, SAID PARCEL BEING A CIRCLE AND HAVING A RADIUS OF 72.50 FEET, ITS RADIUS POINT BEING LOCATED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 36; THENCE S89°29'29"E ALONG THE NORTH LINE OF THE SAID SOUTHWEST 1/4, 1520.03 FEET; THENCE DEPARTING SAID NORTH LINE RUN S00°30'31"W, 164.80 FEET TO SAID RADIUS POINT.

CONTAINING 0.38 ACRES, MORE OR LESS.

04/12/2004
04:09:21PM
#2004-9613
B-1195 P-49

11/26/03
DATE

GENERAL NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SKETCH PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A FIELD SURVEY.

WILLARD R. BOWSKY, PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6756

FARNER BARLEY AND ASSOCIATES, INC.
ENGINEERS SURVEYORS PLANNERS
LB 4709
1307 BUCHOS APRES BOULEVARD • THE VILLAGES FL 32158 • (352) 753-3114

ExN
Rec 4.00
TF 1.50
Doc 28.70
DC
pic 2.00
4/20

THIS INSTRUMENT PREPARED BY/RETURN TO:
Steven M. Roy/ahs
McLin, Burnsed, Morrison, Johnson,
Newman & Roy, P.A.
Post Office Box 1299
Leesburg, Florida 32158-1299

Parcel Identification No.

Documentary Stamps 28.70
Intangible Tax
Paid 17.49 Day of Oct, 19 01
GLORIA R. HAYWARD, CLERK
CIRCUIT COURT SUMTER COUNTY, FL
BY [Signature] P.C.

WARRANTY DEED

THIS INDENTURE made this 16th day of October, 2001, between H. Gary Morse and R. Dewey Burnsed as Trustees of the Jennifer Boone Irrevocable Trust, under Agreement dated the 12th day of December, 1986, a one-third undivided interest; H. Gary Morse and R. Dewey Burnsed as Trustees of the Mark G. Morse Irrevocable Trust, under Agreement dated the 12th day of December, 1986, a one-third undivided interest, and H. Gary Morse and R. Dewey Burnsed, as Trustee of the Tracy Mathews Irrevocable Trust, under Agreement dated the 12th day of December, 1986, a one-third undivided interest, as tenants in common, whose address is 1100 Main Street, The Villages, Florida 32159, and The Villages of Lake-Sumter, Inc; whose address is 1100 Main Street, The Villages, Florida 32159 Grantors, and North Sumter Utility Company, L.L.C., whose address is 1100 Main Street, The Villages, Florida 32159, Grantee.

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable considerations to said Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate and being in Sumter County, Florida, to-wit: D15-003

See attached Exhibit A

Subject to restrictions, reservations, easements and limitations of record, if any, provided that this shall not serve to reimpose same, zoning ordinances, and taxes for the current year and subsequent years. Said Grantor does hereby fully warrant the title to said land, and will defend that same against the lawful claims of all persons whomsoever.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, the Grantor has hereunto set Grantor's hand and seal the day and year first above written.

WITNESSES TO ALL:
[Signature]
Steven M. Roy
Printed Name

[Signature]
Doris A. Pardo
Printed Name

[Signature]
H. Gary Morse and R. Dewey Burnsed as Trustees of the Jennifer Boone Irrevocable Trust, under Agreement dated the 12th day of December, 1986; and as Trustees of the Mark G. Morse Irrevocable Trust, under Agreement dated the 12th day of December, 1986, and as Trustees of the Tracy Mathews Irrevocable Trust, under Agreement dated the 12th day of December, 1986

THE VILLAGES OF LAKE-SUMTER, INC.
By: [Signature]
John Parker, Vice President

STATE OF FLORIDA
COUNTY OF LAKE

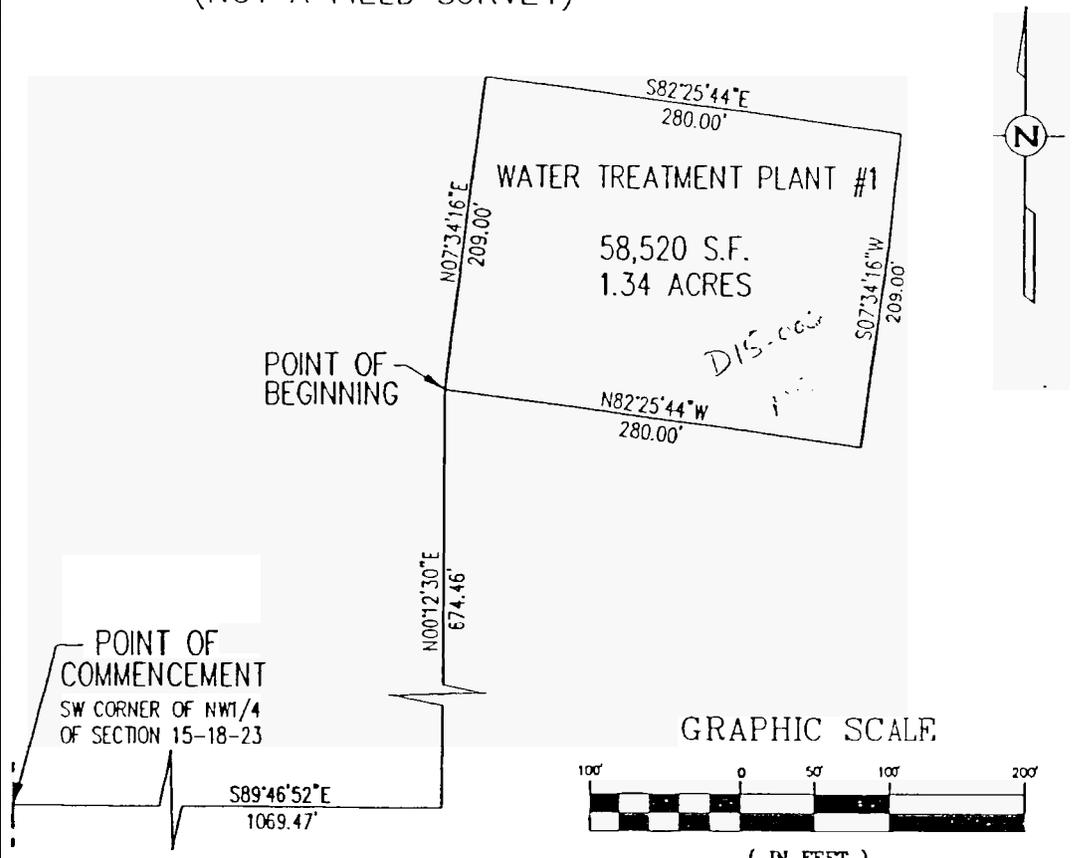
The foregoing instrument was acknowledged before me this 16th day of October, 2001, by John Parker, the Vice President of and on behalf of The Villages of Lake-Sumter, Inc.; and by H. Gary Morse and R. Dewey Burnsed as Trustees of the Jennifer Boone Irrevocable Trust, under Agreement dated the 12th day of December, 1986; and as Trustees of the Mark G. Morse Irrevocable Trust, under Agreement dated the 12th day of December, 1986, and as Trustees of the Tracy Mathews Irrevocable Trust, under Agreement dated the 12th day of December, 1986.

[Signature]
NOTARY PUBLIC - STATE OF FLORIDA
(Signature of Notary Public)
Doris A. Pardo
(Print Name of Notary Public)
My Commission Expires: 7/29/05
Serial/Commission Number # 00018368
Personally Known or Produced Identification
Type of Identification Produced: _____



SUMTER CO., FL, GLORIA HAYWARD - CLERK CIRCUIT COURT INST# 2001 10014

SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY)



LEGAL DESCRIPTION
NORTH SUMTER UTILITIES
WATER TREATMENT PLANT #1

THAT PORTION OF THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 23 EAST, DESCRIBED AS FOLLOWS:

FROM THE SOUTHWEST CORNER OF THE SAID NORTHWEST 1/4; RUN S89°46'52"E ALONG THE SOUTH LINE THEREOF A DISTANCE OF 1069.47 FEET; THENCE N00°12'30"E, 674.46 FEET TO THE POINT OF BEGINNING; THENCE N07°34'16"E, 209.00 FEET; THENCE S82°25'44"E, 280.00 FEET; THENCE S07°34'16"W, 209.00 FEET; THENCE N82°25'44"W, 280.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.34 ACRES, MORE OR LESS.

10/12/01
DATE

William S. Barley
WILLIAM S. BARLEY, PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 3815

GENERAL NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SKETCH PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A FIELD SURVEY.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR OWNERSHIP. DESCRIPTION IS BASED UPON INFORMATION SHOWN ON TAX PARCEL CARD.



FERNER
BARLEY
AND ASSOCIATES, INC.

200 NORTH SHILOH AVENUE • TAMPA, FL 33618 • (813) 343-8400

▲ ENGINEERS
▲ SURVEYORS
▲ PLANNERS
LB 4709

SUMTER CO., FL, GLORIA HAYWARD - CLERK CIRCUIT COURT INST#: 2001 18874

ExN _____
 Rec 13.00
 TF 2.00
 Doc 1022.00
 Int _____
 CC _____

1037.00
3.00
1040.00

THIS INSTRUMENT PREPARED BY/RETURN TO:
 Steven M. Roy/ahs
 McLin, Burns&ed, Morrison, Johnson,
 Newman & Roy, P.A.
 Post Office Box 1299
 Leesburg, Florida 32158-1299
 Parcel Identification No

Documentary Stamp 1022.00
 Intangible Tax _____
 Paid 17th Day of Oct 2001
 GLORIA R. HAYWARD, CLERK
 CIRCUIT COURT SUMNER COUNTY, FL
 BY Wendy R. Johnson P.C.

WARRANTY DEED

THIS INDENTURE made this 16th day of October, 2001, between PM3, Ltd. a Florida limited partnership, whose address is 1100 Main Street, The Villages, Florida 32159, Grantor, and North Sumter Utility Company, L.L.C., whose address is 1100 Main Street, The Villages, Florida 32159, Grantee,

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable considerations to said Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate and being in Sumter County, Florida, to-wit: D24-001
D35-001

See attached Exhibit A

Subject to restrictions, reservations, easements and limitations of record, if any, provided that this shall not serve to reimpose same, zoning ordinances, and taxes for the current year and subsequent years. Said Grantor does hereby fully warrant the title to said land, and will defend that same against the lawful claims of all persons whomsoever.

"Grantor" and "Grantee" are used for singular or plural, as context requires

IN WITNESS WHEREOF, the Grantor has hereunto set Grantor's hand and seal the day and year first above written.

Signed, sealed and delivered
 in our presence:

Rebecca Billings

Rebecca Billings

Printed Name Doris A. Pardo

Doris A. Pardo

Printed Name

PM3, Ltd., a Florida limited partnership,

By: PM3, Inc, a Florida corporation, its General Partner

By: John Parker
 John Parker, Vice President

STATE OF FLORIDA
 COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 16th day of October, 2001, by John Parker, the Vice President of PM3, Inc., a Florida corporation, on behalf of PM3, Ltd. a Florida limited partnership, its General Partner

Rebecca Billings

(Notary Seal)

NOTARY PUBLIC - STATE OF FLORIDA

(Signature of Notary Public)

Rebecca Billings

(Print Name of Notary Public)

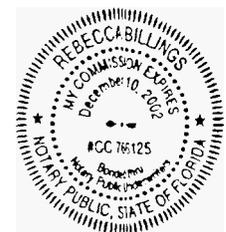
My Commission Expires: 12-10-2002

CC76

Serial/Commission Number

Personally Known or Produced Identification

Type of Identification Produced: _____



SUMNER CO, FL, GLORIA HAYWARD - CLERK CIRCUIT COURT INS#1: 2001 188/3

SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY)

11.5.17

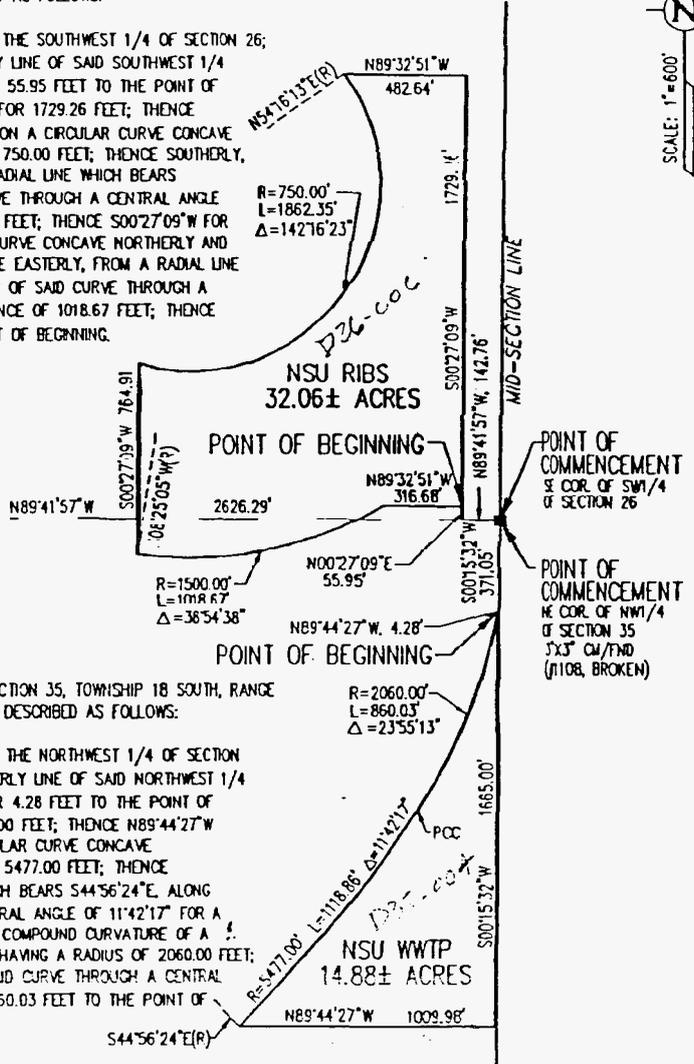
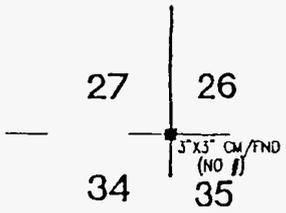
NSU RIBS

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 26 AND THAT PART OF THE NORTHWEST 1/4 OF SECTION 35, ALL IN TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 26; THENCE N89°41'57"W ALONG THE SOUTHERLY LINE OF SAID SOUTHWEST 1/4 FOR 142.76 FEET; THENCE N00°27'09"E FOR 55.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N00°27'09"E FOR 1729.26 FEET; THENCE N89°32'51"W FOR 482.64 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 750.00 FEET; THENCE SOUTHERLY, SOUTHWESTERLY AND WESTERLY, FROM A RADIAL LINE WHICH BEARS N54°16'13"E, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 142°16'23" FOR A DISTANCE OF 1862.35 FEET; THENCE S00°27'09"W FOR 764.91 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 1500.00 FEET; THENCE EASTERLY, FROM A RADIAL LINE WHICH BEARS S08°25'05"W, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 38°54'38" FOR A DISTANCE OF 1018.67 FEET; THENCE S89°32'51"E FOR 316.68 FEET TO THE POINT OF BEGINNING. CONTAINING 32.06 ACRES, MORE OR LESS.

LEGEND

- PCC - POINT OF COMPOUND CURVE
- NSU - NORTH SUMTER UTILITIES, INC.
- WWTP - WASTE WATER TREATMENT PLANT
- RIBS - RAPID INFILTRATION BASINS



NSU WWTP

THAT PART OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 35; THENCE S00°15'32"W ALONG THE EASTERLY LINE OF SAID NORTHWEST 1/4 FOR 371.05 FEET; THENCE N89°44'27"W FOR 4.28 FEET TO THE POINT OF BEGINNING; THENCE S00°15'33"W FOR 1665.00 FEET; THENCE N89°44'27"W FOR 1009.98 FEET TO A POINT ON A CIRCULAR CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 5477.00 FEET; THENCE NORTHEASTERLY, FROM A RADIAL LINE WHICH BEARS S44°56'24"E, ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°42'17" FOR A DISTANCE OF 1118.86 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 2060.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 23°55'13" FOR A DISTANCE OF 860.03 FEET TO THE POINT OF BEGINNING. CONTAINING 14.88 ACRES, MORE OR LESS.

GENERAL NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SKETCH PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A FIELD SURVEY.
3. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR OWNERSHIP. DESCRIPTION IS BASED UPON INFORMATION SHOWN ON TAX PARCEL CARD.

10/12/01
DATE

William S. Barley
WILLIAM S. BARLEY, PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 3815

**FERNER
BEASLEY
AND ASSOCIATES, INC.**

300 NORTH SHILAH AVENUE • TAMPA, FL 33678 • (813) 243-0400

▲ ENGINEERS
▲ SURVEYORS
▲ PLUMBERS
LB 4709

TALL... SUMTER CO, FL, GLORIA HAYWARD - CLERK CIRCUIT COURT INST#: 2001 18873

cc 2.00
cc 9.00
F 1.50
inc 15.40
C

28.90

THIS INSTRUMENT PREPARED BY/RETURN TO:
Steven M. Roy/may
McLin, Burns & Morrison, Johnson,
Newman & Roy, P.A.
Post Office Box 1299
Leesburg, Florida 32150-1299 Lady Lake, FL

Documentary Stamp 15.40
Intangible Tax
Paid 30th Day of JAN. 20 02
GLORIA R. HAYWARD, CLERK
CIRCUIT COURT SUMTER COUNTY, FL
BY KAYLA J. JOHNSON D.G.

Parcel Identification No. D15003

WARRANTY DEED

THIS INDENTURE made this 8th day of January, 2002, between H. Gary Morse and R. Dewey Burned as Trustees of the Jennifer Boone Irrevocable Trust, under Agreement dated the 12th day of December, 1986, a one-third undivided interest; H. Gary Morse and R. Dewey Burned as Trustees of the Mark G. Morse Irrevocable Trust, under Agreement dated the 12th day of December, 1986, a one-third undivided interest, and H. Gary Morse and R. Dewey Burned, as Trustee of the Tracy Mathews Irrevocable Trust, under Agreement dated the 12th day of December, 1986, a one-third undivided interest, as tenants in common, whose address is 1100 Main Street, The Villages, Florida 32159, and The Villages of Lake-Sumter, Inc; whose address is 1100 Main Street, The Villages, Florida 32159 (the "Grantor"), and North Sumter Utility Company, L.L.C., whose address is 1100 Main Street, The Villages, Florida 32159, ("Grantee").

WITNESSETH, that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable considerations to said Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate and being in Sumter County, Florida, to-wit:

See attached Exhibit A

Subject to restrictions, reservations, easements and limitations of record, if any, provided that this shall not serve to reimpose same, zoning ordinances, and taxes for the current year and subsequent years. Said Grantor does hereby fully warrant the title to said land, and will defend that same against the lawful claims of all persons whomsoever.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, the Grantor has hereunto set Grantor's hand and seal the day and year first above written.

WITNESSES TO ALL:

Coris A. Pardo
Print Name Coris A. Pardo

Rebecca Billings
Print Name Rebecca Billings

H. Gary Morse and R. Dewey Burned
H. Gary Morse and R. Dewey Burned as Trustees of the Jennifer Boone Irrevocable Trust, under Agreement dated the 12th day of December, 1986; and as Trustees of the Mark G. Morse Irrevocable Trust, under Agreement dated the 12th day of December, 1986, and as Trustees of the Tracy Mathews Irrevocable Trust, under Agreement dated the 12th day of December, 1986

THE VILLAGES OF LAKE-SUMTER, INC.
By: John Parker
John Parker, Vice President

STATE OF FLORIDA
COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 8th day of January, 2002, by John Parker, the Vice President of and on behalf of The Villages of Lake-Sumter, Inc.; and by H. Gary Morse and R. Dewey Burned as Trustees of the Jennifer Boone Irrevocable Trust, under Agreement dated the 12th day of December, 1986; and as Trustees of the Mark G. Morse Irrevocable Trust, under Agreement dated the 12th day of December, 1986, and as Trustees of the Tracy Mathews Irrevocable Trust, under Agreement dated the 12th day of December, 1986.

Rebecca Billings
NOTARY PUBLIC - STATE OF FLORIDA
(Signature of Notary Public)
Rebecca Billings
(Print Name of Notary Public)
My Commission Expires: 12-10-2002
CC 766125
Serial/Commission Number
Personally Known or Produced Identification
Type of Identification Produced: _____

(Notary Seal)

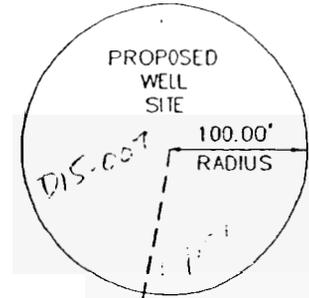


SUMTER COUNTY, FLORIDA
GLORIA R. HAYWARD, CLERK OF CIRCUIT COURT

01/30/2002
02:50:14PM
#00051912
1-0940-1-0502

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

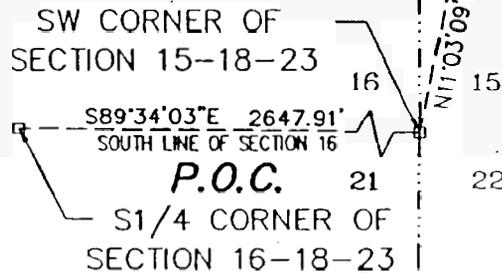
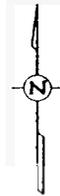
SHOWING PROPOSED WELL SITE



GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft



DESCRIPTION

A PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, SAID PARCEL BEING A CIRCLE AND HAVING A RADIUS OF 100.00 FEET, ITS RADIUS POINT BEING LOCATED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 16, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA; THENCE S89°34'03\"/>

GENERAL NOTES

1. REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. THIS SKETCH PREPARED FOR DESCRIPTION PURPOSES ONLY AND DOES NOT REPRESENT A FIELD SURVEY.

1/17/02 *Willard R. Bowsky*

WILLARD R. BOWSKY, JR., PROFESSIONAL SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 5758



EXHIBIT "E"

DESCRIPTION OF AREA PROPOSED TO BE SERVED

**NORTH SUMTER UTILITY COMPANY
FLORIDA PUBLIC SERVICE COMMISSION
SERVICE AREA EXPANSION
AREAS "I" THROUGH "L"
MARCH 2005**

DESCRIPTION: (AREA "I")

A PORTION OF SECTION 21, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

THE SOUTHEAST 1/4 OF SAID SECTION 21 LYING NORTH OF LAKE MIONA, LESS THE EAST 751.44 FEET AND LESS THE NORTH 33.00 FEET FOR C.R. 472, TOGETHER WITH THE EAST 330.00 FEET OF THE SOUTHWEST 1/4 OF SAID SECTION 21, LYING NORTH OF LAKE MIONA, LESS THE NORTH 33.00 FEET FOR C.R. 472.

DESCRIPTION: (AREA "J")

A PORTION OF SECTION 28, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS.

COMMENCE AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE N00°00'52"W ALONG THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 28 A DISTANCE OF 661.98 FEET TO THE POINT OF BEGINNING; THENCE S89°55'20"W, 375.24 FEET; THENCE N38°08'20"W, 522.75 FEET; THENCE N64°39'00"W, 653.77 FEET; THENCE S89°55'40"W, 137.86 FEET; THENCE S00°04'20"E, 100.00 FEET; THENCE S89°55'40"W, 160.00 FEET; THENCE N14°15'00"W, 207.74 FEET; THENCE N52°34'00"W, 16.40 FEET; THENCE N79°10'00"E, 61.27 FEET; THENCE N05°32'35"W, 146.48 FEET; THENCE S79°10'00"W, 19.88 FEET; THENCE N06°31'14"W, 50.14 FEET; THENCE N12°30'00"W, 181.34 FEET; THENCE N87°57'20"W, 140.62 FEET; THENCE N32°03'34"W, 163.04 FEET; THENCE N36°53'24"W, 60.28 FEET; THENCE N29°33'25"W, 140.06 FEET; THENCE N45°27'38"W, 110.80 FEET; THENCE N40°19'43"E, 200.96 FEET; THENCE N59°29'17"E, 123.77 FEET; THENCE N56°34'45"E, 158.95 FEET; THENCE N64°07'45"E, 230.23 FEET; THENCE S71°57'03"E, 87.70 FEET; THENCE S24°37'52"E, 216.66 FEET; THENCE S20°00'03"E, 229.00 FEET; THENCE S21°37'47"E, 141.70 FEET; THENCE S48°11'31"E, 103.51 FEET; THENCE S82°47'11"E, 137.66 FEET; THENCE N78°51'59"E, 66.43 FEET; THENCE N89°03'36"E, 79.81 FEET; THENCE N83°45'14"E, 212.06 FEET; THENCE S86°15'00"E, 192.21 FEET; THENCE N79°29'35"E, 445.60 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE S00°00'52"E ALONG SAID EAST LINE 1,425.50 FEET TO THE POINT OF BEGINNING.

DESCRIPTION: (AREA "K")

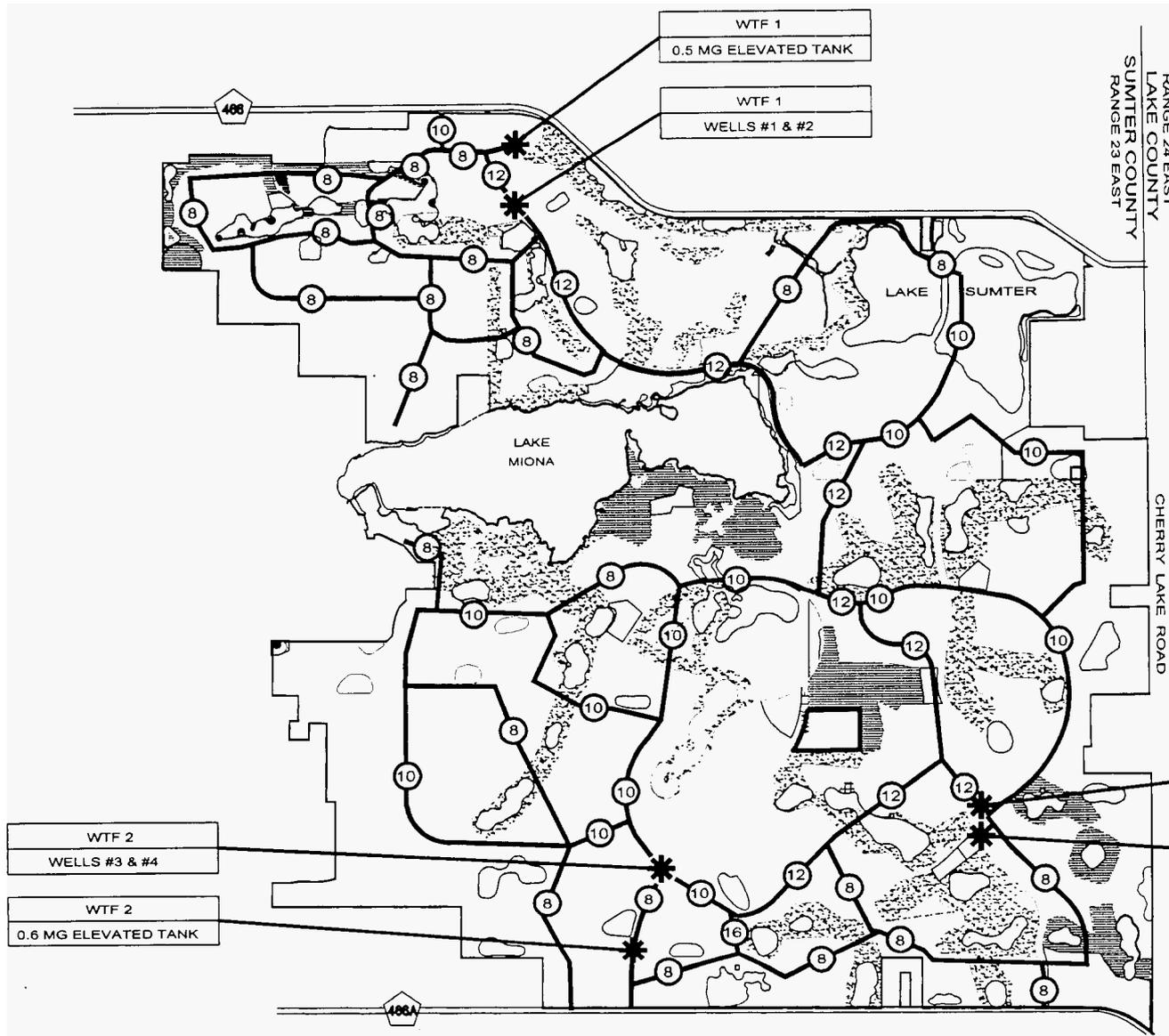
THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 23 EAST, LESS RIGHT-OF-WAY FOR COUNTY ROAD 466A, SUMTER COUNTY, FLORIDA.

DESCRIPTION: (AREA "L")

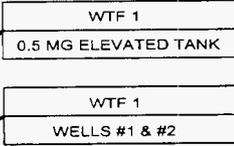
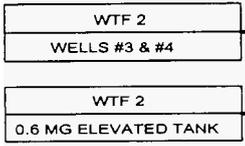
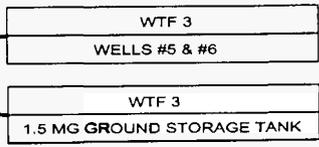
THE SOUTH 928.13 FEET OF THE WEST 248.05 FEET OF THE EAST 3/4 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS THE RIGHT-OF-WAY FOR COUNTY ROAD 466A.

EXHIBIT "F"

DETAILED SYSTEM MAPS



LEGEND




**FARNER
BARLEY
AND ASSOCIATES, INC.**

▲ ENGINEERS
 ▲ SURVEYORS
 ▲ PLANNERS

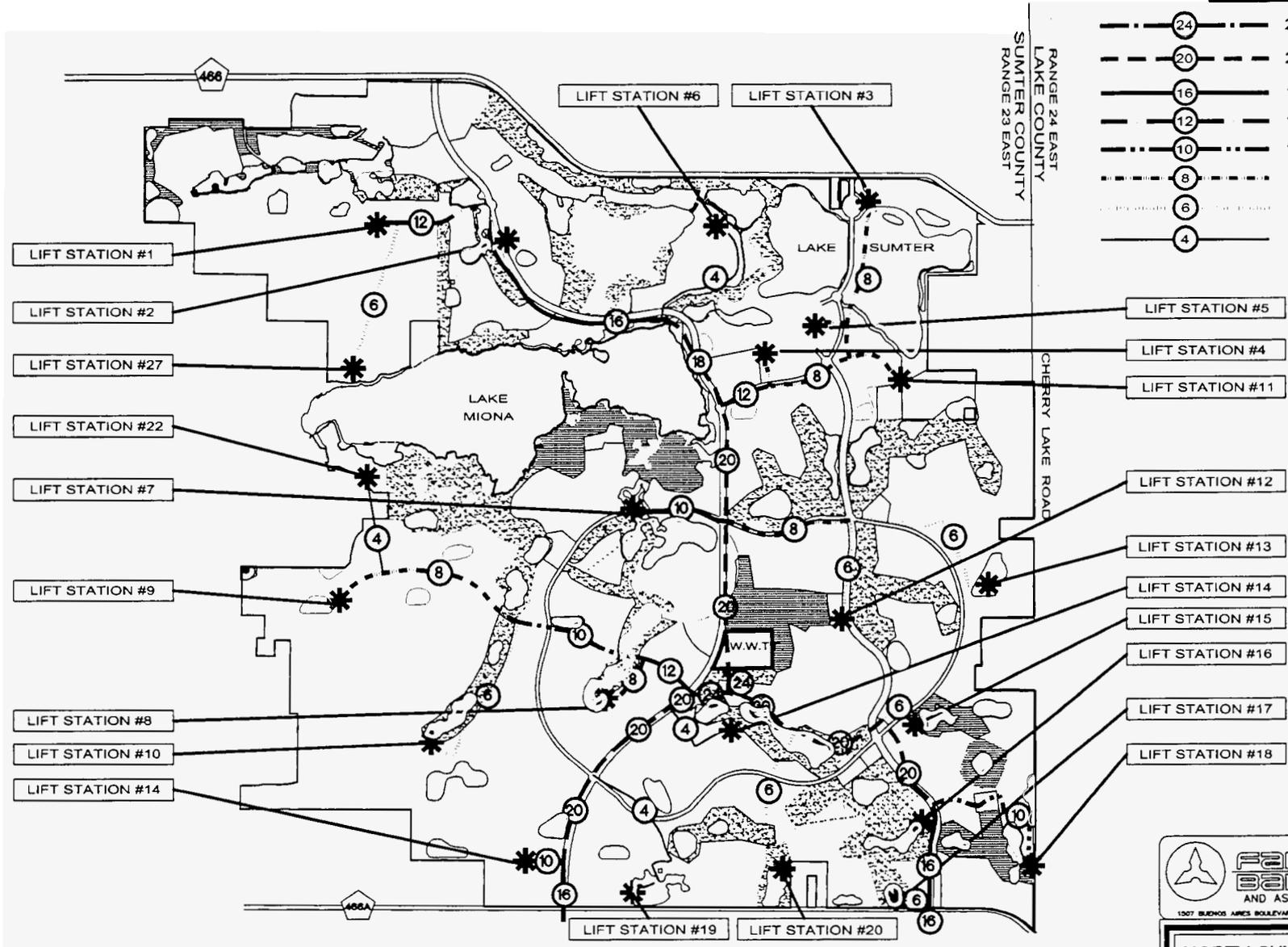
1507 BUENOS AIRES BOULEVARD ▲ THE VILLAGES, FL 32150 ▲ (352) 753-3114

**NORTH SUMTER
UTILITY COMPANY
WATER TREATMENT FACILITY
LOCATION + DISTRIBUTION
SYSTEM MAP**

FIG. 7

LEGEND

	24 INCH MAIN
	20 INCH MAIN
	16 INCH MAIN
	12 INCH MAIN
	10 INCH MAIN
	8 INCH MAIN
	6 INCH MAIN
	4 INCH MAIN




**FARNER
BARLEY
AND ASSOCIATES, INC.**

▲ ENGINEERS
 ▲ SURVEYORS
 ▲ PLANNERS

1307 BUEHNS AMES BOULEVARD • THE VILLAGES, FL. 32158 • (352) 753-3114

**NORTH SUMTER
 UTILITY COMPANY
 WASTEWATER TREATMENT
 FACILITY + TRANSMISSION
 SYSTEM LOCATION MAP**
FIG. 8

EXHIBIT "G"

ANTICIPATED WATER AND WASTEWATER FLOW

TABLE A
NSU WATER DEMAND PROJECTIONS
(CUMMULATIVE VALUES)

Year	Annual Home Sales	Avg. Annual Residential Connections (D.U.)	Residential Demand ADD (MGD)	Commercial Connections	Commercial Demand ADD (MGD)	New Home Construction Demands (MGD)	Unaccounted Losses (MGD)	ADD (MGD)	MDD (MGD)	PHD (MGD)
2003	210	105	0.009	3	0.002	0.003	0.001	0.015	0.038	0.053
2004	3,000	1,710	0.154	45	0.028	0.037	0.018	0.237	0.593	0.830
2005	4,000	5,210	0.469	137	0.084	0.049	0.055	0.658	1.644	2.301
2006	4,000	9,210	0.829	242	0.147	0.049	0.098	1.123	2.807	3.930
2007	4,000	13,210	1.189	348	0.211	0.049	0.140	1.589	3.973	5.562
2008	4,000	17,210	1.549	453	0.271	0.049	0.182	2.051	5.128	7.179
2009	1,765	20,093	1.808	529	0.316	0.022	0.212	2.359	5.896	8.255
2010	500	21,225	1.910	559	0.338	0.006	0.225	2.479	6.198	8.677
2011	0	21,475	1.933	565	0.342	0.000	0.227	2.502	6.256	8.758

NOTES: Average Annual Residential Connections = Cumulative Annual Home Sales for all prior years +50% of current year home sales.
Average Daily Water Demand (ADD) per residential dwelling unit (gpd/du) =90
MDD = ADD X 2.5
PHD = ADD X 3.5
Commercial connections based upon historical data.
Commercial demands based upon Chapter 64-6 F.A.C.
Home construction based upon 4,500 gallons per home. These demands by the Villages based upon historical water usage within the Development.

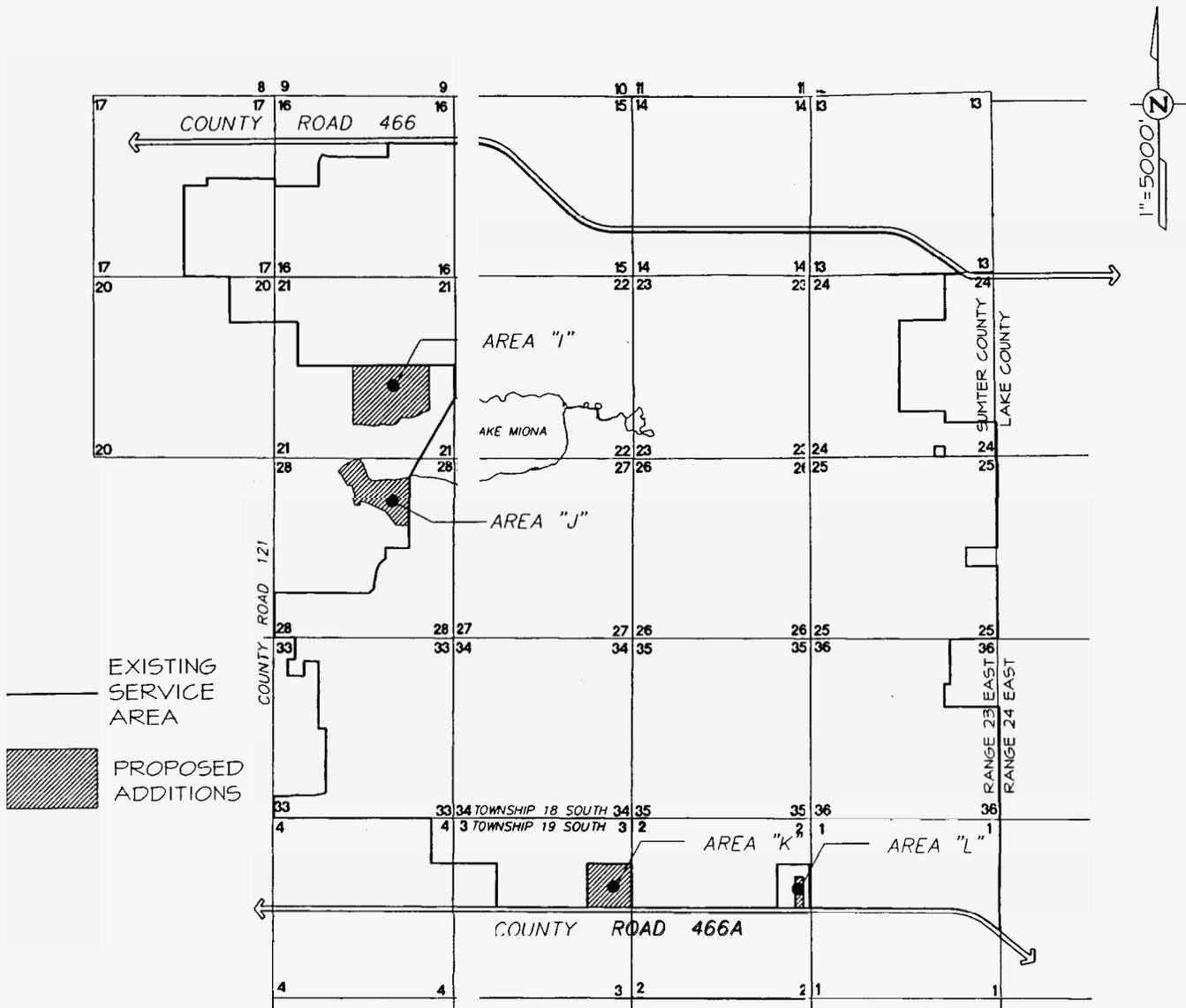
TABLE B
NSU WASTEWATER FLOW AND LOAD PROJECTIONS
(CUMMULATIVE VALUES)

Year	Annual Home Sales	Avg. Annual Residential Connections (D.U.)	Residential Flow AADF (MGD)	Commercial Connections	Commercial Flow AADF (MGD)	Total AADF (MGD)	MMADF (MGD)	BOD (LB/DAY)	T.S.S. (LB/DAY)
2003	210	105	0.009	3	0.002	0.011	0.014	36	48
2004	3,000	1,710	0.154	45	0.024	0.178	0.222	557	742
2005	4,000	5,210	0.469	137	0.072	0.541	0.676	1,693	2,257
2006	4,000	9,210	0.829	242	0.126	0.955	1.194	2,988	3,984
2007	4,000	13,210	1.189	348	0.181	1.370	1.712	4,287	5,716
2008	4,000	17,210	1.549	453	0.232	1.781	2.226	5,573	7,431
2009	1,765	20,093	1.808	529	0.271	2.079	2.599	6,507	8,676
2010	500	21,225	1.910	559	0.289	2.199	2.749	6,882	9,176
2011	0	21,475	1.933	565	0.293	2.226	2.782	6,965	9,287

NOTES: AADF = 52.6 GPCD = **90** GPD/D.U. for Residential
 MMDF = AADF X **1.25**
 Commercial connections based upon historical data.
 Commercial Flows based upon Chapter 64E-6 F.A.C., Estimated Sewage Flows
 BOD (lb/day) projected at **300** mg/l @ MMADF
 TSS (lb/day) projected at **400** mg/l @ MMADF

EXHIBIT "H"

WATER AND WASTEWATER SERVICE AREA MAP



NORTH SUMTER UTILITY COMPANY
 FLORIDA PUBLIC SERVICE COMMISSION
 SERVICE AREA EXPANSION
 AREAS "I" THROUGH "L"
 MARCH, 2005

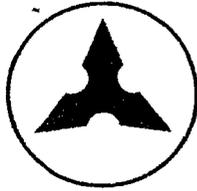

**FARNER
 BARLEY**
 AND ASSOCIATES, INC.

- ▲ ENGINEERS
- ▲ SURVEYORS
- ▲ PLANNERS
- LB 4709

1507 BUENOS AIRES BOULEVARD ▲ THE VILLAGES, FL 32159 ▲ (352) 753-3114

EXHIBIT "I"

**CAPACITY OF EXISTING LINES, CAPACITY OF TREATMENT FACILITIES
AND DESIGN CAPACITY OF PROPOSED EXTENSION**



FARNER ENGINEERS ▲ SURVEYORS ▲ PLANNERS
BARLEY
AND ASSOCIATES, INC.

VIA HAND DELIVERY

March 18, 2005

Mr. Trey Arnett
GRANT AND DZURO
1071 Canal Street
The Villages, FL 32162

RE: **NORTH SUMTER UTILITY COMPANY - PSC RESPONSE**

Dear Mr. Arnett:

Enclosed please find the following with regards to the above referenced project:

Question No. 9

A statement describing the capacity of the existing lines, capacity of the treatment facilities and design capacity of the proposed extension.

Based upon the information provided by North Sumter Utility Company, the present day water and wastewater flows consume approximately 53% of the NSU water system capacity and 33% of the NSU WWTF capacity. See attached Exhibit "A". (Please note that upon completion of NSU WTP #3, anticipated for May, 2005, system capacity will increase to 8.0 mgd, and present day consumption of water system capacity will be 19%).

Based on the above information and flows tabulated in Exhibit "A" it is evident that sufficient water and wastewater system capacity is available for the new areas anticipated to be served by the North Sumter Utility Company.

With regards to existing lines within the service area, sufficient capacity is available to accommodate the proposed new service area.

Should you have any questions regarding this matter, please feel free to contact our office.

Sincerely,

FARNER, BARLEY & ASSOCIATES, INC.

Robert A. Ern Jr., P.E.
Director of Engineering - Tavares Office
rem@farnernbarley.com

RAE/tt

Enclosures

cc: Mr. Gary Moyer, The Villages (w/encl.)

EXHIBIT "A"

NSU WATER SYSTEM

CURRENT MAX. DAY FLOWS (MGD)	CURRENT MAX. DAY CAPACITIES (MGD)	ANTICIPATED MAX. DAY DEMAND OF NEW AREA (MGD)
1.529	2.88	0.2025

System currently at 53% of permitted capacity.

NSU WASTEWATER SYSTEM

CURRENT FLOWS (MGD)	CURRENT CAPACITIES (MGD)	ANTICIPATED DEMAND OF NEW AREA (MGD)
0.490*	1.50	0.1013

System currently at 33% of permitted capacity.

Prepared by:



Robert A. Ern, Jr., P.E.
#54013

EXHIBIT "J"

PERMITS

North Sumter Utility Company
Water & Wastewater Permit Summary

NSU Water Treatment Facilities	Permit Number	Date of Issue	Date Cleared
Elevated Storage Tank	0192674-001-DS/C	02/12/02	05/12/03
Water Treatment Facility #1 & Wellhouse #1 (Wells 1 & 2)	0192674-002-WC/17	11/01/02	05/12/03
Water Treatment Facility #2 (Wells 3 & 4 & Elev. Tank #2)	0192674-092-WC/MA	03/23/04	
Water Treatment Facility #3 (Well Site & Plant Site)	0192674-098-WC/12	05/10/04	

Water Distribution	Permit Number	Date of Issue	Date Cleared
Belvedere Boulevard	0192674-003-DS/C	01/08/03	07/30/03
Buena Vista Boulevard (South) - Ph I & C.R. 472	0192674-004-DS/C	01/27/03	07/31/03
Buena Vista Blvd.-Ph II, Morse Blvd.-Ph I & Stillwater Tr.	0192674-005-DS/C	03/06/03	04/22/04
Lynnhaven Lane	0192674-006-DS/C	02/18/03	10/31/03
Arnold Palmer Signature Country Club	0192674-009-DS/C	02/28/03	10/13/03
Units 74 & 75 and Broyhill Villas	0192674-007-DS/C	03/07/03	06/30/03
Sumter Landing Town Center (Lk. Sumter Landing)	0192674-008-DS/C	03/05/03	03/18/04
Cherry Hill Villas	0192674-010-DS/C	04/08/03	07/29/03
Inglewood Villas	192674-011-DS/C	04/08/03	07/29/03
Unit 81	192674-014-DS/C	04/21/03	07/29/03
Ezell Villas	192674-015-DS/C	04/15/03	09/11/03
Unit 72	192674-012-DS/C	04/21/03	09/11/03
Unit 77 and Belvedere NR & Pimlico VR	192674-013-DS/C	04/21/03	09/30/03
Clifton Villas	0192674-016-DS/C	05/02/03	07/14/03
Unit 76	0192674-017-DS/C	05/02/03	05/20/04
Hialeah Villas	0192674-018-DS/C	05/02/03	08/05/03
Mariposa Way	0192674-019-DS/C	05/13/03	
Arlington Villas	0192674-020-DS/C	05/16/03	09/19/03
Latrobe Villas	0192674-021-DS/C	05/30/03	12/16/03
Unit 71	0192674-023-DS/C	05/28/03	12/16/03
Unit 80	0192674-022-DS/C	05/30/03	09/24/03
Unit 78	0192674-024-DS/C	05/30/03	10/13/03
Unit 79	0192674-026-DS/C	06/04/03	11/06/03
Belmont Villas	0192674-025-DS/C	06/04/03	11/13/03
Unit 73	0192674-027-DS/C	06/23/03	12/16/03
Heritage Villas	0192674-028-DS/C	06/24/03	09/12/03
Unit 70	0192674-029-DS/C	07/30/03	12/20/04
Unit 102	0192674-030-DS/C	07/10/03	12/23/03
Clayton Villas	0192674-031-DS/C	07/10/03	10/31/03
Rainey Villas	0192674-033-DS/C	07/11/03	10/31/03
Unit 103	0192674-034-DS/C	07/11/03	11/13/03
Bellamy Villas	0192674-032-DS/C	07/10/03	11/13/03
Unit 84	0192674-035-DS/C	07/11/03	10/31/03
Buena Vista Blvd. - Ph III, Part 1	0192674-036-DS/C	08/07/03	09/15/04
Unit 82	0192674-037-DS/C	08/08/03	12/05/03
Jasper Villas	0192674-038-DS/C	08/19/03	12/05/03
Unit 83	0192674-039-DS/C	08/15/03	10/29/03
Unit 85	0192674-041-DS/C	09/05/03	02/02/04
Unit 86	0192674-040-DS/C	09/10/03	01/23/04
Swainwood Villas & Churchill Downs VR	0192674-042-DS/C	09/10/03	01/23/04
Bailey Trail - Phase I	0192674-043-DS/C	10/02/03	06/16/04
Unit 89	0192674-045-DS/C	10/06/03	01/07/04
Collington Villas	0192674-044-DS/C	10/07/03	01/07/04
Unit 88	0192674-046-DS/C	10/06/03	01/07/04
Southern Oak Villas	0192674-047-DS/C	10/16/03	07/27/04
Unit 87	0192674-048-DS/C	10/16/03	06/23/04
Lime Grove (f/k/a Allamanda) Villas	0192674-049-DS/C	10/27/03	07/29/04
Mount Pleasant Villas	0192674-050-DS/C	10/27/03	07/27/04
Unit 90	0192674-052-DS/C	11/05/03	03/16/04
Buena Vista Blvd. - Ph III, Part 2 BVB - Ph III, Part 2 Modification App. 3/10/05	0192674-051-DS/C	10/29/03	PART.: 09/13/04
Bailey Ridge Villas	0192674-053-DS/C	11/05/03	07/29/04
Unit 96	0192674-054-DS/C	11/06/03	07/29/04
Unit 93 & Hibiscus Village Rec. Center	0192674-055-DS/C	11/13/03	05/11/04
Unit 95	0192674-056-DS/C	11/17/03	05/06/04

North Sumter Utility Company
Water & Wastewater Permit Summary

Water Distribution (Continued)	Permit Number	Date of Issue	Date Cleared
St. Charles Place - Phase I	0192674-057-DS/C	11/18/03	01/12/05
Laurel Manor Rec. Center & Office Park	0192674-059-DS/C	11/17/03	
Laurel Manor Office Park - 4" Water Main Modification	0192674-097-DS/MM	03/29/04	05/05/04
Hickory Grove Villas	0192674-058-DS/C	11/17/03	05/11/04
Units 91 & 92	0192674-060-DS/C	12/09/03	05/04/04
Eagle Ridge Villas	0192674-061-DS/C	11/26/03	07/27/04
Mount Vernon Villas	0192674-067-DS/C	12/05/03	07/27/04
Bailey Trail - Phase II	0192674-062-DS/C	11/26/03	08/30/04
Lake Miona Regional Rec. Center	0192674-068-DS/C	12/18/03	
Sullivan Villas	0192674-064-DS/C	12/01/03	07/29/04
Unit 99	0192674-065-DS/C	12/05/03	07/29/04
Unit 94	0192674-066-DS/C	12/05/03	05/04/04
Lake Shore Cottages	0192674-068-DS/C	12/18/03	03/22/04
Odell Street - Phase I	0192674-071-DS/C	12/30/03	08/30/04
Unit 97	0192674-070-DS/C	01/07/04	07/29/04
Chesterfield Villas	0192674-069-DS/C	12/30/03	07/29/04
Morse Blvd. - Phase II	0192674-072-DS/C	01/13/04	PART.: 03/1/05
Unit 98	0192674-073-DS/C	01/14/04	07/29/04
Canal Street - Phase I	0192674-074-DS/C	01/08/04	08/30/04
Edgefield Villas	0192674-075-DS/C	01/08/04	07/29/04
Unit 100	0192674-076-DS/C	01/21/04	07/07/04
Richmond Villas	0192674-077-DS/C	02/06/04	09/16/04
Units 106 & 107	0192674-079 (no DS/C listed)	02/09/04	09/15/04
Canal Street Village Rec. Center	0192674-078-DS/C	02/09/04	09/16/04
Unit 114	0192674-081-DS/C	02/11/04	12/20/04
Kaylee Villas	0192674-080-DS/C	02/11/04	01/12/05
Kaylee Villas Modification	0192674-127-DS/MM	12/15/04	FOR BOTH
Odell Circle - Phase II	0192674-085-DS/C	03/11/04	01/25/05
Stillwater Trail - Phase II	0192674-083-DS/C	02/16/04	12/20/04
Canal Street - Phase II	0192674-082-DS/C	02/18/04	
Morse Blvd. - Phase III	0192674-084-DS/C	02/24/04	
Units 111& 125 and Caroline Postal Park & NR	0192674-086-DS/C	02/26/04	PART.: 09/21/04
Unit 112	0192674-087-DS/C	03/05/04	12/20/04
Unit 113	0192674-090-DS/C	03/05/04	
Unit 105 - West	0192674-089-DS/C	03/05/04	12/02/04
Unit 105 - East	0192674-088-DS/C	03/05/04	12/02/04
Mallory Hill Golf Maintenance Facility	0192674-091-DS/C	03/05/04	09/16/04
Bonita Blvd.	0192674-093-DS/C	03/15/04	
Key Largo/Hemingway Golf Maintenance Facility			
Villages Public Safety Dept. #5 (@ Bonita Blvd.)			
Katherine Villas	0192674-094-DS/C	02/11/04	
Mallory Hill Country Club	0192674-095-DS/C	03/25/04	02/09/05
Units 108 & 109, Stillwater Villas, Virginia Vine Villas and Virginia Trace Postal Park & NR	0192674-096-DS/C	03/25/04	PART.: 02/16/05
Unit 110 & Elizabeth Villas	0192674-099-DS/C	04/05/04	
Unit 117	0192674-100-DS/C	04/16/04	
Unit 116	0192674-101-DS/C	04/29/04	
Emmalee Villas	0192674-102-DS/C	04/20/04	
Alexa Villas	0192674-103-DS/C	05/03/04	
Unit 123	0192674-104-DS/C	05/06/04	
Carlton Villas	0192674-105-DS/C	05/17/04	
Janeann Villas	0192674-106-DS/C	06/10/04	
Unit 122, Newport Villas, Largo PP & NRC, & Bacall VRC	0192674-109-DS/C	06/16/04	
Natalie Villas	0192674-107-DS/C	06/10/04	
Unit 115	0192674-108-DS/C	06/16/04	
The Villages Library	0192674-110-DS/C	07/07/04	
Unit 120	0192674-111-DS/C	07/07/04	
Unit 124	0192674-112-DS/C	07/09/04	
Duval Golf Course Pump Station	0192674-113-DS/C	07/27/04	
Canal Street - PH III	0192674-114-DS/C	08/31/04	
Unit 142 & Unit 145	0192674-116-DS/C	09/15/04	
Rosedale Villas & Crestwood Villas	0192674-115-DS/C	09/22/04	
Hampton Villas	0192674-117-DS/C	09/22/04	
Unit 119	0192674-118-DS/C	09/22/04	
Unit 141 and Bonita Villas	0192674-119-DS/C	09/22/04	

North Sumter Utility Company
Water & Wastewater Permit Summary

Water Distribution (Continued)	Permit Number	Date of Issue	Date Cleared
Unit 126	0192674-120-DS/C	10/07/04	
Unit 101	0192674-121-DS/C	10/12/04	
Unit 104	0192674-122-DS/C	10/22/04	
Madison Villas	0192674-123-DS/C	10/22/04	
Odell Circle PH V	0192674-124-DS/C	11/05/04	
Cherry Vale Villas	0192674-125-DS/C	10/22/04	
Oak Bend Villas	0192674-126-DS/C	10/28/04	
Mallory Square PP & NRC	Waiver Request Made 11-17-04		
Coconut Cove VRC	Waiver Request Made 11-17-04		
Lake Sumter Landing Professional Plaza	0192674-128-DS/C	01/24/05	
Unit 127	0192674-129-DS/C	01/24/05	
Unit 146	0192674-130-DS/C	01/25/05	
Holly Hill Villas	0192674-135-DS/C	01/25/05	
Unit 147	0192674-131-DS/C	02/02/05	
Allandale Villas	0192674-133-DS/C	02/02/05	
Sandhill Villas	0192674-134-DS/C	02/02/05	
Groveswood Villas	0192674-132-DS/C	01/25/05	
Unit 121	0192674-138-DS/C	03/16/05	
Tanglewood Villas	0192674-136-DS/C	03/10/05	
Bob Evans Restaurant (C.R. 466)	Waiver Request Made 02/01/05		
Oleander Villas	App. 03/11/05		

* Notice of Intent to Use General Permit

North Sumter Utility Company
Water & Wastewater Permit Summary

NSU Wastewater Treatment Facilities	Permit Number	Date of Issue	Date Cleared NO FINAL PART: 07/03/03
Wastewater Treatment Facility	FLA-281581 (001-DW1P/NP)	04/19/02	
Wastewater Treatment Facility Mod. (RIB's) / (R002)	FLA281581-002-DW1/MR	08/05/03	
Wastewater Treatment Facility Mod. (Wildwood Effluent)	FLA281581-003-DW1/MR	02/25/04	
Wastewater Treatment Facility Mod. (Re-use Master Plan Permit) - Replaces 4/18/02 FLA281581-004-DW1P		08/23/04	

Wastewater Collection	Permit Number	Date of Issue	Date Cleared
Belvedere Boulevard	CS60-0207383-001	01/14/03	07/24/03
Buena Vista Boulevard (South) - Ph I & C.R. 472	CS60-0207383-002	01/14/03	07/24/03
Buena Vista Blvd.-Ph II, Morse Blvd.-Ph I & Stillwater Tr.	CS60-0207383-003	02/25/03	08/04/03
Lynnhaven Lane	CS60-0207383-004	02/25/03	12/02/03
Arnold Palmer Signature Country Club	CS60-0207383-005	02/25/03	10/14/03
Units 74 & 75 and Broyhill Villas	CS60-0207383-006	04/01/03	08/18/03
Sumter Landing Town Center (Lake Sumter Landing)	CS60-0207383-007	03/31/03	04/20/04
Cherry Hill Villas	CS60-0207383-008	04/14/03	10/10/03
Inglewood Villas	CS60-0207383-009	04/14/03	10/10/03
Unit 81	CS60-0207383-012	04/08/03	10/09/03
Ezell Villas	CS60-0207383-013	04/09/03	11/12/03
Unit 72	CS60-0207383-011	04/08/03	02/17/04
Unit 77, Belvedere NR & Pimlico VR	CS60-0207383-010	04/24/03	12/10/03
Clifton Villas	CS60-0207383-014	05/19/03	08/19/03
Unit 76	CS60-0207383-015	05/30/03	09/29/03
Hialeah Villas	CS60-0207383-016	05/29/03	12/18/03
Mariposa Way	Ltr. Confirming Waiver 5/6/03	None Required	N/A
Arlington Villas	CS60-0207383-018	06/16/03	12/18/03
Latrobe Villas	CS60-0207383-019	05/29/03	01/28/04
Unit 71	CS60-0207383-020	07/08/03	01/28/04
Unit 80	CS60-0207383-021	06/27/03	10/06/03
Unit 78	CS60-0207383-023	06/23/03	12/18/03
Unit 79	CS60-0207383-024	07/08/03	01/27/04
Belmont Villas	CS60-0207383-025	07/02/03	02/18/04
Unit 73	CS60-0207383-026	07/21/03	02/10/04
Heritage Villas	CS60-0207383-027	08/08/03	10/14/03
Unit 70	CS60-0207383-028	07/28/03	03/08/04
Unit 102	CS60-0207383-34	08/07/03	02/17/04
Clayton Villas	CS60-0207383-031	07/10/03	12/17/03
Rainey Villas	CS60-0207383-029	07/11/03	12/17/03
Unit 103	CS60-0207383-032	08/05/03	12/11/03
Bellamy Villas	CS60-0207383-033	08/05/03	12/11/03
Unit 84	CS60-0207383-030	07/11/03	09/16/03
Buena Vista Blvd. - Ph III, Part 1	CS60-0207383-035	09/05/03	06/23/04
Unit 82	CS60-0207383-036	09/05/03	12/11/03
Jasper Villas	CS60-0207383-037	08/22/03	12/24/03
Unit 83	CS60-0207383-038	09/05/03	02/19/04
Unit 85	CS60-0207383-039	10/03/03	02/09/04
Unit 86	CS60-0207383-040	10/03/03	02/09/04
Swainwood Villas & Churchill Downs VR	CS60-0207383-041	10/13/03	02/09/04
Bailey Trail - Phase I	CS60-0207383-042	11/06/03	10/11/04
Unit 89	CS60-0207383-043	10/29/03	01/27/04
Collington Villas	CS60-0207383-044	10/29/03	01/28/04
Unit 88	CS60-0207383-045	11/17/03	01/27/04
Unit 87	CS60-0207383-046	11/17/03	07/02/04
Southern Oak Villas	CS60-0207383-047	11/19/03	07/29/04
Lime Grove (f/k/a Allamanda) Villas	CS60-0207383-048	11/21/03	07/28/04
Mount Pleasant Villas	CS60-0207383-049	11/21/03	07/28/04
Unit 90	CS60-0207383-059	12/12/03	05/12/04
Buena Vista Blvd. - Ph III, Part 2 BVB - Ph III, Part 2 Modification App. 3/10/05	CS60-0207383-050	12/18/03	
Bailey Ridge Villas	CS60-0207383-052	12/24/03	07/29/04
Unit 96	CS60-0207383-053	12/18/03	07/27/04
Unit 93 & Hibiscus VR	CS60-0207383-054	12/24/03	06/17/04

North Sumter Utility Company
Water & Wastewater Permit Summary

Wastewater Collection (continued)	Permit Number	Date of Issue	Date Cleared
Unit 95	CS60-0207383-055	12/18/03	07/27/04
St. Charles Place - Phase I	CS60-0207383-057	01/13/04	07/07/04
Laurel Manor Rec. Center & Office Park	CS60-0207383-056	12/08/03	06/21/04
Mod. to Laurel Manor Office Park only - General Permit	CS60-0207383-093	04/20/04	06/18/04
Hickory Grove Villas	CS60-0207383-058	12/24/03	06/17/04
Units 91 & 92	CS60-0207383-059	12/24/03	06/17/04
Eagle Ridge Villas	CS60-0207383-60	01/13/04	08/18/04
Mount Vernon Villas	CS60-0207383-064	12/24/03	07/28/04
Lake Miona Regional Rec. Center*	CS60-0207383-132	03/03/05	
Sullivan Villas	CS60-0207383-062	12/31/03	07/27/04
Unit 99	CS60-0207383-063	12/31/03	07/27/04
Unit 94	CS60-0207383-065	01/14/04	06/17/04
Lake Shore Cottages	CS60-0207383-066	01/16/04	04/01/04
Odell Circle - Phase I	CS60-0207383-069	01/26/04	11/15/04
Unit 97	CS60-0207383-068	01/28/04	08/18/04
Chesterfield Villas	CS60-0207383-067	01/16/04	08/18/04
Unit 98	CS60-0207383-070	02/05/04	08/18/04
Canal Street - Phase I	CS60-0207383-071	02/05/04	12/15/04
Edgefield Villas	CS60-0207383-072	02/05/04	08/20/04
Unit 100	CS60-0207383-073	02/24/04	08/20/04
Richmond Villas	CS60-0207383-074	03/01/04	09/24/04
Units 106 & 107	CS60-0207383-076	03/22/04	12/16/04
Canal Street Village Rec. Center	CS60-0207383-075	03/10/04	12/6/04
Unit 114	CS60-0207383-078	04/14/04	01/05/05
Kaylee Villas	CS60-0207383-077	03/22/04	01/11/05
Stillwater Trail - Phase II	CS60-0207383-079	03/22/04	01/11/05
Canal Street - Phase II	CS60-0207383-080	03/22/04	
Morse Blvd. - Phase III	CS60-0207383-081	03/25/04	
Odell Circle - Phase II	CS60-0207383-082	03/25/04	
Units 111, 125 & Caroline Postal Park & NR	CS60-0207383-083	04/13/04	PART.: 01/5/05
Unit 112	CS60-0207383-084	04/13/04	01/06/05
Unit 113	CS60-0207383-087	04/15/04	
Unit 105 - West	CS60-0207383-085	04/12/04	01/03/05
Unit 105 - East	CS60-0207383-086	04/14/04	01/05/05
Mallory Hill Golf Maintenance Facility	CS60-0207383-088	04/16/04	11/18/04
Bonita Blvd., Key Largo/Hemingway GMF, Villages Public Safety Dept. #5	CS60-0207383-089	04/22/04	03/09/05
Katherine Villas	CS60-0207383-090	04/22/04	
Mallory Hill Country Club	CS60-0207383-091	04/22/04	12/07/04
Units 108 & 109, Stillwater Villas, Virginia Vine Villas and Virginia Trace Postal Park & NR	CS60-0207383-092	05/07/04	
Unit 110 & Elizabeth Villas	CS60-0207383-094	05/12/04	
Unit 117	CS60-0207383-095	06/11/04	
Unit 116	CS60-0207383-097	06/07/04	
Emmalee Villas	CS60-0207383-096	06/07/04	
Alexa Villas	CS60-0207383-098		
Unit 123	CS60-0207383-099		
Carlton Villas	CS60-0207383-100		
Unit 122, Newport Villas & Villages of Largo PP & NRC	CS60-0207383-102	07/14/04	
Janeann Villas	CS60-0207383-101	07/14/04	
Unit 115	CS60-0207383-104	07/16/04	
Natalie Villas	CS60-0207383-103	07/14/04	
The Villages Library	APP. TO BE WITHDRAWN	WITHDRAWN 10/18/04	N/A
Unit 120	CS60-0207383-106	08/12/04	
Unit 124	CS60-0207383-107	07/30/04	
Canal Street - PH III	CS60-0207383-108	09/16/04	
Unit 142 & Unit 145 App. 8/13/04	CS60-0207383-109	10/15/04	
Rosedale Villas & Crestwood Villas App. 8/13/04	CS60-0207383-110	10/27/04	
Hampton Villas	CS60-0207383-112	10/14/04	
Unit 119	CS60-0207383-111	10/15/04	
Unit 141 and Bonital Villas	CS60-0207383-113	10/14/04	
Unit 126	CS60-0207383-114	10/26/04	
Unit 101	CS60-0207383-115	10/29/04	
Unit 104	CS60-0207383-116	11/08/04	

North Sumter Utility Company
Water & Wastewater Permit Summary

Wastewater Collection (continued)	Permit Number	Date of Issue	Date Cleared
Madison Villas	CS60-0207383-117	11/08/04	
Odell Circle PH V	CS60-0207383-118	11/08/04	
Cherry Vale Villas	CS60-0207383-119	11/24/04	03/08/05
Oak Bend Villas	CS60-0207383-120	11/23/04	
Lake Sumter Landing Professional Plaza*	CS60-0207383-121	12/23/05	
Unit 127	CS60-0207383-122	02/10/05	
Unit 146	CS60-0207383-123	01/21/05	
Unit 147	CS60-0207383-124	01/21/05	
Allandale Villas	CS60-0207383-125	01/21/05	
Sandhill Villas	CS60-0207383-126	02/10/05	
Groewood Villas	CS60-0207383-127	02/01/05	
Holly Hill Villas	CS60-0207383-128	02/10/05	
Unit 121	CS60-0207383-129	02/16/05	
Tanglewood Villas	App. 01/14/05		
Bob Evans	Ltr. Confirming Waiver 2/25/05	None Required	N/A
Oleander Villas	App. 03/11/05		

* Notice of Intent to Use General Permit

EXHIBIT "K"

METHOD OF FINANCING

North Sumter Utility, L.L. C.
1020 Lake Sumter Landing
The Villages, FL 32162

March 18, 2004

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

Reference: North Sumter Utility Company, L.L.C. ("NSU")

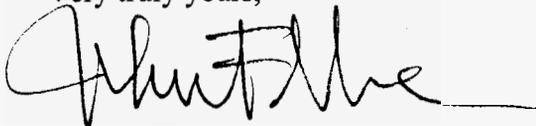
Dear Sir,

NSU has financed and intends to finance the construction of its potable water and wastewater utility system with funds from the following three sources.

1. Debit financing – NSU has issued \$23,150,000 of debt in the form of tax exempt bond financing. These funds were used to construct a substantial portion of the existing NSU facilities.
2. CIAC collections – NSU will collect main extension charges for residential water in the amount of \$839 per hookup and for residential sewer in the amount of \$1,461 per hookup. These collections of CIAC will become substantial. At December 31, 2004 there were 2,889 residential hookups and it is anticipated that NSU will hookup approximately 4,000 residential homes per year beginning in 2005 and each year through build-out.
3. Loans from its affiliate – The Villages of Lake-Sumter, Inc. has agreed to provide financial assistance to NSU in order for NSU to be able to expand and meet its financial obligations.

Please contact me should you need further information.

Very truly yours,



John F. Wise
Treasurer

JFW/lct
L0144

EXHIBIT "L"

REVISED TARIFF PAGES

THIRD REVISED SHEET NO. 3.0
CANCELS SECOND REVISED SHEET NO. 3.0

NAME OF COMPANY: NORTH SUMTER UTILITY COMPANY, LLC

WATER TARIFF

TERRITORY SERVED

CERTIFICATE NUMBER - 618 - W

COUNTY - Sumter

COMMISSION ORDER(s) APPROVING TERRITORY SERVED -

<u>Order Number</u>	<u>Date Issued</u>	<u>Docket Number</u>	<u>Filing Type</u>
PSC-02-0554-PAA-WS	April 23, 2002	010859-WS	Original Certificate
PSC-03-0768-FOF-WS	June 27, 2003	021036-WS	Amendment
PSC-04-1123-FOF-WS	November 15, 2004	040704-WS	Amendment
PSC-05			Amendment

(Continued to Sheet No. 3.1)

H. G. MORSE
ISSUING OFFICER

PRESIDENT
TITLE

FIRST REVISED SHEET NO. 3.7
CANCELS ORIGINAL SHEET NO. 3.7

NAME OF COMPANY: NORTH SUMTER UTILITY COMPANY, LLC

WATER TARIFF
(Continued from Sheet No. 3.6)

DESCRIPTION: (AREA "F")

THE NORTH 370.00 FEET OF THE SOUTH 420.00 FEET OF THE EAST 210.00 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND

DESCRIPTION: (AREA "G")

A PORTION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS.

BEGIN AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 24; THENCE S89°45'06"W ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 24 A DISTANCE OF, 661.20 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 24; THENCE N00°17'53"E ALONG SAID WEST LINE 852.05 FEET; THENCE DEPARTING SAID WEST LINE N82°03'38"E, 668.64 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 24; THENCE S00°19'58"W ALONG SAID EAST LINE 941.54 FEET TO THE POINT OF BEGINNING.

AND

DESCRIPTION: (AREA "H")

A PORTION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS.

BEGIN AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 24; THENCE S00°22'03"W ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 24 A DISTANCE OF 148.51 FEET; THENCE DEPARTING SAID EAST LINE S67°34'11"W, 104.50 FEET; THENCE S69°49'06"W, 132.79 FEET; THENCE S72°10'36"W, 180.95 FEET; THENCE S74°43'06"W, 67.79 FEET; THENCE S74°19'34"W, 212.14 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 24; THENCE N00°19'58"E ALONG SAID WEST LINE 361.16 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 24; THENCE N89°41'18"E ALONG SAID NORTH LINE, 662.01 FEET TO THE POINT OF BEGINNING.

(Continued to Sheet No. 3.8)

H. G. MORSE
ISSUING OFFICER

PRESIDENT
TITLE

NAME OF COMPANY: NORTH SUMTER UTILITY COMPANY, LLC

WATER TARIFF
(Continued from Sheet No. 3.7)

DESCRIPTION: (AREA "I")

A PORTION OF SECTION 21, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

THE SOUTHEAST 1/4 OF SAID SECTION 21 LYING NORTH OF LAKE MIONA, LESS THE EAST 751.44 FEET AND LESS THE NORTH 33.00 FEET FOR C.R. 472, TOGETHER WITH THE EAST 330.00 FEET OF THE SOUTHWEST 1/4 OF SAID SECTION 21, LYING NORTH OF LAKE MIONA, LESS THE NORTH 33.00 FEET FOR C.R. 472.

DESCRIPTION: (AREA "J")

A PORTION OF SECTION 28, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS.

COMMENCE AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE N00°00'52"W ALONG THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 28 A DISTANCE OF 661.98 FEET TO THE POINT OF BEGINNING; THENCE S89°55'20"W, 375.24 FEET; THENCE N38°08'20"W, 522.75 FEET; THENCE N64°39'00"W, 653.77 FEET; THENCE S89°55'40"W, 137.86 FEET; THENCE S00°04'20"E, 100.00 FEET; THENCE S89°55'40"W, 160.00 FEET; THENCE N14°15'00"W, 207.74 FEET; THENCE N52°34'00"W, 16.40 FEET; THENCE N79°10'00"E, 61.27 FEET; THENCE N05°32'35"W, 146.48 FEET; THENCE S79°10'00"W, 19.88 FEET; THENCE N06°31'14"W, 50.14 FEET; THENCE N12°30'00"W, 181.34 FEET; THENCE N87°57'20"W, 140.62 FEET; THENCE N32°03'34"W, 163.04 FEET; THENCE N36°53'24"W, 60.28 FEET; THENCE N29°33'25"W, 140.06 FEET; THENCE N45°27'38"W, 110.80 FEET; THENCE N40°19'43"E, 200.96 FEET; THENCE N59°29'17"E, 123.77 FEET; THENCE N56°34'45"E, 158.95 FEET; THENCE N64°07'45"E, 230.23 FEET; THENCE S71°57'03"E, 87.70 FEET; THENCE S24°37'52"E, 216.66 FEET; THENCE S20°00'03"E, 229.00 FEET; THENCE S21°37'47"E, 141.70 FEET; THENCE S48°11'31"E, 103.51 FEET; THENCE S82°47'11"E, 137.66 FEET; THENCE N78°51'59"E, 66.43 FEET; THENCE N89°03'36"E, 79.81 FEET; THENCE N83°45'14"E, 212.06 FEET; THENCE S86°15'00"E, 192.21 FEET; THENCE N79°29'35"E, 445.60 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE S00°00'52"E ALONG SAID EAST LINE 1,425.50 FEET TO THE POINT OF BEGINNING.

(Continued to Sheet No. 3.9)

H. G. MORSE
ISSUING OFFICER

PRESIDENT
TITLE

NAME OF COMPANY: NORTH SUMTER UTILITY COMPANY, LLC

WATER TARIFF
(Continued from Sheet No. 3.8)

DESCRIPTION: (AREA "K")

THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 23 EAST,
LESS RIGHT-OF-WAY FOR COUNTY ROAD 466A, SUMTER COUNTY, FLORIDA.

DESCRIPTION: (AREA "L")

THE SOUTH 928.13 FEET OF THE WEST 248.05 FEET OF THE EAST 3/4 OF THE EAST 1/2 OF THE
SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER
COUNTY, FLORIDA, LESS THE RIGHT-OF-WAY FOR COUNTY ROAD 466A

H. G. MORSE
ISSUING OFFICER

PRESIDENT
TITLE

NAME OF COMPANY: NORTH SUMTER UTILITY COMPANY, LLC

WASTEWATER TARIFF

TERRITORY SERVED

CERTIFICATE NUMBER - 532-S

COUNTY - SUMTER

COMMISSION ORDER(s) APPROVING TERRITORY SERVED -

<u>Order Number</u>	<u>Date Issued</u>	<u>Docket Number</u>	<u>Filing Type</u>
PSC-02-0554-PAA-WS	April 23, 2002	010859-WS	Original Certificate
PSC-03-0768-FOF-WS	June 27, 2003	021036-WS	Amendment
PSC-04-1123-FOF-WS	November 15, 2004	040704-WS	Amendment
PSC-05			Amendment

(Continued to Sheet No. 3.1)

H. G. MORSE
ISSUING OFFICER
PRESIDENT
TITLE

NAME OF COMPANY: NORTH SUMTER UTILITY COMPANY, LLC

WASTEWATER TARIFF

(Continued from Sheet No. 3.6)

DESCRIPTION: (AREA "F")

THE NORTH 370.00 FEET OF THE SOUTH 420.00 FEET OF THE EAST 210.00 FEET OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA.

AND

DESCRIPTION: (AREA "G")

A PORTION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS.

BEGIN AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 24; THENCE S89°45'06"W ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 24 A DISTANCE OF, 661.20 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 24; THENCE N00°17'53"E ALONG SAID WEST LINE 852.05 FEET; THENCE DEPARTING SAID WEST LINE N82°03'38"E, 668.64 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 24; THENCE S00°19'58"W ALONG SAID EAST LINE 941.54 FEET TO THE POINT OF BEGINNING.

AND

DESCRIPTION: (AREA "H")

A PORTION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS.

BEGIN AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 24; THENCE S00°22'03"W ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 24 A DISTANCE OF 148.51 FEET; THENCE DEPARTING SAID EAST LINE S67°34'11"W, 104.50 FEET; THENCE S69°49'06"W, 132.79 FEET; THENCE S72°10'36"W, 180.95 FEET; THENCE S74°43'06"W, 67.79 FEET; THENCE S74°19'34"W, 212.14 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 24; THENCE N00°19'58"E ALONG SAID WEST LINE 361.16 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 24; THENCE N89°41'18"E ALONG SAID NORTH LINE, 662.01 FEET TO THE POINT OF BEGINNING.

(Continued to Sheet No. 3.8)

H. G. MORSE
ISSUING OFFICER

PRESIDENT
TITLE

NAME OF COMPANY: NORTH SUMTER UTILITY COMPANY, LLC

WASTEWATER TARIFF

(Continued from Sheet No. 3.7)

DESCRIPTION: (AREA "I")

A PORTION OF SECTION 21, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

THE SOUTHEAST 1/4 OF SAID SECTION 21 LYING NORTH OF LAKE MIONA, LESS THE EAST 751.44 FEET AND LESS THE NORTH 33.00 FEET FOR C.R. 472, TOGETHER WITH THE EAST 330.00 FEET OF THE SOUTHWEST 1/4 OF SAID SECTION 21, LYING NORTH OF LAKE MIONA, LESS THE NORTH 33.00 FEET FOR C.R. 472.

DESCRIPTION: (AREA "J")

A PORTION OF SECTION 28, TOWNSHIP 18 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS.

COMMENCE AT THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE N00°00'52"W ALONG THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 28 A DISTANCE OF 661.98 FEET TO THE POINT OF BEGINNING; THENCE S89°55'20"W, 375.24 FEET; THENCE N38°08'20"W, 522.75 FEET; THENCE N64°39'00"W, 653.77 FEET; THENCE S89°55'40"W, 137.86 FEET; THENCE S00°04'20"E, 100.00 FEET; THENCE S89°55'40"W, 160.00 FEET; THENCE N14°15'00"W, 207.74 FEET; THENCE N52°34'00"W, 16.40 FEET; THENCE N79°10'00"E, 61.27 FEET; THENCE N05°32'35"W, 146.48 FEET; THENCE S79°10'00"W, 19.88 FEET; THENCE N06°31'14"W, 50.14 FEET; THENCE N12°30'00"W, 181.34 FEET; THENCE N87°57'20"W, 140.62 FEET; THENCE N32°03'34"W, 163.04 FEET; THENCE N36°53'24"W, 60.28 FEET; THENCE N29°33'25"W, 140.06 FEET; THENCE N45°27'38"W, 110.80 FEET; THENCE N40°19'43"E, 200.96 FEET; THENCE N59°29'17"E, 123.77 FEET; THENCE N56°34'45"E, 158.95 FEET; THENCE N64°07'45"E, 230.23 FEET; THENCE S71°57'03"E, 87.70 FEET; THENCE S24°37'52"E, 216.66 FEET; THENCE S20°00'03"E, 229.00 FEET; THENCE S21°37'47"E, 141.70 FEET; THENCE S48°11'31"E, 103.51 FEET; THENCE S82°47'11"E, 137.66 FEET; THENCE N78°51'59"E, 66.43 FEET; THENCE N89°03'36"E, 79.81 FEET; THENCE N83°45'14"E, 212.06 FEET; THENCE S86°15'00"E, 192.21 FEET; THENCE N79°29'35"E, 445.60 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 28; THENCE S00°00'52E ALONG SAID EAST LINE 1,425.50 FEET TO THE POINT OF BEGINNING.

(Continued to Sheet No. 3.9)

H. G. MORSE
ISSUING OFFICER

PRESIDENT
TITLE

NAME OF COMPANY: NORTH SUMTER UTILITY COMPANY, LLC

WASTEWATER TARIFF

(Continued from Sheet No. 3.8)

DESCRIPTION: (AREA "K")

THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 19 SOUTH, RANGE 23 EAST, LESS RIGHT-OF-WAY FOR COUNTY ROAD 466A, SUMTER COUNTY, FLORIDA.

DESCRIPTION: (AREA "L")

THE SOUTH 928.13 FEET OF THE WEST 248.05 FEET OF THE EAST 3/4 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 19 SOUTH, RANGE 23 EAST, SUMTER COUNTY, FLORIDA, LESS THE RIGHT-OF-WAY FOR COUNTY ROAD 466A

H. G. MORSE
ISSUING OFFICER

PRESIDENT
TITLE

EXHIBIT "M"

COPIES OF WATER AND WASTEWATER CERTIFICATES

FLORIDA PUBLIC SERVICE COMMISSION

Certificate Number

618 - W

Upon consideration of the record it is hereby ORDERED that authority be and is hereby granted to:

North Sumter Utility Company, L.L.C.

Whose principal address is:

1100 Main Street
The Villages, FL 32159-7719 (Sumter County)

to provide water service in accordance with the provision of Chapter 367, Florida Statutes, the Rules, Regulations and Orders of this Commission in the territory described by the Orders of this Commission.

This Certificate shall remain in force and effect until suspended, cancelled or revoked by Orders of this Commission.

ORDER	PSC-02-0179-FOF-WS	DOCKET	010859-WS
ORDER		DOCKET	

BY ORDER OF THE
FLORIDA PUBLIC SERVICE COMMISSION

Blanca S. Bayo

Commission Clerk and Administrative Services Director



FLORIDA PUBLIC SERVICE COMMISSION

Certificate Number

532 - S

Upon consideration of the record it is hereby ORDERED that authority be and is hereby granted to:

North Sumter Utility Company, L.L.C.

Whose principal address is:

1100 Main Street
The Villages, FL 32159-7719 (Sumter County)

to provide wastewater service in accordance with the provision of Chapter 367, Florida Statutes, the Rules, Regulations and Orders of this Commission in the territory described by the Orders of this Commission.

This Certificate shall remain in force and effect until suspended, cancelled or revoked by Orders of this Commission.

ORDER	PSC-02-0179-FOF-WS	DOCKET	010859-WS
ORDER		DOCKET	

BY ORDER OF THE
FLORIDA PUBLIC SERVICE COMMISSION

Blanca S. Bayo

Commission Clerk and Administrative Services Director

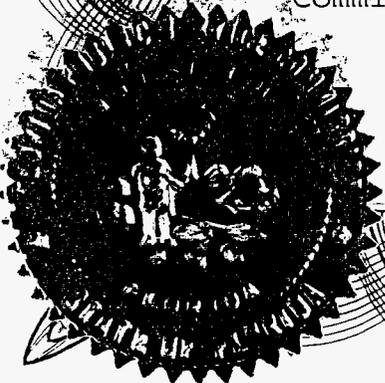


EXHIBIT "N"

AFFIDAVIT OF CURRENT ANNUAL REPORT AND TARIFFS

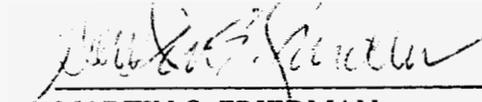
AFFIDAVIT

STATE OF FLORIDA

COUNTY OF SEMINOLE

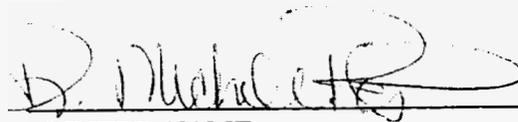
Before me, the undersigned authority, authorized to administer oaths and take acknowledgments, personally appeared MARTIN S. FRIEDMAN, ESQUIRE, who, after being duly sworn on oath, did depose on oath and say that he is the attorney for NORTH SUMTER UTILITY COMPANY, LLC, that NORTH SUMTER UTILITY COMPANY, LLC has a Tariff on file with the Public Service Commission; and that on March 29, 2005, he verified on the Public Service Commission's website that NORTH SUMTER UTILITY COMPANY, LLC, has a current Annual Report on file.

FURTHER AFFIANT SAYETH NAUGHT.



MARTIN S. FRIEDMAN

Sworn to and subscribed before me this 29th day of March, 2005, by MARTIN S. FRIEDMAN, who is personally known to me.



PRINTED NAME: _____
NOTARY PUBLIC
My Commission Expires:



D. Michele Parks
MY COMMISSION # DD152693 EXPIRES
September 24, 2006
BONDED THRU TROY FAIN INSURANCE, INC

EXHIBIT "N"

EXHIBIT "O"

AFFIDAVIT OF MAILING NOTICE TO GOVERNMENTAL ENTITIES

(To be late filed)

EXHIBIT "P"

AFFIDAVIT OF MAILING NOTICE TO PROPERTY OWNERS

(To be late filed)

EXHIBIT "Q"

AFFIDAVIT OF PUBLISHING NOTICE IN NEWSPAPER

(To be late filed)