



16554 Cagan Crossings Boulevard - Suite No. 2
Clermont, Florida 34714

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COMMISSION
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October 5, 2005

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

Re: Filing Developer Agreement for Southlake Utilities, Inc.

Dear Ms. Bayo:

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

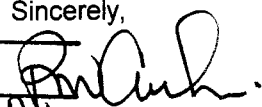

Serenity – Phase One

RR Tropical Investment, Inc. has reserved 28.57 ERC's or 0.010000 MGD for domestic water capacity and 31.33 ERC's or 0.009400 MGD for wastewater capacity.

Southlake Water Treatment Plant has a capacity of 2.916 MGD and the current 3 month average daily flow is 1.923 MGD. Southlake Wastewater Treatment Plant has a capacity of 1.115 MGD and the current 3 month average daily flow is 0.636 MGD.

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

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

CMP _____
COM _____ Sincerely,
CTR 
ECR  Randall W. Corbin
Manager

GCL _____
OPC _____ Copy: Developer File

RCA _____

SCR _____

SGA _____

SEC Cover only

OTH _____

DOCUMENT NUMBER-DATE

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