

State of Florida



CORRESPONDENCE
10/14/2022
DOCUMENT NO. 09366-2022

Public Service Commission

CAPITAL CIRCLE OFFICE CENTER • 2540 SHUMARD OAK BOULEVARD
TALLAHASSEE, FLORIDA 32399-0850

-M-E-M-O-R-A-N-D-U-M-

DATE: October 14, 2022

TO: Adam J. Teitzman, Commission Clerk, Office of Commission Clerk

FROM: Jennifer S. Crawford, Attorney Supervisor, Office of the General Counsel *JSC*

RE: Docket No. 20220156-WS - Application for name change on Certificate Nos. 277-W and 223-S in Seminole County from CWS Communities, LP d/b/a Palm Valley Utilities to Hometown Palm Valley, LLC d/b/a Palm Valley Utilities.

Please place the attached email correspondence from Diana Danin in the Correspondence section of the above referenced docket.

Thank you,

JSC/ds
Attachment

From: Diana Danin <jeladi1@gmail.com>
Sent: Thursday, October 13, 2022 12:58 PM
To: Melinda Watts; Jennifer Crawford; Natalia Rivera-Pacheco
Subject: Fwd: Discrepancy in number of customers and revenue for 2021 water and wastewater - for CWS Communities LP dba Palm Valley Utilities
Attachments: 2021 rate increase Signed Palm Valley Packet Revised - first ten pages.pdf

Re: PSC Docket 20220156

I was named as interested party objecting to this utility's request for name change

I notice that the documents I submitted with the attached email was not made part of the record.

Please add this email and its attachments to the document file for Docket 20220156

Thanks

Diana Danin

938 East Palm Valley Dr

Oviedo, Fl 32765

407-733-2662

jeladi1@gmail.com

----- Forwarded message -----

From: **Diana Danin** <jeladi1@gmail.com>

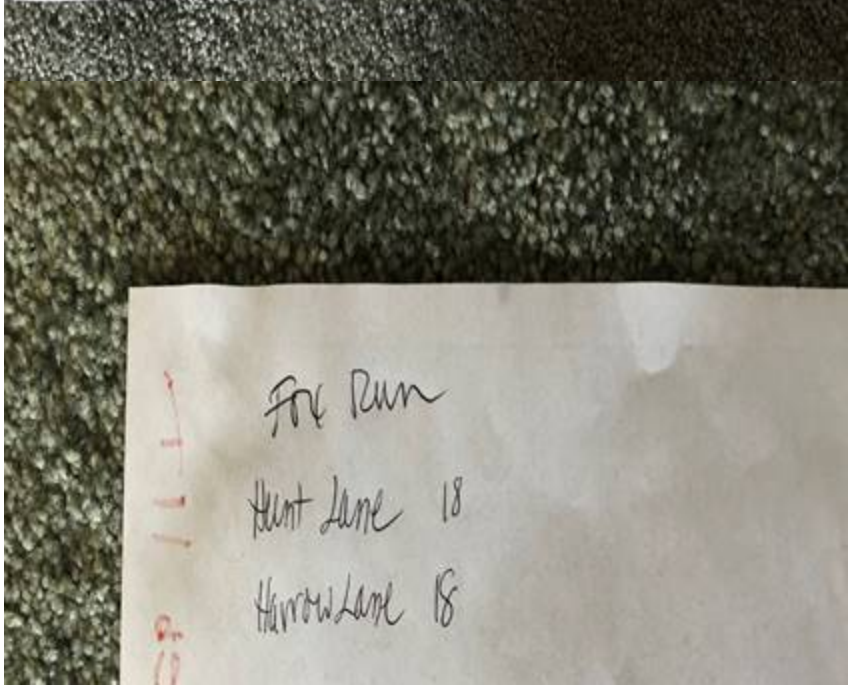
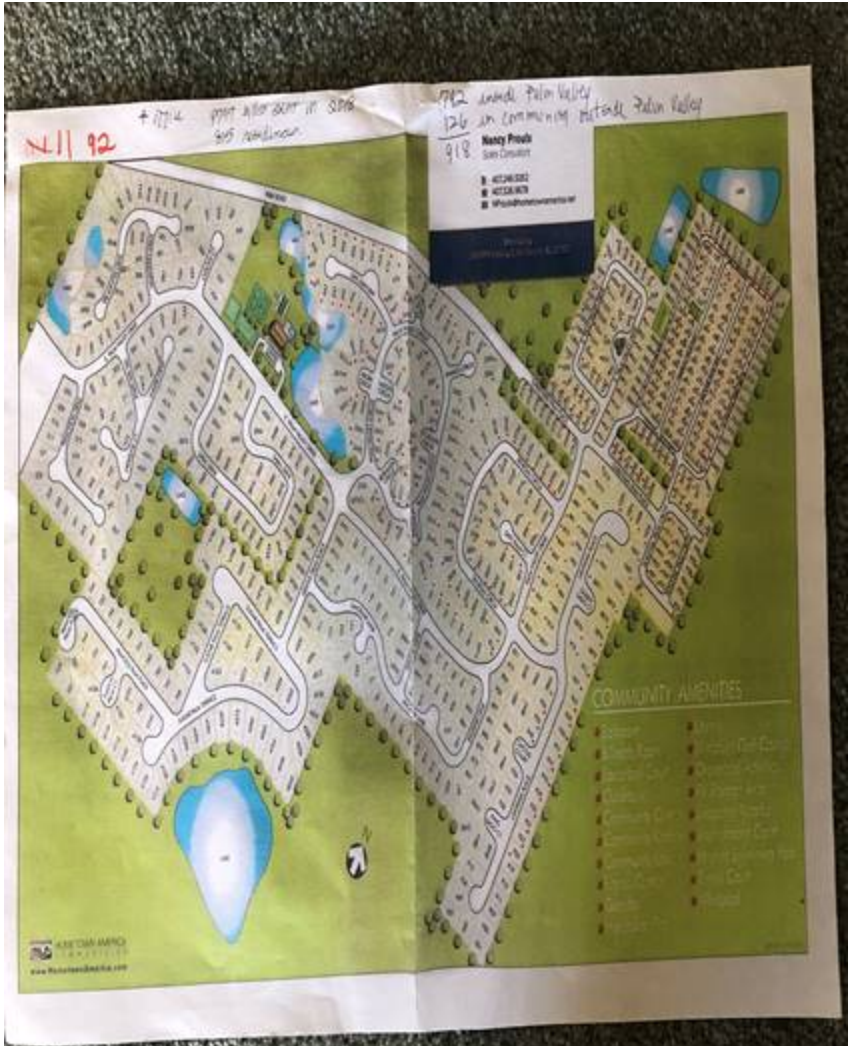
Date: Fri, Oct 7, 2022 at 3:49 PM

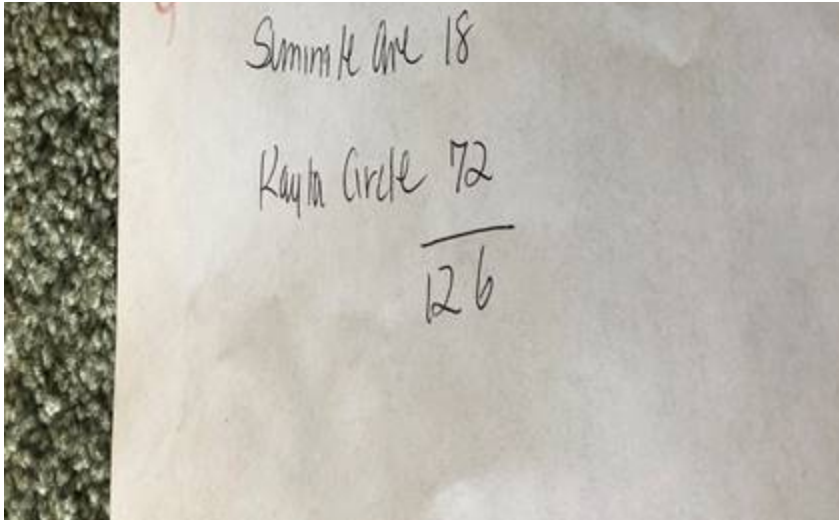
Subject: Discrepancy in number of customers and revenue for 2021 water and wastewater - for CWS Communities LP dba Palm Valley Utilities

To: <mwatts@psc.state.fl.us>, <jcrawfor@psc.state.fl.us>, <nrivera@psc.state.fl.us>, <amnorris@psc.state.fl.us>, <bfletcher@psc.state.fl.us>, <wthurmond@psc.state.fl.us>

Cc: Adam Teitzman <ateitzma@psc.state.fl.us>, John Plescow <jplescow@psc.state.fl.us>, Diana Danin <jeladi1@gmail.com>

These questions are being asked for the attached document, which I'm attaching only the pages I call into question because the file is too big. If the numbers are reported incorrectly in 2021 then they are probably reported incorrectly in other years as well.. and that calls into question every rate increase they have applied for.





Please respond - from whoever can answer these questions:

1. This cover memo states 835 water and 830 wastewater customers. But the Palm Valley Manufactured home community has 792 residents and the Fox Run community has 126 Residents = 918 customers. So where is the PSC getting these numbers from?

2. Water Billing units: You say there are 835 water customers, and when they get billed every month then total of bills generated in the year are 10,048 at \$11.35 per month base charge = \$114,045.

But there are really 918 customers each billed monthly for total bills generated of 11,016 x \$11.35 per month = \$125,031.60 in base charge water revenue.

That is significant discrepancy.

3. Wastewater Billing units. You say there are 830 wastewater-water customers, and when they get billed every month then total of bills generated in the year are 9320 at \$26.18 per month for base charge wastewater revenue of = \$243,998.

But there are really 918 water customers who should also be wastewater customers. Each billed monthly for total bills generated of 11,016 x \$26.18 per month = \$288,398.88 in base charge wastewater revenue.

That is significant discrepancy over what has been reported.

4. Please provide me with an explanation as to why the PSC cannot easily verify the number of customers in this utilities billing system and why the number of customers is so low compared to number of residents in Palm Valley and Fox Run, served by this utility.

5. If my evaluation is correct, please have the PSC open an audit for fraudulent reporting by this utility. After all,

knowing the number of customers you have can't be all that difficult.

Diana Danin

938 East Palm Valley Dr

Oviedo, Fl 32765

407-733-2662

jeladi1@gmail.com

State of Florida



Public Service Commission

CAPITAL CIRCLE OFFICE CENTER • 2540 SHUMARD OAK BOULEVARD
TALLAHASSEE, FLORIDA 32399-0850

-M-E-M-O-R-A-N-D-U-M-

DATE: 4/12/2021

TO: Amber M. Norris, Public Utilities Supervisor, Division of Accounting & Finance

FROM: Wesley Thurmond, Public Utility Analyst I, Division of Accounting & Finance

RE: CWS Communities LP 2021 Index for Water and Wastewater Service in Seminole County
WS-2021-0020

CWS Communities LP (Palm Valley or Utility) is a Class B utility in Seminole County. Palm Valley serves approximately 835 water and 830 wastewater customers. Pursuant to Section 367.081(4)(a), Florida Statutes, the Utility has been granted an index rate increase of \$1,242 for water and \$3,227 for wastewater. The percentage increase is 0.67 percent for water and 0.66 percent for wastewater. The index adjustments are effective May 31, 2021. Palm Valley's 2020 gross revenues were \$185,185 for water and \$481,217 for wastewater.

Please send to whoever can answer these questions:

1. This cover memo states 835 water and 830 wastewater customers. But the Palm Valley Manufactured home community has 792 residents and the Fox Run community has 126 Residents = 918 customers. So where is the PSC getting these numbers from?

2. Water Billing units: You say there are 835 water customers, and when they get billed every month then total of bills generated in the year are 10,048 at \$11.35 per month base charge = \$114,045.

But there are really 918 customers each billed monthly for total bills generated of 11,016 x \$11.35 per month = \$125,031.60 in base charge water revenue.

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That is significant discrepancy over what has been reported.

4. Please provide me with an explanation as to why the PSC cannot easily verify the number of customers in this utilities billing system.

Index Review Tracking Slip

CWS Communities LP

WS # WS-2021-0020 **Analyst Name** Wesley Thurmond **Phone** 850-413-6443

Drop-off Date _____	ECO	Date Review Completed _____	<i>AMN</i>
Drop-off Date <u>4/19/21</u>	Supervisor	Date Review Completed <u>4/20/21</u>	
Drop-off Date <u>4/20/2021</u>	Bureau Chief	Date Review Completed <u>4/22/2021</u>	<i>SBF</i>
Drop-off Date <u>4/22/2021</u>	Asst. Director	Date Review Completed <u>4/22/2021</u>	<i>CRBB</i>
Effective Date: <u>5/31/2021</u>			

Date the Company was notified that the customer notice has been approved, and the approved tariff(s) is(are) forthcoming.

Contact

Person Gary Morse **notified on** _____
Phone: 407-970-7705

1. The drop-off date is the date the analyst submits the index/pass-through package for review. The analyst should indicate drop-off date each time the package is submitted to a different reviewer.
2. As the package progresses through the review process, and receives approval, each reviewer should indicate, on the line after their position, the date the package is returned to the analyst. **The reviewer should also make sure the WSTA sheet is initialed.** If the reviewer is passing the index/pass-through package to the next reviewer, it will be assumed that the next reviewer received the package, the same day the prior reviewer dated this slip.
3. Make sure the company, or its representative, is notified as to the status of the customer notice and tariff sheet(s).
4. Once this sheet is complete, it should be submitted to the supervisor so that the dates can be put in the index/pass-through database.

Sequencing of Index Filing Documents For WSTA File

Please follow the sequence below when submitting your Index and Pass-Through application for review. Check the applicable box to indicate inclusion in the package.

Check, if applicable	Description
✓	Index/Pass Through Review Tracking Slip
✓	Sequencing of Index Filing Documents Checklist
✓	WSTA Page
✓	Memo to Supervisor, regarding rate increase.
✓	Audit trail page.
✓	Company Filing, including:
✓	1. Company letter
✓	2. Notice of Intent
✓	3. Table of Contents
✓	4. Appendix A - Index and Pass Through Adjustment (MFR)
✓	5. Appendix B - Schedule of Annualized Revenue (MFR)
✓	6. Customer Notice (MFR)
✓	7. Statement on Quality of Service
✓	8. Affirmation (MFR)
✓	A copy of the applicable page in the Rate Increases/Decreases Report which shows the current rates of the utility or system.
✓	Old tariff pages
✓	Staff work documents
✓	Current Annual Report (MFR)
✓	Order showing last authorized ROR
✓	All filed pages which were originally filed but replaced due to errors. The pages should be stapled or clipped, with a page on front which states, in bold type, "ERRORS."

WATER AND WASTEWATER TARIFF APPLICATION (WSTA)

Reviewed/Approved by:
AFD/Supervisor AMN
AFD/Bur. Chief SBF
AFD/Asst. Dir CRBB
ECO/ Supervisor _____
ECO/Bur. Chief _____

Section I.

Tariff Filing
Docket #: N/A Rec'd: 4/1/2021 Offl. Filing: 4/1/2021
Company/System Name: CWS Communities LP
Contact Info: Gary Morse, 3700 Palm Valley Circle, Oviedo, FL 32765

Filing Assigned to:(Bureau) AFD ECO/ Terence Bethae AFD/ Wesley Thurmond

Section II.

Hearing: N/A Recm.: N/A Agenda: N/A Ant. Eff.: 5/31/2021

Type of Tariff Filing: [check one]

CCER__ CLR__ CORR__ DTER__ DUPF__ ECER__ FYR__ GCER__ IDXP__
IDPF__ IDXF__ INDX IVGT__ LIMP__ MSC__ NCHG__ NCS__ OCER__
PFI__ PTHF__ PTHU__ QCER__ RC-F__ RC-I__ REC__ SA__ SARC__
TCER__ TGOV__ TMOC__ WDRN__ Other__

Description of Tariff Filing Application: Application for 2021 Index Adjustment for Water and Wastewater in Seminole County.

Section III.

Final Action By: Staff Commission _____

Final Disposition: Approved as Filed Approved as Modified _____*

Effective Date of Tariff: 6/1/2021 Order Number: N/A
5/31/2021

*The "Additional Comment" section shall contain a brief description of any modification to the tariff filing application or the reason for an application being withdrawn. See Section V of this form.

Section IV.

Revenue Increase/(Decrease) Amount:

INDX -	Water \$	<u>1,242</u>	Wastewater \$	<u>3,227</u>
PTHU -	Water \$	<u> </u>	Wastewater \$	<u> </u>
LIMP -	Water \$	<u> </u>	Wastewater \$	<u> </u>
RC -	Water \$	<u> </u>	Wastewater \$	<u> </u>
4YRR -	Water \$	<u> </u>	Wastewater \$	<u> </u>

Overall Percentage Increase (Decrease):

Water 0.67 Wastewater 0.66

Section V.

Additional Comments:

Section VI.

For information not included in this WS file, go to:

WAS Docket File ___ WAS Map File ___ WAS Certificate File ___

WAS Canceled Tariff File ___ WAS Canceled Certificate File ___

WAS WS File # WS-2020-0022

State of Florida



Public Service Commission

CAPITAL CIRCLE OFFICE CENTER • 2540 SHUMARD OAK BOULEVARD
TALLAHASSEE, FLORIDA 32399-0850

-M-E-M-O-R-A-N-D-U-M-

DATE: 4/12/2021

TO: Amber M. Norris, Public Utilities Supervisor, Division of Accounting & Finance

FROM: Wesley Thurmond, Public Utility Analyst I, Division of Accounting & Finance

RE: CWS Communities LP 2021 Index for Water and Wastewater Service in Seminole County
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EDIT WASTFIS

FILE NO:	WS-2021-0020
FILE REC"D":	04-01-2021
DOCKET NO:	
COMPANY NAME:	CWS COMMUNITIES LP
COMPANY CODE:	WU839
ANT.EFFECTIVE DATE:	06-01-2021
TYPE:	INDX
DESCRIPTION:	APPLICATION FOR 2021 PRICE INDEX RATE ADJUSTMENT FOR WATER AND WASTEWATER IN SEMINOLE COUNTY.
FILING ASSIGN TO DIVISION:	AFD
OTC:	WT
ACTION:	A
EFFECTIVE DATE:	
STATUS:	O
CLOSED DATE:	

Cancel Print

Terence

April 1, 2021

Mr. Greg Shafer, Director
Division of Economic Regulation
Florida Public Service Commission
2540 Shumard Oak Blvd.
Tallahassee, Florida 32399-0850

RE: CWS Communities LP d/b/a Palm Valley Utilities
2021 Price Index Application
Notice of Intent

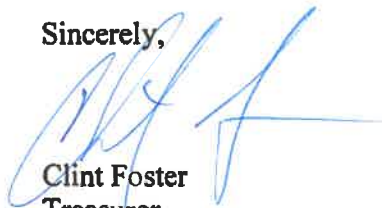
Dear Mr. Shafer:

Enclosed are an original and five (5) copies of the 2021 Price Index Application for CWS Communities LP d/b/a Palm Valley Utilities. Attached as required by Sec. 25-30.420 FAC are the following in support of the application:

1. Revised tariff sheets reflecting the increased rates.
2. A computation schedule showing the increase in annual revenue that will result when the index is applied.
3. A Schedule of Present and Proposed Rates.
4. The Affirmation required by 367.0891(4) Florida Statutes.
5. A proposed Notice to Customers as required by Sec. 25-30.420(5) FAC.
6. A statement that the utility has no outstanding complaints or regulatory enforcement issues outstanding with FDEP or any other regulatory agency.

Please contact me or Gary Morse, our utility consultant that prepared the filing at 407-970-7705 if you have any questions or require additional information.

Sincerely,



Clint Foster
Treasurer
CWS Communities LP

Enclosures

2021 MAR 23 AM 5:36
FLORIDA PUBLIC SERVICE
COMMISSION

2021 PRICE INDEX APPLICATION
TEST YEAR ENDED DECEMBER 31, 2020
Palm Valley

	WATER	WASTEWATER
2020 Operation and Maintenance Expenses	\$115,032	\$323,707
LESS:		
(a) Pass-through Items:		
(1) Purchased Power	\$13,464	\$19,717
(2) Purchased Water		
(3) Purchased Wastewater Treatment		
(4) Sludge Removal		\$37,500
(5) New DEP Required Water Testing		
(6) New DEP Required Wastewater Testing		
(7) NPDES Fees		
(b) Rate Case Expense Included in in 2020 Expenses		
(c) Adjustments to O & M Expenses from last rate case, if applicable:		
(1)	\$202	\$3,124
Costs to be Indexed	<u>\$101,366</u>	<u>\$263,366</u>
Multiply by change in GDP Implicit Price Deflator Index	1.17%	1.17%
Indexed Costs	<u>\$1,186</u>	<u>\$3,081</u>
Add Pass-Through Items (if applicable):		
(1) Purchase Power Increase		
(2)		
Divide Index by Expansion Factor for Regulatory Assessment Fees	95.50%	95.50%
Increase in Revenue	<u>\$1,242</u>	<u>\$3,227</u>
Divide by Annualized 2020 Revenue	\$185,608	\$485,328
Percentage Increase in Rates for Index	<u><u>0.67%</u></u>	<u><u>0.66%</u></u>

**Palm Valley
Annualized Revenue**

Water

	<u>Gallons</u>	<u>Billing Units</u>	<u>Rates</u>	<u>Revenues</u>
Consumption-Res	26,118		\$2.74	\$71,563
Consumption-GS				
<u>Residential</u>				
5/8"x3/4"		10,048	\$11.35	\$114,045
3/4"		0	\$0.00	
1"		0	\$0.00	
1 ½"		0	\$0.00	
2"		0	\$0.00	
3"		0	\$0.00	
4"		0	\$0.00	
6"		0	\$0.00	
8"		0	\$0.00	
10"		0	\$0.00	
Fire Protection		0	\$0.00	
Total	<u>26,118</u>	<u>10,048</u>		<u>\$185,608</u>

Wastewater

	<u>Gallons</u>	<u>Billing Units</u>	<u>Rates</u>	<u>Revenues</u>
Consumption-Res				
0-6,000	17,962	Text	\$10.05	\$180,518
6000+	679		\$86.74	\$58,896
Consumption-GS	107		\$12.03	\$1,287
<u>Residential</u>				
5/8"x3/4"		9320	\$26.18	\$243,998
<u>General Service</u>				
5/8"x3/4"		24	\$26.18	\$628
3/4"		0	\$0.00	
1"		0	\$0.00	
1 ½"		0	\$0.00	
2"		0	\$0.00	
3"		0	\$0.00	
4"		0	\$0.00	
6"		0	\$0.00	
8"		0	\$0.00	
10"		0	\$0.00	
Total	<u>18,748</u>	<u>9,344</u>		<u>\$485,328</u>

*

*The 6,000+ rate is the utilities maximum bill cutoff

From: GMORSE4@tampabay.rr.com [GMORSE4@tampabay.rr.com]
Sent: Friday, April 16, 2021 10:32 AM
To: Wesley Thurmond
Subject: RE: Palm Valley Index

Wesley, the two files you sent for the current 2021 Indexing look fine from my review. I would still like to see staff workpapers/calcs for last years' indexing. Whatever the approved tariff sheets sent to the utility would have been the rates charged for billing purposes each year. Moving forward, would you please send me a copy of staff workpaper and the approved water/sewer rate tariff sheets to eliminate any confusion.

Thank you
Gary Morse

From: "Wesley Thurmond"
To: "Gmorse4@tampabay.rr.com"
Cc: "Amber Norris", "Bart Fletcher", "Cheryl Bulecza-Banks", "Terence Bethea"
Sent: Friday April 16 2021 10:20:15AM
Subject: Palm Valley Index

Good morning,

As per our phone conversation, attached are my workpapers for the Palm Valley 2021 Index. If those look good to you I'll put them with the application and we'll be good to go. As far as why the approved 2020 rates on the tariffs are slightly different than what was requested, that change was made in our economics division. The analyst in charge of that will be reaching out to you soon to explain his calculation. Has the utility been charging the rates of the 2020 tariffs or have they been charging the rates used in your annualized revenue calculation?

From: Diana Danin <jeladi1@gmail.com>
Sent: Thursday, October 13, 2022 1:00 PM
To: Melinda Watts; Jennifer Crawford; Natalia Rivera-Pacheco
Subject: Fwd: Complaint Activity Tracking? for CWS Communities LP dba Palm Valley Billing Complaint and challenge RE docket 20220156

Re: PSC Docket 20220156

I was named as interested party objecting to this utility's request for name change

I notice that the documents I submitted with the attached email was not made part of the record.

Please add this email and its attachments to the document file for Docket 20220156

Thanks

Diana Danin

938 East Palm Valley Dr

Oviedo, FL 32765

407-733-2662

jeladi1@gmail.com

----- Forwarded message -----

From: **Diana Danin** <jeladi1@gmail.com>

Date: Fri, Oct 7, 2022 at 6:01 PM

Subject: Complaint Activity Tracking? for CWS Communities LP dba Palm Valley Billing Complaint and challenge RE docket 20220156

To: John Plescow <jplescow@psc.state.fl.us>

Cc: Adam Teitzman <ateitzma@psc.state.fl.us>, <nrivera@psc.state.fl.us>, <mwatts@psc.state.fl.us>, <jcrawfor@psc.state.fl.us>, <Commissioner.Graham@psc.state.fl.us>, <commissioner.fay@psc.state.fl.us>

Dear Mr. Plescow

Please advise why the letters I sent to you have not been uploaded to this page of the PSC website.

Did you perhaps feel that, despite the numerous phone conversations we had, the emails and letters I sent to you on July 25, Aug 6 & 15, Sept 15, 16, 21, 27 and 28

and Oct 4, 5, 6 and 7th were not sent as "complaints" and therefore didn't need to be published on the PSC website.

Aren't you in charge of customer complaints and in charge of ensuring that these complaints are put in the PSC tracking log. Because complaints are considered when rate increases are requested but they can't be considered if they aren't in the tracking system.

I want a written explanation as to why my communications with you have not been published.

Perhaps it is because you are still trying to sell me on the idea that CWS Communities LP dba Palm Valley is really "NOT" a regulated utility and that, as you stated, "mobile home community residents are required to dispute with the landlord or contact the Consumer Services division of the Department of Agriculture at 1-800-helpfla". You do remember telling me that in several of our phone calls, right? And I had to learn that it was a regulated utility by calling US Water to get their certificate numbers.

Please publish my complaints. And then please let me know who your supervisor is. Because I'm getting ready to send in my request for a billing audit and I don't want to send it to you so it can be ignored or dismissed.

Diana Danin

938 East Palm Valley Dr

Oviedo, Fl 32765

407-733-2662

jeladi1@gmail.com

Quick Search:

[Advanced Search](#)

PSC Site Map >
[Site Map](#) | [Site Index](#)

[Electric Vehicle Workshop, October 21, 2020](#)

[Staff Workshop on Testing for Secondary Water Standards in Water Distribution Systems, Oct. 8, 2020](#)

[Customer-Owned Renewable Generation Workshop, September 17, 2020](#)

[Workshop on Impacts of COVID-19 Pandemic on Utility Customers, July 29, 2020](#)

[Hurricane Season Power Outage Reports](#)

[Electric and Natural Gas Telecommunications](#)

[Water and Wastewater](#)

[Complaint Activity Tracking System](#)

[Intergovernmental Liaison](#)

[Companies Regulated by the PSC](#)

[Local Interconnection](#)

[Home Page](#) > [Utility Regulation](#) > [Complaint Activity Tracking System](#) > Search Results

Complaint Activity Tracking Search Results

Company Name : **CWS Communities LP d/b/a Palm Valley Utilities**

Company Code : **WS832**

Complaint Type : **Billing**

Complaints From : **10/07/2017**

Complaints To : **10/07/2022**

No of complaints found: 0

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Florida Public Service Commission
 2540 Shumard Oak Blvd.
 Tallahassee, FL 32399-0850
 1-800-342-3552

From: Diana Danin <jeladi1@gmail.com>
Sent: Thursday, October 13, 2022 1:02 PM
To: Melinda Watts; Jennifer Crawford; Natalia Rivera-Pacheco; Office of Commissioner Graham
Subject: Fwd: Your concerns related to CWS Utilities
Attachments: May 20 2005 re certificates 277-w and 223-s majority control to Hometown, name change, amendment to service area.PDF; Parent Affiliate Organizational Chart in PSC Certificaton of Annual report 2021 WS832-21-AR.pdf; 25-30.037 copy.doc; May 10 2004 audit notice to set rate base.PDF; Feb 8 2005 reply fails to confirm books are maintained to NARUC rules.PDF

Re: PSC Docket 20220156

First, no one has ever responded to this email.

Second:

I was named as interested party objecting to this utility's request for name change

I notice that the documents I submitted with the attached email was not made part of the record.

Please add this email and its attachments to the document file for Docket 20220156

Thanks

Diana Danin

938 East Palm Valley Dr

Oviedo, Fl 32765

407-733-2662

jeladi1@gmail.com

----- Forwarded message -----

From: **Diana Danin** <jeladi1@gmail.com>

Date: Thu, Oct 6, 2022 at 8:47 PM

Subject: Re: Your concerns related to CWS Utilities

To: John Plescow <JPlescow@psc.state.fl.us>, <mwatts@psc.state.fl.us>, <jcrowfor@psc.state.fl.us>, <nrivera@psc.state.fl.us>

Cc: Adam Teitzman <ateitzma@psc.state.fl.us>, Diana Danin <jeladi1@gmail.com>

Re: Docket 20220156

1. I would very much appreciate clarification on information provided to me by Mr. Plescow. In his email to me he states the following:

"Please note, the FPSC's records show that CWs' certificate was transferred to Home Town America in 2005. Home Town America holds the majority interest, and can remain certificated with the FPSC as CWS Utilities, doing business as Palm Valley."

The transaction that took place between 2003 -2005 under docket 030998 was an application to transfer majority organizational control of a utility company owned and operated AND CERTIFICATED under the name CWS Communities LP dba Palm Valley Utilities.

I am attaching the **certificates issued** by the PSC in May 2005 that **remains** clearly in the name CWS Communities LP dba Palm Valley Utilities.

Mr. Plescow seems to maintain the position that because there is some similar-chain-of-ownership that results in CWS Communities LP and Hometown Palm Valley LLC having, at the top of their Parent Affiliate Organizational Chart, the company Hometown America LLC, and

that because CWS Communities LP dba Palm Valley Utilities filed an application to transfer majority organizational control to Hometown America LLC in 2005,

that this entitles the utility to, **without penalty or sanctioning**,

1. transfer its assets three and a half years ago from CWS Utilities LP to Hometown Palm Valley LLC without notification to the PSC or approval by the PSC
2. file the annual reports in the name of a business entity that no longer owns the utility for three and a half YEARS (CWS Utilities LP)
3. continue communications to their 800+ customer base in the name that is NOT the "owner" of the utility company
4. bill its customers in the name of a d/b/a, namely "Palm Valley" - a dba that was NOT registered with the Florida Department of State as a d/b/a of the company that acquired the assets and operation of the utility and a name that CWS Utilities LP filed, with the PSC, to change to CWS Utilities LP dba Palm Valley Utilities back in 2004.
5. That even while using the wrong name of CWS Communities LP, the utility can submit an INCOMPLETE Parent/Affiliate Organization Chart with their annual reports (copy attached) every year for the last decade?.....and not have these reports rejected for failure to provide required information.

I could go on, but I think you get the point.

I am asking that someone in the legal department determine if Mr. Plescow's position is correct or if my position is correct. Because I feel that Mr. Plescow measured his response in an effort to (1) make me go away and (2) protect the utility from investigation. I don't think that should be his role as a person who handles customer complaints.

Please, tell me which one of us is correct and what if any action does the PSC intend to take to rectify this situation.

2. I read every document provided online for docket 030998 and docket 20030998 and I am particularly distressed by the May 10, 2004 Audit Notice which states:

- a. "The utility's books and records were not in compliance with NARUC and the Commission Rules. The utilities Feb 8th response fails to provide requested confirmation that they will comply with NARUC. The utility just ignores the PSC on this issue.
- b. The PSC's examination did not entail a complete review of all the financial transactions of the company.
- c. **"Palm Valley's records are commingled with those of the parent company.** The utility records are not maintained in accordance with NaRUC. Documentation was not maintained at the utility ..."
- d. "The commission should require the utility to maintain its books and records in compliance with NARUC."
- e. I've highlighted the rest of the inconsistencies pointed out the PSC in the attached document.

In one of the documents, the PSC states that the utility fails to bill the "Palm Valley Park Office or Clubhouse" which would include the swimming pool and irrigation of the common grounds - **at all**, for water/sewer usage. Well of course they would not. The PSC lets this utility be owned by the same entity that owns the park. And just like I said in a prior email, the utility presents numbers that do not accurately reflect their income because they fail to bill and therefore allocate expenses to the "PARK". They don't bill them even though they should be a "customer" for water/sewer usage. They don't bill utilities for the model homes and their irrigation, and then they get the PSC to accept their "stated income" without requiring audited financial statements.

Conclusion:

I don't see this utility doing much of anything correctly. And I don't understand why the PSC is allowing this behavior. By not penalizing this utility, you simply send the message that they can do anything they want and get away with it.

My intent was to try to get the PSC to help me get 170+ senior citizens back a refund for overbilling. And I've gotten so wrapped up in everything else that I've failed to pursue the PSC to assist with my original complaint.

But this is it. I have laid out a myriad of irregularities and inconsistencies performed by this utility that all that is left is for me to hope that the PSC actually serves the public and reigns in this company.

You all will get one last email from me - requesting a billing audit. That is what I really want and what really needs to happen. The rest of this was my trip down the rabbit hole. I hope you've enjoyed the ride with me.

Diana Danin

On Wed, Sep 21, 2022 at 3:58 PM John Plescow <JPlescow@psc.state.fl.us> wrote:

Thank you for contacting the Florida Public Service Commission (FPSC).

You have indicated that you wanted to make a public records request regarding CWS Utilities, doing business as Palm Valley Utilities. Please note, the FPSC's records show that CWs' certificate was transferred to Home Town America in 2005. Home Town America holds the majority interest, and can remain certificated with the FPSC as CWS Utilities, doing business as Palm Valley. Also, for your information, the utility's company code is WS832.

You also wanted to get copies of filings related to CWS Utilities. To get the requested documents, you will need to contact the FPSC's Office of the Commission Clerk, 2540

Shumard Oak Boulevard, Tallahassee, FL 32399-0850. You can also contact the Clerk's office via E-mail at <http://www.floridapsc.com/ClerkOffice/CopyRequest>. Finally, you can call the FPSC's Office of Commission Clerk at 850-413-6770.

I regret that the FPSC can be of no further assistance in this matter. If you have any questions in the future, please contact me.

Sincerely,

John Plescow

Regulatory Program Administrator

Office of Consumer Assistance & Outreach

Note: Florida has a very broad public records law. Most written communications to or from state officials regarding state business are considered to be public records and will be made available to the public and the media upon request. Therefore, your e-mail message may be subject to public disclosure.

ORIGINAL



215 SOUTH MONROE STREET
SUITE 815
TALLAHASSEE, FLORIDA 32301

(850) 412-2000
FAX: (850) 412-1307
KATHRYN.COWDERY@RUDEN.COM

February 8, 2005

REC'D
01 PSC
05 FEB -9 AM 10:12
COMMISSION
CLERK

Blanca S. Bayo, Director
Division of Commission Clerk and
Administrative Services
Florida Public Service Commission
2540 Shumard Oak Boulevard
Betty Easley Building, Room 110
Tallahassee, FL 32399-0850

Re: Docket No. 030998-WS; Joint Application for Approval of the Transfer of Majority Organizational Control of Del Tura Phase I, LLC and CWS Communities LP as a Result of the Acquisition by Hometown America, L.L.C. of the Stock of Chateau Communities, Inc.

Dear Ms. Bayo:

Enclosed for filing in the above docket are the original and seven copies of the statement of Tom Curatolo, Controller of Hometown America, that the books of Palm Valley Utility have been adjusted to reflect the PSC approved rate base balances as of October 16, 2003, as set out in the Staff Recommendation, which was approved by the Florida Public Service Commission at its February 1, 2005 agenda conference. Please acknowledge receipt of the foregoing by stamping the enclosed extra copy of this letter and returning same to my attention.

CMP _____ Please contact me if you have any questions.

COM _____

CTR _____

ECR _____

GCL _____

OPC _____ Enclosure

MMS _____

RCA _____

SCR _____

SEC 1
TAL:50780:1

OTH _____

Sincerely,

Kathryn G.W. Cowdery

INSTITUTION CENTER
05 FEB -9 PM 9:06

DOCUMENT NUMBER-DATE

01426 FEB-9 05

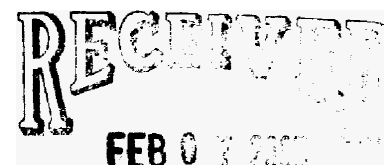
RUDEN, McCLOSKEY, SMITH, SCHUSTER & RUSSELL, P.A.



Hometown

February 1, 2005

Kathryn G.W. Cowdery
Ruden McClosky
215 S. Monroe Street, Suite 815
Tallahassee, FL 32301



RE: Palm Valley Utility

Office of
KATHRYN G.W. COWDERY

To Whom It May Concern:

Palm Valley's books have been adjusted to reflect the PSC approved rate base balances as of October 16, 2003, as set out in the Staff Recommendation.

Please let me know if you have any questions in this regard

Regards,

Tom Curatolo
Controllo
Hometown America
(312) 604-7505

Corporate Office

DOCUMENT NUMBER-DATE

01426 FEB-9 8

150 North Wacker Drive, Suite 2800, Chicago, Illinois 60606 TEL: 312.604.7500 FAX: 312.604.7501 www.HometownAmerica.com

FPSC-COMMISSION CLERK

State of Florida



Public Service Commission

CAPITAL CIRCLE OFFICE CENTER • 2540 SHUMARD OAK BOULEVARD
TALLAHASSEE, FLORIDA 32399-0850

-M-E-M-O-R-A-N-D-U-M-

DATE: * May 10, 2004
TO: Stephanie Clapp, Division of Economic Regulation
FROM: Denise N. Vandiver, Chief, Bureau of Auditing *DN*
Division of Regulatory Compliance and Consumer Assistance
RE: **Docket No.** 030998-WU ; **Company Name:** CWS Communities, LP d/b/a
Palm Valley; **Audit Purpose:** Establish ratebase at time of transfer ; **Audit
Control No.** 03-353-3-2

Attached is the final audit report for the utility stated above. I am sending the utility a copy of this memo and the audit report. If the utility desires to file a response to the audit report, it should send the response to the Division of the Commission Clerk and Administrative Services. There are no confidential work papers associated with this audit.

DNV/jcp
Attachment

cc: **Division of Auditing and Safety** (Hoppe, District Offices, File Folder)
Division of the Commission Clerk and Administrative Services (2)
Division of Competitive Markets and Enforcement (Harvey)
General Counsel
Office of Public Counsel

Kathryn G. W. Cowdery
Ruden Law Firm
215 S. Monroe Street, Suite 815
Tallahassee, FL 32301

CWS Communities LP d/b/a Palm Valley
Sandra Seyffart
3700 Palm Valley Circle
Oviedo, FL 32765-4904

Katz, Kutter Law Firm
Nancy M. Burke, Esq.
106 East college Avenue, Suite 1200
Tallahassee, FL 32301

Hometown America, L.L.C.
150 North Wacker Drive, Suite 900
Chicago, IL 60606

DOCUMENT NUMBER-DATE
05498 MAY 12 3
PSC-COMMISSION CLERK



FLORIDA PUBLIC SERVICE COMMISSION

*DIVISION OF REGULATORY COMPLIANCE & CONSUMER ASSISTANCE
BUREAU OF AUDITING*

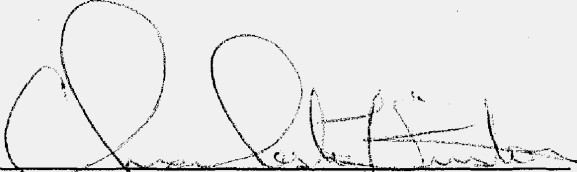
Orlando District Office

**CWS COMMUNITIES, LP
D/B/A PALM VALLEY**

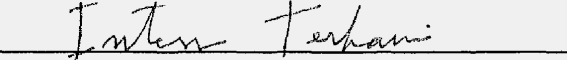
ESTABLISH RATE BASE AT TRANSFER

AS OF OCTOBER 16, 2003

**DOCKET NO. 030998-WS
AUDIT CONTROL NO. 03-353-3-2**



Charleston J. Winston, Audit Manager



Intesar Terkawi, Professional Accountant

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**DIVISION OF REGULATORY COMPLIANCE & CONSUMER ASSISTANCE
AUDITOR'S REPORT**

April 28, 2004

TO: FLORIDA PUBLIC SERVICE COMMISSION AND OTHER INTERESTED PARTIES

We have applied the procedures described later in this report to audit the accompanying schedules of Rate Base as of October 16, 2003, for CWS Communities, LP, d/b/a Palm Valley. The attached schedules were prepared by the audit staff as part of our work in Docket No. 030998-WS.

This is an internal accounting report prepared after performing a limited scope audit. Accordingly, this report should not be relied upon for any purpose except to assist the Commission staff in the performance of their duties. Substantial additional work would have to be performed to satisfy generally accepted auditing standards and produce audited financial statements for public use.

SUMMARY OF SIGNIFICANT FINDINGS

The utility's books and records were not in compliance with NARUC and the Commission Rules.

Utility-plant-in-service for water should be reduced by \$189,854 ,and wastewater increased by \$56,912.

Accumulated depreciation for water should be reduced by \$226,091, and wastewater increased by \$11,362.

Contributions-in-aid-of-construction (CIAC) for water should be increased by \$5,834, and wastewater increased by \$15,579.

SUMMARY OF SIGNIFICANT PROCEDURES

Our audit was performed by examining, on a test basis, certain transactions and account balances which we believe are sufficient to base our opinion. Our examination did not entail a complete review of all the financial transactions of the company. Our more important audit procedures are summarized below. The following definition applies when used in this report:

Verified - The item was tested for accuracy and compared to the substantiating documentation.

RATE BASE: Reconciled rate base as of July 31, 2001, to Commission Order No. PSC-02-1111-PAA-WS, issued August 13, 2002. Verified all plant additions acquired from August 1, 2001 through October 16, 2003. Verified all CIAC additions and agreed to the Commission-approved tariff. Computed accumulated depreciation and accumulated amortization as of October 16, 2003. Prepared Palm Valley's water and wastewater rate bases as of October 16, 2003.

OTHER: Toured the water plant and facilities. Recalculated a sample of customer bills from the utility's billing register and agreed to the Commission-approved tariff.

Exception No. 1

Subject: Books and Records

Statement of Fact: Rule 25-30.115, Florida Administrative Code, (F.A.C.), requires Florida utilities to maintain their books and records in conformity with the NARUC, National Association of Regulatory Commissioners Uniform System of Accounts (USOA).

NARUC, Class C, Accounting Instruction, states,

Each utility shall keep its books of account, and all other books, records, and memoranda which support the entries in such books of accounts so as to be able to furnish readily full information as to any item included in any account. Each entry shall be supported by such detailed information as will permit a ready identification, analysis and verification of all facts relevant thereto.

NARUC, Class C, Accounting Instruction 4, states,

Each utility shall keep its books on a monthly basis so that for each month all transactions applicable thereto, as nearly as may be ascertained, shall be entered in the books of the utility. Amounts applicable or assignable to specific utility departments shall be segregated monthly. Each utility shall close its books at the end of each calendar year unless otherwise authorized by the Commission.

Per Commission Order No. PSC-01-1574-PAA-WS, issued July 30, 2001, "The utility failed to record retirements since the last rate case. We estimated retirements based on 75% of the replacement cost, where no original cost documentation was available."

Recommendation: Palm Valley's records are commingled with those of the parent company. The utility records are not maintained in accordance with NARUC. Documentation was not maintained at the utility for plant additions and CIAC along with the associated depreciation and amortization. The utility could not provide adequate support documentation for some of its plant additions. The utility did not record any retirements. The utility could not reconcile plant-in-service to its general ledgers and tax returns. The audit staff had to use the utility's Annual Reports as the basis for its plant, accumulated depreciation, CIAC, and CIAC accumulated amortization.

The Commission should require the utility to maintain its books and records in compliance with NARUC.

Exception No. 2

Subject: Utility-Plant-in-Service

Statement of Fact: Per the utility's 2003 Annual Report, the amount of plant-in-service for water is \$1,179,637, and wastewater is \$2,304,081 as of December 31, 2003.

Rate base was established for the utility as of July 31, 2001, in Commission Order No. PSC-02-1111-PAA-WS, issued August 13, 2002.

Recommendation: The utility misclassified plant, did not provide supporting documentation for some of its plant additions, did not reconcile to the above-mentioned Commission Order, and did not retire some of its plant. The transfer date of the utility was October 16, 2003, but the utility does not close its books monthly. The audit staff adjustments are as of October 16, 2003. The utility's books are as of December 31, 2003.

The audit staff determined water plant-in-service to be \$989,783 and wastewater to be \$2,360,993 as of October 16, 2003. The Commission should reduce water plant-in-service by \$189,854 (\$1,179,637 - \$989,783) and should increase the wastewater plant-in-service by \$56,912 (\$2,304,081 - \$2,360,993) See Schedules A, B, C, and D as follows for further details.

The Commission should require the utility to record the above adjustments.

Schedule A - Exception No. 2

WATER

Date	Per Utility	Difference	Per Order	Explanation
07/31/01 ^{es}			\$735,496	Beginning balance per above Order. Utility does not close its books monthly
	Per Utility	Difference	Per Audit	Explanation
2001 Additions	\$843,772	(\$601,985)	\$241,787	See Schedule C for details.
2001 Balance	\$1,129,637	(\$152,354)	\$977,283	See Schedule C for details.
2002 Additions	\$50,000	(\$37,500)	\$12,500	See Schedule C for details.
2003 Additions	\$0	\$0	\$0	
2003 Balance Per audit as of 10/16/03 Per Utility as of 12/31/03	\$1,179,637	(\$189,854)	\$989,783	Utility does not close its books monthly. These balances consist of 2001 balances + 2002 and 2003 additions.

Schedule B - Exception No. 2

WASTEWATER

Date	Per Utility	Difference	Per Order	Explanation
07/31/01			\$1,929,409	Beginning balance per above Order. Utility does not close its books monthly
	Per Utility	Difference	Per Audit	Explanation
2001 Additions	\$1,062,040	(\$667,239)	\$394,801	See Schedule D for details.
2001 Balance	\$2,196,285	\$127,925	\$2,324,210	See Schedule D for details.
2002 Additions	\$74,556	(\$58,586)	\$15,970	See Schedule D for details.
2003 Additions	\$33,240	(\$12,427)	\$20,813	See Schedule D for details.
2003 Balance Per-audit as of 10/16/03. Per utility as of 12/31/03	\$2,304,081	\$56,912	\$2,360,993	Utility does not close its books monthly. These balances consist of 2001 balances + 2002 and 2003 additions.

WATER

DATE	ACCT. NO.	DESCRIPTION	PLANT ADDITIONS	COMM. ALL. %	AMOUNT PER BOOKS	VENDOR	AUDIT ADJ.	AMOUNT PER AUDIT	AUDITOR'S COMMENTS
08/13/01	304	Unknown Plant Additions	\$95,807		\$95,807	Unkown	(\$95,807)	\$0	No support
08/13/01	309	Flow Meter	7,410		7,410	Wayne's		7,410	Reclass from 334
08/13/01	309	Installation Water Sup Lines	27,272		27,272	Wayne's		27,272	
		Total:	34,682		34,682			34,682	
05/13/01	310	Generator	65,000		65,000	Wayne's	(65,000)	0	Included in prior audit
05/13/01	311	Pump	6,000		6,000	Wayne's	(6,000)	0	Included in prior audit
05/13/01	311	Pumps	12,000		12,000	Wayne's	(12,000)	0	Included in prior audit
		Total:	18,000		18,000		(18,000)	0	
05/13/01	330	Pressure Vessel	26,000		26,000	Wayne's	(26,000)	0	Included in prior audit
05/13/01	330	Storage Tanks	152,000		152,000	Wayne's	(152,000)	0	Included in prior audit
		Total:	178,000		178,000		(178,000)	0	
08/13/01	331	T & D Lines	3,010	12.00%	3,420	C.A. Meyer		3,420	
08/13/01	331	T & D Lines	511	12.00%	581	C.A. Meyer		581	
08/13/01	331	T & D Lines	385	12.00%	438	C.A. Meyer		438	
08/13/01	331	T & D Lines	895	12.00%	1,017	C.A. Meyer		1,017	
08/13/01	331	T & D Lines	900	12.00%	1,023	C.A. Meyer		1,023	
08/13/01	331	T & D Lines	12,155	12.00%	13,813	C.A. Meyer		13,813	
08/13/01	331	T & D Lines	2,800	12.00%	3,182	C.A. Meyer		3,182	
08/13/01	331	T & D Lines	750	12.00%	852	C.A. Meyer		852	
08/13/01	331	T & D Lines	4,400	12.00%	5,000	C.A. Meyer		5,000	
08/13/01	331	T & D Lines	51,264	12.00%	58,254	C.A. Meyer		58,254	
08/13/01	331	T & D Lines	1,325	12.00%	1,506	C.A. Meyer		1,506	
08/13/01	331	T & D Lines	1,000	12.00%	1,136	C.A. Meyer		1,136	
08/13/01	331	T & D Lines	2,160	12.00%	2,455	C.A. Meyer		2,455	
08/13/01	331	T & D Lines	2,544	12.00%	2,891	C.A. Meyer		2,891	
08/13/01	331	T & D Lines	1,830	12.00%	2,080	C.A. Meyer		2,080	
08/13/01	331	T & D Lines	<u>1,375</u>	12.00%	<u>1,563</u>	C.A. Meyer		<u>1,563</u>	
		Total:	\$87,303		\$99,208			\$99,208	

Schedule C - Exception No. 2

DATE	ACCT. NO.	DESCRIPTION	PLANT ADDITIONS	COMM. ALL. %	AMOUNT PER BOOKS	VENDOR	AUDIT ADJUSTMENT	AMOUNT PER AUDIT	AUDITOR'S COMMENTS
08/13/01	333	Services to Customers	\$407	12.00%	\$463	C.A. Meyer		\$463	
08/13/01	333	Services to Customers	33,300	12.00%	37,841	C.A. Meyer		37,841	
08/13/01	333	Services to Customers	<u>13,690</u>	12.00%	<u>15,557</u>	C.A. Meyer		<u>15,557</u>	
		Total:	\$47,397		\$53,860			\$53,860	
01/02/01	334	Meters & Installations	66,648		66,648	Wayne's	(56,639)	10,009	Included in prior audit
08/13/01	335	Hydrants	2,808	12.00%	3,191	C.A. Meyer		3,191	
08/13/01	335	Hydrants	<u>21,060</u>	12.00%	<u>23,932</u>	C.A. Meyer		<u>23,932</u>	
		Total:	\$23,868		\$27,123			\$27,123	
08/13/01	336	Back Flow Preventer	16,905		16,905	Wayne's		16,905	Reclass from Acct. 339
05/13/01	339	Concrete Slabs	28,000		28,000	Wayne's	(28,000)	0	Included in prior audit
05/13/01	339	Soil Preparation	26,000		26,000	Wayne's	(26,000)	0	Included in prior audit
05/13/01	339	Controls	3,000		3,000	Wayne's	(3,000)	0	Included in prior audit
05/13/01	339	Process Piping	12,500		12,500	Wayne's	(12,500)	0	Included in prior audit
05/13/01	339	Electrical Modules	24,310		24,310	Wayne's	(24,310)	0	Included in prior audit
05/13/01	339	Unknown Plant Additions	56,639		56,639	Unknown	(56,639)	0	No support
05/13/01	339	Mobilization	<u>38,090</u>		<u>38,090</u>	Wayne's	<u>(38,090)</u>	0	Included in prior audit
		Total:	\$188,539		\$188,539		(\$188,539)	\$0	
		Total Water 2001:	\$822,149		\$843,772		(\$601,985)	\$241,787	
08/13/02	334	Replace Meters	\$50,000		\$50,000	Wayne's	(\$37,500)	\$12,500	Retire @ 75%
		Grand Total all years:	\$872,149		\$893,772		(\$639,485)	\$254,287	

WASTEWATER

DATE	ACCT. NO.	DESCRIPTION	PLANT ADDITIONS	COMM. ALL. %	AMOUNT PER BOOKS	VENDOR	AUDIT ADJ.	AMOUNT PER AUDIT	AUDITOR'S COMMENTS
08/13/01	360	Force Main	\$624	40.00%	\$1,040	C.A. Meyer		\$1,040	
08/13/01	360	Force Main	315	40.00%	525	C.A. Meyer		525	
08/13/01	360	Force Main	557	40.00%	928	C.A. Meyer		928	
08/13/01	360	Force Main	10,028	40.00%	16,713	C.A. Meyer		16,713	
10/31/01	360	Replace Lift Stat Pump	2,400		0	Wayne's	600	600	Retire @ 75%x \$2,400=\$1,800
		Total:	\$13,924		\$19,206		\$600	\$19,806	
05/13/01	361	Process Piping	10,000		10,000	C.A. Meyer	(10,000)	0	Included in prior audit
05/13/01	361	Lift Station Installation	13,000		13,000	Wayne's	(13,000)	0	Included in prior audit
05/13/01	361	Reuse Connection	18,375		18,375	C.A. Meyer	(18,375)	0	Included in prior audit
05/13/01	361	Lift Station Installation	15,000		15,000	Wayne's	(15,000)	0	Included in prior audit
08/13/01	361	Sanitary Sewers	9,360	12.00%	10,636	C.A. Meyer		10,636	
08/13/01	361	Sanitary Sewers	424	12.00%	481	C.A. Meyer		481	
08/13/01	361	Sanitary Sewers	750	12.00%	852	C.A. Meyer		852	
08/13/01	361	Sanitary Sewers	780	12.00%	886	C.A. Meyer		886	
08/13/01	361	Sanitary Sewers	1,428	12.00%	1,623	C.A. Meyer		1,623	
08/13/01	361	Sanitary Sewers	56,375	12.00%	64,062	C.A. Meyer		64,062	
08/13/01	361	Sanitary Sewers	4,437	12.00%	5,042	C.A. Meyer		5,042	
08/13/01	361	Sanitary Sewers	17,509	12.00%	19,896	C.A. Meyer		19,896	
08/13/01	361	Sanitary Sewers	3,150	12.00%	3,580	C.A. Meyer		3,580	
08/13/01	361	Sanitary Sewers	2,491	12.00%	2,831	C.A. Meyer		2,831	
08/13/01	361	Sanitary Sewers	7,237	12.00%	8,224	C.A. Meyer		8,224	
08/13/01	361	Sanitary Sewers	235	12.00%	267	C.A. Meyer		267	
08/13/01	361	Lift Station Installation	2,950	40.00%	4,917	Wayne's		4,917	
08/13/01	361	Lift Station Installation	105,505		105,505	C.A. Meyer	(105,505)	0	Included in prior audit
08/13/01	361	Lift Station Installation	500	40.00%	833	Wayne's		833	
08/13/01	361	Lift Station Installation	700	40.00%	1,167	Wayne's		1,167	
08/13/01	361	Lift Station Installation	700	40.00%	1,167	Wayne's		1,167	
08/13/01	361	Sanitary Sewers	558	12.00%	635	C.A. Meyer		635	
08/13/01	361	Sanitary Sewers	110	12.00%	125	C.A. Meyer		125	
08/13/01	361	Lift Station Installation	222,289		222,289	C.A. Meyer	(222,289)	0	Included in prior audit
08/13/01	361	Lift Station Installation	450	40.00%	750	Wayne's		750	
08/13/01	361	Lift Station Installation	225	40.00%	375	Wayne's		375	
08/13/01	361	Sanitary Sewers	814	12.00%	925	C.A. Meyer		925	

DATE	ACCT NO.	DESCRIPTION	PLANT ADDITIONS	COMM. ALL. %	AMOUNT PER BOOKS	VENDOR	AUDIT ADJUSTMENT	AMOUNT PER AUDIT	AUDITOR'S COMMENTS
08/13/01	361	Sanitary Sewers	\$1,925	12.00%	\$2,188	C.A. Meyer		\$2,188	
08/13/01	361	Sanitary Sewers	1,653	12.00%	1,878	C.A. Meyer		1,878	
08/13/01	361	Sanitary Sewers	1,836	12.00%	2,086	C.A. Meyer		2,086	
08/13/01	361	Lift Station Installation	4,500	40.00%	7,500	Wayne's		7,500	
08/13/01	361	Lift Station Installation	3,500	40.00%	5,833	Wayne's		5,833	
08/13/01	361	Sanitary Sewers	477	12.00%	542	C.A. Meyer		542	
08/13/01	361	Sanitary Sewers	21,152	12.00%	24,036	C.A. Meyer		24,036	
08/13/01	361	Sanitary Sewers	1,271	12.00%	1,444	C.A. Meyer		1,444	
08/13/01	361	Sanitary Sewers	23,065	12.00%	26,210	C.A. Meyer		26,210	
08/13/01	361	Sanitary Sewers	590	12.00%	670	C.A. Meyer		670	
08/13/01	361	Lift Station Installation	<u>19,000</u>	40.00%	<u>31,667</u>	Wayne's		<u>31,667</u>	
		Total:	\$574,320		\$617,497		(\$384,169)	\$233,329	
08/13/01	363	Manholes	22,950	12.00%	26,080	C.A. Meyer		26,080	
08/13/01	363	Manholes	975	12.00%	1,108	C.A. Meyer		1,108	
08/13/01	363	Services to Customers	31,820	12.00%	36,159	C.A. Meyer		36,159	
08/13/01	363	Manholes	2,050	12.00%	2,330	C.A. Meyer		2,330	
08/13/01	363	Manholes	9,900	12.00%	11,250	C.A. Meyer		11,250	
08/13/01	363	Services to Customers	407	12.00%	463	C.A. Meyer		463	
08/13/01	363	Manholes	3,666	12.00%	4,166	C.A. Meyer		4,166	
08/13/01	363	Services to Customers	3,922	12.00%	4,457	C.A. Meyer		4,457	
08/13/01	363	Services to Customers	19,758	12.00%	22,452	C.A. Meyer		22,452	
08/13/01	363	Services to Customers	13,690	12.00%	15,557	C.A. Meyer		15,557	
08/13/01	363	Services to Customers	<u>407</u>	12.00%	<u>463</u>	C.A. Meyer		<u>463</u>	
		Total:	\$109,545		\$124,483			\$124,483	
05/13/01	364	Mag Meter	6,300		6,300	Wayne's	(6,300)	0	Included in prior audit
05/13/01	371	Pumps/Motors	32,000		32,000	Wayne's	(32,000)	0	Included in prior audit
05/13/01	380	Filtering Devices	30,000		30,000	Wayne's	(30,000)	0	Included in prior audit
05/13/01	380	Effluent Storage	20,000		20,000	Wayne's	(20,000)	0	Included in prior audit
05/13/01	380	Concrete Tanks	14,600		14,600	Wayne's	(14,600)	0	Included in prior audit
05/13/01	380	Clarifier	45,000		45,000	Wayne's	(45,000)	0	Included in prior audit
05/13/01	380	Pond Pumping Station	10,000		10,000	Wayne's	(10,000)	0	Included in prior audit
10/13/01	380	Replace 2 Surge Tanks Pumps	4,100		0	Wayne's	1,025	1,025	Retire @ 75%x\$4,100=\$3,075
12/01/01	380	Aeration in decorative pond	<u>10,000</u>		<u>0</u>	Wayne's	<u>10,000</u>	<u>10,000</u>	Per invoice
		Total:	\$133,700		\$119,600		(\$108,575)	\$11,025	

DATE	ACCT. NO.	DESCRIPTION	PLANT ADDITIONS	COMM. ALL. %	AMOUNT PER BOOKS	VENDOR	AUDIT ADJUSTMENT	AMOUNT PER AUDIT	AUDITOR'S COMMENTS
05/13/01	389	Misc. Metals	\$10,000		\$10,000	Wayne's	(\$10,000)	\$0	Included in prior audit
05/13/01	389	Pond Liner	16,150		16,150	Wayne's	(16,150)	0	Included in prior audit
05/13/01	389	Electrical Modules	8,000		8,000	Wayne's	(8,000)	0	Included in prior audit
05/13/01	389	Mobilization	24,400		24,400	Wayne's	(24,400)	0	Included in prior audit
05/13/01	389	Controls	15,000		15,000	Wayne's	(15,000)	0	Included in prior audit
05/13/01	389	Electrical Panels	10,000		10,000	Wayne's	(10,000)	0	Included in prior audit
05/13/01	389	Electrical Items	15,300		15,300	Wayne's	(15,300)	0	Included in prior audit
08/13/01	389	Misc. Plant Items	368	40.00%	613	C.A. Meyer		613	
08/13/01	389	Misc. Plant Items	37,947		37,947	Wayne's	(37,947)	0	No support
08/13/01	389	Misc. Plant Items	600	40.00%	1,000	C.A. Meyer		1,000	
08/13/01	389	Misc. Plant Items	2,228	40.00%	3,713	C.A. Meyer		3,713	
08/13/01	389	Misc. Plant Items	500	40.00%	833	C.A. Meyer		833	
		Total:	\$140,493		\$142,956		(\$136,797)	\$6,159	
		Total Wastewater 2001:	\$1,010,281		\$1,062,042		(\$667,241)	\$394,801	
01/17/02	360	Replaced Lift Station Pump	\$1,200		0	Wayne's	300	300	Retire @ 75%x\$1,200 =\$900
01/17/02	360	Repiped Lift Station	1,300		0	Wayne's	325	325	Retire @ 75%\$1,300x\$975
		Total:	\$2,500		\$0		\$625	\$625	
07/15/02	361	Unknown Plant Additions	24,376		24,376	Unknown	(24,376)	0	No Support
01/17/02	380	Perc Pond	2,800		0	Wayne's	2,800	2,800	Per invoice
07/23/02	380	Replace Clarifier	50,180		50,180	Wayne's	(37,635)	12,545	Retire @ 75%
		Total:	\$52,980		\$50,180		(\$34,835)	\$15,345	
		Total Wastewater 2002:	\$79,856		\$74,556		(\$58,586)	\$15,970	

DATE	ACCT. NO.	DESCRIPTION	PLANT ADDITIONS	COMM. ALL. %	AMOUNT PER BOOKS	VENDOR	AUDIT ADJ.	AMOUNT PER AUDIT	AUDITOR'S COMMENTS
01/19/03	360	Replace Lift Station Pump	\$1,400		\$0	Wayne's	\$350	\$350	Retire @ 75%x\$1,400=\$ 1,050
08/14/03	360	Lift Station Pump	4,200		0	Wayne's	1,050	1,050	Retire @ 75%x\$4,200=\$ 3,150
09/03/03	360	Lift Station Pump	<u>12,450</u>		0	Wayne's	<u>3,113</u>	<u>3,113</u>	Retire @ 75%x\$12,450=\$9,338
		Total:	\$18,050		\$0		\$4,513	\$4,513	
09/03/03	380	Treatment Plant Blowers	8,000		0	Wayne's	2,000	2,000	Retire @ 75% x \$8,000 = \$ 6,000
07/10/03	381	Install Effluent Irr. Sys	14,300		0	Wayne's	14,300	14,300	Per Invoice
07/15/03	389	Unknown Plant Additions			33,240		(33,240)	0	No Support
		Total Wastewater 2003:	\$40,350		\$33,240		(\$12,428)	\$20,813	
		Grand Total all years:	\$1,130,487		\$1,169,838		(\$738,254)	\$431,584	

Exception No. 3

Subject: Accumulated Depreciation

Statement of Fact: Per the utility's 2003 Annual Report, the amount of accumulated depreciation for water is \$379,730, and wastewater is \$767,930 as of December 31, 2003.

Rate base was established for the utility as of July 31, 2001, in Commission Order No. PSC-02-1111-PAA-WS, issued August 13, 2002.

The Commission established water and wastewater depreciation rates in rule 25-30.140.

Recommendation: Per Exception No. 2, the utility misclassified plant, did not provide supporting documentation for some of its plant additions, did not reconcile to the above-mentioned Commission Order, and did not retire some of its plant. The transfer date of the utility was October 16, 2003, but the utility does not close its books monthly. The audit staff adjustments are as of October 16, 2003. The utility's books are as of December 31, 2003.

The audit staff determined water accumulated depreciation to be \$153,639 and wastewater to be \$779,292 as of October 16, 2003. The Commission should reduce water accumulated depreciation by \$226,091 (\$153,639 - 379,730) and increase the wastewater accumulated depreciation by \$11,362 (\$779,292 - 767,930). See Schedules A and B as follows for further details.

Schedule A - Exception No. 3

WATER

Water - Accumulated Depreciation (A/D) Adjustments as of October 16, 2003

Acct. No.	Account Name	Description	Balance Per Utility As of 12/31/03	Recommended Adjustment	Balance Per Audit As of 10/16/03
304	Struc & Improv.	Plant per Order was \$79,576 - fully depreciated. 2001 - Utility made \$95,807 in additions that was removed for nonsupport.	\$88,087	(\$8,511)	\$79,576
309	Supply Mains	2001 - Reclass a Flow Meter, \$7,410, from Acct. 334 in 2001, rate of 3.13%. Utility used 2.86%.	2,339	1,063	3,402
310	Power Gener.	Plant per Order, \$71,978, rate of 5.88%. Plant per utility, \$65,000, rate of 5.00%.	9,750	1,893	11,643
311	Pumping Equip.	Plant per Order, \$73,590, rate of 5.88%. Plant per utility, \$40,342, rate of 10.00%	31,903	(1,678)	30,225
330	Dist. Rev. & Standpipes	Plant per Order, \$256,905, rate of 3.03%, beginning A/D balance, (\$36,938). Plant per utility, \$318,910, rate of 5.00%, A/D balance @12/31/01, \$117,879.	149,771	(169,193)	(19,422)
331	T & D Lines	Plant per audit, \$240,912, rate of 2.63%, beginning A/D balance per Order, \$38,208. Plant per utility, \$131,793, rate of 3.125%, A/D balance @12/31/01, \$16,980.	25,218	26,711	51,929
333	Services	Plant per audit, \$69,160, rate of 2.86%, beginning A/D balance per Order, \$3,975. Plant per utility, \$53,860, rate of 2.50%, A/D balance @12/31/01, \$1,347.	4,041	4,059	8,100
334	Meters & Install.	Plant per audit, \$79,148, rate of 5.88%. Plant per utility, \$124,058, rate of 5.00%. Difference - in 2001, \$7,410, reclass to Acct. 309. In 2002, audit staff retired, \$37,500.	14,858	(41,014)	(26,156)
335	Hydrants	Plant per audit, \$50,108, rate of 2.50%. Plant per utility, \$34,598, rate of 3.125%	5,734	2,180	7,914
336	Backflow Prevention	Plant per audit, \$16,905, rate of 10%, reclass from Acct 339. Plant per utility, \$0.	0	3,451	3,451
339	Other Plant & Misc Equip.	Plant per audit, \$0. Plant per utility, \$205,444, rate of 7.50%. Difference - amounts were classified to others account in prior Order and this audit.	44,458	(44,458)	0
348	Other Tangible Plant	Plant per Order was \$2,977 - fully depreciated. - Plant per utility, \$2,977, rate of 10% was used.	3,573	(596)	2,977
Total:			\$379,730	(\$226,091)	\$153,639

NOTE:

The per audit amount includes the use of 1/2 year convention. The utility does not include 1/2 year convention. Commission's Rule rate used by audit staff on all of the above calculations. See Schedule C - Exception No.2 for further details. Some differences are due to rounding.

Wastewater - Accumulated Depreciation (A/D) Adjustments as of October 16, 2003

Acct No.	Account Name	Description	Balance Per Utility As of 12/31/03	Rec. Adjust	Balance Per Audit As of 10/16/03
354	Struc & Improv.	Plant per audit, \$114,362, rate of 3.70%, fully depreciated. Plant per utility, \$524,362, rate of 2.5%.	\$143,179	(\$28,817)	\$114,362
360	Collection Sewers - Force	Plant per audit, \$37,283, retirements, \$17,213, rate of 3.70%. Plant per utility, \$26,065, rate of 7.5%.	11,111	(22,311)	(11,200)
361	Collection Sewers - Gravity	Plant per audit, \$523,814, rate of 2.5%, beginning A/D balance, \$128,819. Plant per utility, \$432,757, rate of 2.5%, A/D balance @12/31/01, \$137,837.	159,170	(2,102)	157,068
362	Special Collec. Struct.	Plant per audit, \$0, reclassified to Acct 363. Plant per utility, \$44,933, rate of 2.50%	3,369	(3,369)	0
363	Services	Plant per audit, \$144,633, rate of 2.86%, beginning A/D balance, \$5,235. Plant per utility, \$79,550, rate of 2.63%, A/D balance @12/31/01, \$2,093.	6,277	7,515	13,792
364	Flow Measuring Devices	Plant per audit, \$8,881, rate of 20%, beginning A/D balance, \$1,140. Plant per utility, \$6,575, rate of 10%, A/D balance @12/31/01, \$910.	2,226	2,910	5,136
365	Flow Measuring Installation	Plant per Order/audit, \$0	95	(95)	0
366	Reuse Services	Plant per audit, \$19,928, rate of 2.86%, beginning A/D balance, \$285. Plant per utility, \$0.	0	1,566	1,566
370	Receiving Wells	Plant per audit, \$74,358, rate of 4%, beginning A/D balance, \$20,860. Plant per utility, \$4,000, rate of 2.5%, A/D balance @12/31/01, \$1,470.	1,670	25,882	27,552
371	Pumping Equipment	Plant per audit, \$87,086, rate of 5.55%, beginning A/D balance, \$2,417. Plant per utility, \$32,000, rate of 5.56%, A/D balance @12/31/01, \$1,778.	5,336	7,967	13,303
374	Reuse Dist Reser.	Plant per audit, \$137,119, rate of 3.03%, beginning A/D balance, \$2,078. Plant per utility, \$0	0	11,427	11,427
375	Reuse Trans. & Dist. System	Plant per audit, \$222,289, rate of 2.63%, beginning A/D balance, \$2,925. Plant per utility, \$0	0	16,087	16,087

Wastewater - Accumulated Depreciation (A/D) Adjustments as of October 16, 2003

Acct No.	Account Name	Description	Bal. Per Utility as of 12/31/03	Rec. Adjust	Bal. Per Audit as of 10/16/03
380	Treat & Disposal Equip.	Plant per audit, \$710,840, rate of 6.67%, beginning A/D balance, \$269,415. Plant per utility, \$650,837, rate of 3.13%, A/D balance @12/31/01, \$198,142.	\$238,099	\$89,897	\$327,996
381	Plant Sewers	Plant per audit, \$41,413, rate of 3.13%, beginning A/D balance, \$424. Plant per utility, \$0.	0	2,517	2,517
382	Outfall Sewers Lines	Plant per audit, \$197,653, rate of 3.33%, beginning A/D balance, \$58,217. Plant per utility, \$299,673, rate of 2.5%, A/D balance @12/31/01, \$98,540.	113,524	(40,483)	73,041
389	Other Plant & Misc. Equip.	Plant per audit, \$12,210, rate of 6.67%, beginning A/D balance, \$3,800. Plant per utility, \$177,544, rate of 7.50%, A/D balance @12/31/01, \$25,342.	50,456	(44,910)	5,546
394	Lab. Equipment	Plant per audit, \$3,414, rate of 8.33%, beginning A/D balance, \$142. Plant per utility, \$0.	0	782	782
395	Power Operated Equipment	Plant per audit, \$22,733, rate of 10%, beginning A/D balance, \$12,225. Plant per utility, \$22,733, rate of 10%, A/D balance @12/31/01, \$25,299.	29,845	(12,505)	17,340
398	Other Tangible Plant	Plant per audit, \$2,977, rate of 10%, beginning A/D balance, \$2,977. Plant per utility, \$2,977, rate of 10%, A/D balance @12/31/01, \$2,977.	3,573	(596)	2,977
Total:			\$767,930	\$11,362	\$779,292

Notes:

The per audit amount includes the use of ½ year convention. The utility does not include ½ year convention.

Commission's rule rate used by audit staff on all of the above calculations See Schedule D - Exception No. 2 for further details.

Some differences are due to rounding.

Exception No. 4

Subject: CIAC and Accumulated Amortization

Statement of Fact: Per the utility's 2003 Annual Report, the amount of CIAC for water is \$109,085 and wastewater is \$450,156 as of December 31, 2003.

Per the utility's 2003 Annual Report, the amount of CIAC accumulated amortization for water is \$58,614, and wastewater is \$145,243 as of December 31, 2003.

Rate base was established for the utility as of July 31, 2001, in Commission Order No. PSC-02-1111-PAA-WS, issued August 13, 2002.

Recommendation: The audit staff determined water CIAC to be \$114,919 and wastewater to be \$465,735 as of October 16, 2003. The Commission should increase water CIAC by \$5,834 (\$109,085 - \$114,919) and increase the wastewater CIAC by \$15,579 (\$450,156 - \$465,735). See attached Schedules A through D as follows for further details.

The audit staff determined water accumulated amortization to be \$59,555 and wastewater to be \$179,472 as of October 16, 2003. The Commission should increase water accumulated amortization by \$941 (\$59,555 - \$58,614) and increase the wastewater accumulated amortization by \$34,229 (\$179,472 - \$145,243). The audit staff used a composite rate computed each year for amortization purposes. See Schedules E and F as follows for further details.

The transfer date of the utility was October 16, 2003, but it does not close its books monthly. The audit staff adjustments are as of October 16, 2003. The utility's books are as of December 31, 2003.

Schedule A - Exception No. 4

Water CIAC

Date	Balance Per Utility	Recommended Adjustment	Balance Per Order	Comments
Balance as of 07/31/01			\$92,909	Balance per Order. Utility does not close its book monthly.
	Per Utility		Per Audit	
2001 Additions	\$3,230	(\$2,720)	\$510	See Schedule C.
Balance as of 12/31/01	\$92,739	\$680	\$93,419	
2002 Additions	\$6,650	(\$2,050)	\$4,600	See Schedule C.
2003 Additions	\$9,696	\$7,204	\$16,900	See Schedule C.
2003 Balance Per audit as of 10/16/03. Per utility as of 12/31/03	\$109,085	\$5,834	\$114,919	

Schedule B - Exception No. 4

Wastewater CIAC

Date	Balance Per Utility	Recommended Adjustment	Balance Per Order	Comments
Balance As of 07/31/01			\$426,748	Balance per Order. Utility does not close its book monthly.
	Per Utility		Per Audit	
2001 Additions	\$34,867	(\$29,362)	\$5,505	See Schedule D.
Balance as of 12/31/01	\$424,913	\$7,340	\$432,253	
2002 Additions	\$21,779	\$3,050	\$24,829	See Schedule D.
2003 Additions	\$3,464	\$5,189	\$8,653	See Schedule D.
2003 Balance Per audit as of 10/16/03. Per Utility as of 12/31/03	\$450,156	\$15,579	\$465,735	Utility does not close its books monthly.

Schedule C for Exception No. 4
 Water - CIAC Additions

Date	Amount Per Sales Agreements	Comments
06/30/01	\$170	Not included in prior audit
10/17/01	170	
10/29/01	170	
Total - 2001	510	
01/15/02	170	
02/16/02	170	
03/07/02	170	
05/22/02	170	
07/07/02	170	
07/10/02	170	
08/22/02	170	
08/27/02	170	
10/03/02	170	
10/05/02	170	
10/08/02	2,390	
10/15/02	170	
10/28/02	170	
11/05/02	170	
Total - 2002	\$4,600	
Unknown	\$2,390	
03/16/03	2,390	
03/22/03	2,390	
03/31/03	2,390	
04/23/03	2,390	
04/29/03	2,390	
06/25/03	2,390	
10/03/03	170	
Total - 2003	\$16,900	
Grand Total:	\$22,010	

Schedule D - Exception No. 4

Wastewater - CIAC Additions

	Date	Amount Per Sales Agreements	Comments
	06/30/01	\$1,835	Not included in prior audit
	10/17/01	1,835	
	10/29/01	1,835	
	Total - 2001	5,505	
	01/15/02	1,835	
	02/16/02	1,835	
	03/07/02	1,835	
	05/22/02	1,835	
	07/07/02	1,835	
	07/10/02	1,835	
	08/22/02	1,835	
	08/27/02	1,835	
	10/03/02	1,835	
	10/05/02	1,835	
	10/08/02	974	
	10/15/02	1,835	
	10/28/02	1,835	
	11/05/02	1,835	
	Total - 2002	\$24,829	
	Unknown	\$974	
	03/16/03	974	
	03/22/03	974	
	03/31/03	974	
	04/23/03	974	
	04/29/03	974	
	06/25/03	974	
	10/03/03	1,835	
	Total - 2003	\$8,653	
	Grand Total:	\$38,987	

Schedule E - Exception No. 4

Water CIAC Accumulated Amortization

Date	Balance Per Utility	Recommended Adjustment	Balance Per Order	Comments
Balance as of 07/31/01			\$51,829	Balance per Order. Utility does not close its book monthly.
	Per Utility		Per Audit	
2001 Additions	\$2,898	(\$1,749)	\$1,149	Composite rate of 1.23%
Balance as of 12/31/01	\$52,344	\$634	\$52,978	
2002 Additions	\$3,007	\$306	\$3,313	Composite rate of 3.38%
2003 Additions	\$3,263	\$1	\$3,264	Composite rate of 2.84%
2003 Balance Per audit as of 10/16/03. Per utility as of 12/31/03	\$58,614	\$941	\$59,555	

It is unknown what amortization rate is used by the utility. The audit staff computed a composite rate each year.

Schedule F - Exception No. 4

Wastewater CIAC Accumulated Amortization

Date	Balance Per Utility	Recommended Adjustment	Balance Per Order	Comments
Balance As of 07/31/01			\$137,223	Balance per Order. Utility does not close its book monthly.
	Per Utility		Per Audit	
2001 Additions	\$10,623	(\$3,318)	\$7,305	Composite rate of 1.69%
Balance as of 12/31/01	\$123,137	\$21,391	\$144,528	
2002 Additions	\$10,895	\$8,074	\$18,969	Composite rate of 4.15%
2003 Additions	\$11,211	\$4,764	\$15,975	Composite rate of 3.43%
2003 Balance Per audit as of 10/16/03. Per Utility as of 12/31/03	\$145,243	\$34,229	\$179,472	Utility does not close its books monthly.

It is unknown what amortization rate is used by the utility. The audit staff computed a composite rate each year.

Exception No. 5

Subject: Customer Billing

Statement of Fact: The utility did not charge the clubhouse and office for water and wastewater service prior to March 2004.

Per Florida Statutes 367.081(1), “. . . a utility may only charge rates and charges that have been approved by the Commission.”

Per Commission Order No. 11241-A, issued November 15, 1982, “We find the practice of providing free water to be discriminatory, and we hereby require the utility to perform meter readings and charge these customers, consistent with this opinion, for all water consumption.”

Recommendation: Water consumption, revenues and regulatory assessment fees (RAFs) for the clubhouse and office for 2002 and 2003 if charges had been made are reflected on Schedules A and B as follows.

The audit staff defers to the Tallahassee analyst for final disposition of this matter.

Schedule A - Exception 5

Date	Reading	Water		Base Facility Charge	Wastewater		Total Water & Wastewater
		Gallons Used	Amount		Amount	Base Facility Charge	
CLUBHOUSE 2" Meter							
01/23/2002	1,431,000						
02/25/2002	1,475,300	44,300	\$23.92				\$23.92
03/25/2002	1,543,900	68,600	37.04				37.04
04/25/2002	1,605,600	61,700	33.32				33.32
05/23/2002	1,726,000	120,400	65.02				65.02
06/24/2002	1,873,000	147,000	79.38				79.38
07/25/2002	1,912,400	39,400	21.28				21.28
08/27/2002	1,952,100	39,700	21.44				21.44
09/30/2002	1,991,400	39,300	21.22				21.22
10/30/2002	2,085,400	94,000	216.20	76.56	429.58	85.95	808.29
11/27/2002	2,062,900	(22,500)	(51.75)	76.56	(102.83)	85.95	7.94
12/30/2002	2,088,500	25,600	58.88	76.56	116.99	85.95	338.38
01/30/2003	2,125,300	36,800	84.64	76.56	168.18	85.95	415.33
						Total:	\$1,872.55
						RAF Percentage	4.50%
						RAF Charge 2002	\$84.26
02/27/2003	2,200,400	75,100	\$172.73	\$76.56	\$343.21	\$85.95	\$678.45
03/28/2003	2,280,000	79,600	183.08	76.56	363.77	85.95	709.36
04/03/2003	2,369,700	89,700	206.31	76.56	409.93	85.95	778.75
05/30/2003	2,482,600	112,900	259.67	76.56	515.95	85.95	938.13
06/30/2003	2,550,000	67,400	155.02	76.56	308.02	85.95	625.55
07/08/2003	2,621,600	71,600	164.68	76.56	327.21	85.95	654.40
08/28/2003	2,682,600	61,000	140.30	76.56	278.77	85.95	581.58
09/29/2003	2,754,600	72,000	165.60	76.56	329.04	85.95	657.15
10/28/2003	2,811,600	57,000	131.10	76.56	260.49	85.95	554.10
11/25/2003	2,875,100	63,500	146.05	76.56	290.20	85.95	598.76
12/31/2003	2,931,900	56,800	130.64	76.56	259.58	85.95	552.73
01/27/2004	2,975,500	43,600	100.28	76.56	199.25	85.95	462.04
						Total:	\$7,790.99
						RAF Percentage	4.50%
						RAF Charge 2003	\$350.59

Schedule B - Exception 5

Date	Reading	Water		Base Facility Charge	Wastewater		Total Water & Wastewater
		Gallons Used	Amount		Amount	Base Facility Charge	
OFFICE 1" Meter							
01/23/2002	232,430						
02/25/2002	234,450	2,020	\$1.09				\$1.09
03/25/2002	236,710	2,260	1.22				1.22
04/25/2002	238,980	2,270	1.23				1.23
05/23/2002	240,830	1,850	1.00				1.00
06/24/2002	242,880	2,050	1.11				1.11
07/25/2002	245,160	2,280	1.23				1.23
08/27/2002	247,370	2,210	1.19				1.19
09/30/2002	249,710	2,340	1.26				1.26
10/30/2002	251,470	1,760	4.05	23.93	8.04	26.86	62.88
11/27/2002	253,210	1,740	4.00	23.93	7.95	26.86	62.74
12/30/2002	254,620	1,410	3.24	23.93	6.44	26.86	60.48
01/30/2003	256,550	1,930	4.44	23.93	8.82	26.86	64.05
Total:							\$259.48
RAF Percentage							4.50%
RAF Charge 2002							\$11.68
02/27/2003	258,420	1,870	\$4.30	\$23.93	\$8.55	\$26.86	\$63.64
03/28/2003	260,450	2,030	4.67	23.93	9.28	26.86	64.74
04/03/2003	262,450	2,000	4.60	23.93	9.14	26.86	64.53
05/30/2003	264,480	2,030	4.67	23.93	9.28	26.86	64.74
06/30/2003	265,980	1,500	3.45	23.93	6.86	26.86	61.10
07/08/2003	267,930	1,950	4.49	23.93	8.91	26.86	64.19
08/28/2003	275,310	7,380	16.97	23.93	33.73	26.86	101.49
09/29/2003	277,090	1,780	4.09	23.93	8.13	26.86	63.02
10/28/2003	279,410	2,320	5.34	23.93	10.60	26.86	66.73
11/25/2003	281,480	2,070	4.76	23.93	9.46	26.86	65.01
12/31/2003	283,600	2,120	4.88	23.93	9.69	26.86	65.35
01/27/2004	285,540	1,940	4.46	23.93	8.87	26.86	64.12
Total:							\$808.64
RAF Percentage							4.50%
RAF Charge 2003							\$36.39
Grand Total - 2002 to 2003 - Office and Clubhouse RAFs							\$482.92

EXHIBIT I

**CWS COMMUNITIES LP
D/B/A PALM VALLEY
WATER RATE BASE
DOCKET NO. 030998-WS
AS OF OCTOBER 16, 2003**

DESCRIPTION	PER UTILITY AS OF 12/31/03	AUDIT EXCEPTION	REFER TO	PER AUDIT AS OF 10/16/03
UTILITY PLANT-IN-SERVICE	\$1,179,637	(\$189,854)	E2	\$989,783
LAND	\$2,433	\$0		\$2,433
ACCUMULATED DEPRECIATION	(379,730)	226,091	E3	(153,639)
CONTRIBUTIONS-IN-AID-OF- CONSTRUCTION (CIAC)	(109,085)	(5,834)	E4	(114,919)
ACCUMULATED AMORTIZATION OF CIAC	58,614	941	E4	59,555
TOTAL	\$751,869	\$31,344		\$783,213

EXHIBIT II**CWS COMMUNITIES LP
D/B/A PALM VALLEY
WASTEWATER RATE BASE
DOCKET NO. 030998-WS
AS OF OCTOBER 16, 2003**

DESCRIPTION	PER UTILITY AS OF 12/31/03	AUDIT EXCEPTION	REFER TO	PER AUDIT AS OF 10/16/03
UTILITY PLANT-IN-SERVICE	\$2,304,081	\$56,912	E2	\$2,360,993
LAND	96,409	0		96,409
ACCUMULATED DEPRECIATION	(767,930)	(11,362)	E3	(779,292)
CONTRIBUTIONS-IN-AID-OF- CONSTRUCTION (CIAC)	(450,156)	(15,579)	E4	(465,735)
ACCUMULATED AMORTIZATION OF CIAC	145,243	34,229	E4	179,472
TOTAL	\$1,327,647	\$64,200		\$1,391,847

ORIGINAL
STATE OF FLORIDA

COMMISSIONERS:
BRAULIO L. BAEZ, CHAIRMAN
J. TERRY DEASON
RUDOLPH "RUDY" BRADLEY
CHARLES M. DAVIDSON
LISA POLAK EDGAR



RECEIVED FPSC
TIMOTHY DEVLIN, DIRECTOR
DIVISION OF ECONOMIC REGULATION
(850) 413-6900
05 MAY 23 PM 3:40

COMMISSION
CLERK

Public Service Commission

May 20, 2005

Kathryn G. W. Cowdery, Attorney
Ruden, McClosky, Smith, Schuster & Russell, P.A.
215 South Monroe Street, Suite 815
Tallahassee, Florida 32301

Re: Docket No. 030998-WS, Joint application for transfer of majority organizational control of Chateau Communities, Inc., grandparent of Del Tura Phase I, LLC d/b/a Del Tura Utilities, holder of Certificate No. 298-S in Lee County; CWS Communities LP d/b/a Palm Valley Utilities, holder of Certificate Nos. 277-W and 223-S in Seminole County; and CWS Communities LP, holder of Certificate No. . 518-W in Lake County, to Hometown America, L.L.C.

Re: Docket No. 040765-WS, Application for name change on Certificate Nos. 223-S and 277-W in Seminole County from CWS Communities LP d/b/a Palm Valley to CWS Communities LP d/b/a Palm Valley Utilities.

Re: Docket No 041418-WS, Application for deletions and amendments to portions of service territory in Seminole County by CWS Communities LP d/b/a Palm Valley Utilities, holder of Certificates 277-W and 223-S.

Dear Ms. Cowdery:

CMP _____ Enclosed please find Certificate Nos. 277-W and 223-S, which have been updated to
COM _____ reflect the Commission's findings in Docket Nos. 030998-WS (transfer of majority
organizational control), 040765-WS (name change), and 041418-WS (territory amendment). If
CTR _____ you have any questions, please call Mr. Stanley Rieger at (850) 413-6970.

ECR _____

GCL _____

OPC _____

MMS _____

RCA _____

SCR _____ PD/sr

SEC | cc:

OTH _____

Sincerely,

Patti Daniel
Supervisor of Certification Specialist

cc: Division of Office of the General Counsel (Vining, Brown, Jaeger)
Division of Commission Clerk & Administrative Services (Docket File, Security File)

DOCUMENT NUMBER - DATE
05005 MAY 23 05
FPSC-COMMISSION CLERK

FLORIDA PUBLIC SERVICE COMMISSION

Certificate Number

277 - W

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

CWS COMMUNITIES LP d/b/a
PALM VALLEY UTILITIES

Whose principal address is:

3700 Palm Valley Circle
Oviedo, FL 32765-4904 (Seminole 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.

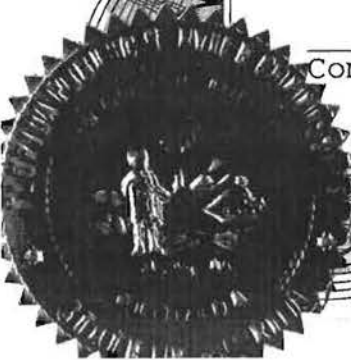
This Certificate shall remain in force and effect until suspended, cancelled or revoked by Orders of this Commission.

ORDER	7518	DOCKET	750660-WS
ORDER	9626	DOCKET	790519-WS
ORDER	12714	DOCKET	830530-WS
ORDER	14480	DOCKET	850040-WS
ORDER	16360	DOCKET	860583-WS
ORDER	19149	DOCKET	880230-WS
ORDER	19149-A	DOCKET	880230-WS
ORDER	23094	DOCKET	900166-WS
ORDER	PSC-00-1675-PAA-WS	DOCKET	991984-WS
ORDER	PSC-00-2243-PAA-WS	DOCKET	001138-WS
ORDER	PSC-02-1029-FOF-WS	DOCKET	020122-WS
ORDER	PSC-04-1169-FOF-WS	DOCKET	040765-WS
ORDER	PSC-05-0186-PAA-WS	DOCKET	030998-WS
ORDER	PSC-05-0425-FOF-WS	DOCKET	041418-WS

BY ORDER OF THE
FLORIDA PUBLIC SERVICE COMMISSION

Helen S. Sayo

Commission Clerk and Administrative Services Director



FLORIDA PUBLIC SERVICE COMMISSION

Certificate Number

223 - S

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

CWS COMMUNITIES LP d/b/a
PALM VALLEY UTILITIES

Whose principal address is:

3700 Palm Valley Circle
Oviedo, FL 32765-4904 (Seminole 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.

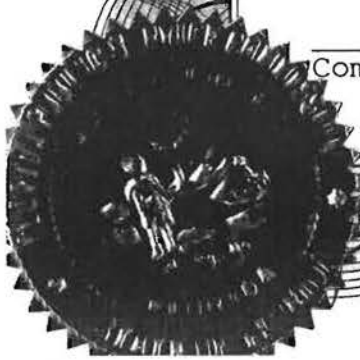
This Certificate shall remain in force and effect until suspended, cancelled or revoked by Orders of this Commission.

ORDER	7518	DOCKET	750660-WS
ORDER	9626	DOCKET	790519-WS
ORDER	12714	DOCKET	830530-WS
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ORDER	19149-A	DOCKET	880230-WS
ORDER	23094	DOCKET	900166-WS
ORDER	PSC-00-1675-PAA-WS	DOCKET	991984-WS
ORDER	PSC-00-2243-PAA-WS	DOCKET	001138-WS
ORDER	PSC-02-1029-FOF-WS	DOCKET	020122-WS
ORDER	PSC-04-1169-FOF-WS	DOCKET	040765-WS
ORDER	PSC-05-0186-PAA-WS	DOCKET	030998-WS
ORDER	PSC-05-0425-FOF-WS	DOCKET	041418-WS

BY ORDER OF THE
FLORIDA PUBLIC SERVICE COMMISSION

Dorcas S. Bayl

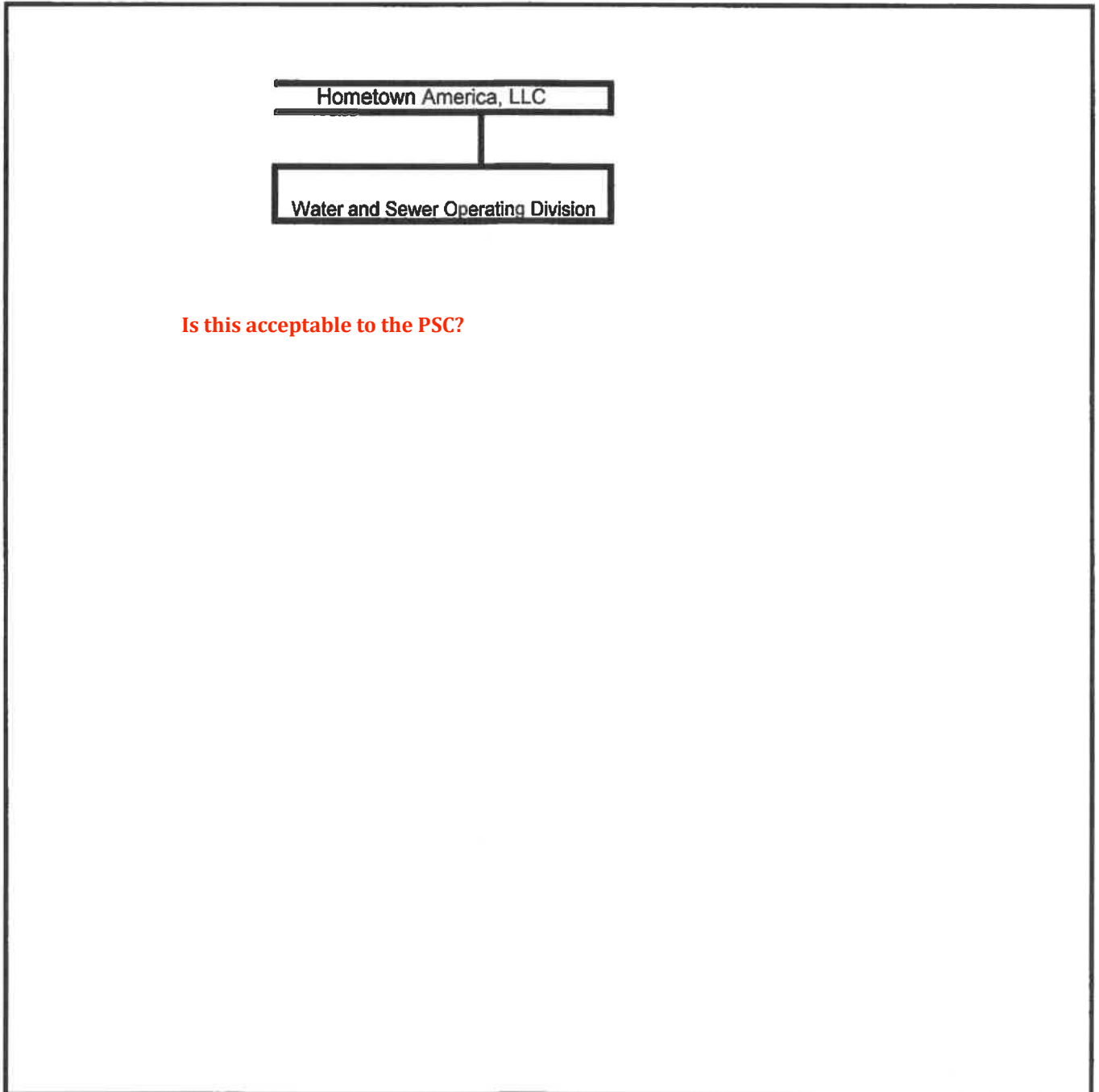
Commission Clerk and Administrative Services Director



PARENT / AFFILIATE ORGANIZATION CHART

Current as of 12/31/05

Complete below an organizational chart that shows all parents and subsidiaries of the utility. The chart must also show the relationship between the utility and the affiliates listed on E-7, E-10(a) and E-10(b).



Is this acceptable to the PSC?

From: Diana Danin <jeladi1@gmail.com>
Sent: Thursday, October 13, 2022 1:04 PM
To: Melinda Watts; Jennifer Crawford; Natalia Rivera-Pacheco
Subject: Fwd: Your concerns related to CWS Utilities
Attachments: Hometown America LLC.pdf; PSC Certificaton of Annual report 2021 WS832-21-AR (dragged).pdf; Difference between member and manager in LLC Corp..pdf; 4- hometown palm valley LLC filed 12-4-2018.pdf; 6- Notice to Customers rate increases 2019-2022.pdf; 5- Letter from Gena Paugh copy.pdf; transfer of majority organizational control 25-30.037.pdf; Letter to CWS and Hometown Palm Valley Final.pdf

Re: PSC Docket 20220156

I was named as interested party objecting to this utility's request for name change

I notice that the email and the documents I submitted with the attached email was not made part of the record.

Please add this email and its attachments to the document file for Docket 20220156

Thanks

Diana Danin

938 East Palm Valley Dr

Oviedo, Fl 32765

407-733-2662

jeladi1@gmail.com

----- Forwarded message -----

From: **Diana Danin** <jeladi1@gmail.com>

Date: Thu, Oct 6, 2022 at 2:04 PM

Subject: Re: Your concerns related to CWS Utilities

To: John Plescow <JPlescow@psc.state.fl.us>, Adam Teitzman <ateitzma@psc.state.fl.us>, <mwatts@psc.state.fl.us>, jcrawlfor@psc.state.fl.us <jcrawlfor@psc.state.fl.us>, <nriviera@psc.state.fl.us>

Cc: Diana Danin <jeladi1@gmail.com>

Oct 6, 2022 - The below email was inadvertently saved in my draft file and never sent. It may duplicate prior information but I'm sending it in to add to the file.

Dear Mr. Plescow, Mr. Teitzman, Ms. Watts, Ms. Rivera and Ms. Crawford:

I apologize for the "group" email and I hope whoever is best able to respond to each part of my inquiry will take ownership and reply. If you have any questions or need to discuss, please feel free to call me.

I understand that the utility company has put in a request for a name change that is currently being reviewed under

Docket 20220156 (OPEN) -- Application for name change on Certificate Nos. 277-W and 223-S in Seminole County from CWS Communities, LP d/b/a Palm Valley Utilities to Hometown Palm Valley, LLC d/b/a Palm Valley Utilities.

I do not think this is simply a name change but a change in ownership and a transfer of majority organizational control. Before anything is approved by the PSC, I would ask that your agency ensure that all requirements outlined in 25-30.037 be complied with by this utility.

As a customer of this utility, I request that I be copied on all correspondence between the PSC and the utility with respect to this request.

1. Does the PSC actually know the legal name of this public utility company and its ownership structure?

In Mr. Plescow's email to me he states the following:

Please note, the FPSC's records show that CWs' certificate was transferred to Home Town America in 2005. Home Town America holds the majority interest, and can remain certificated with the FPSC as CWS Utilities, doing business as Palm Valley.

"Home Town America" is not a legal business entity name. First of all, it is "Hometown" and second you do not identify whether it is Inc, LLC, LP. Finally, Hometown America LLC, which is the name I suspect you are referring to has as its MANAGER: Hometown Residential Manager LLC - a business entity not registered in Florida as domestic or foreign entity. I thought Florida Public utilities had to be owned and operated by a business registered with the Department of State to conduct business in the State of Florida.

2. 2021 Annual Report Missing Information. I suspect the information is missing for 2018 -2021 as well

I am attaching the page of the 2021 Annual Report submitted to the PSC for review and approval for a rate increase.

In this section, the PSC calls for the utility company to "List below every corporation or person owning or holding directly or indirectly 5 percent or more of the voting securities of the utility"

Hometown America LLC and its affiliate companies, is a **privately held business** - not a public corporation. It

has a complicated ownership structure but the bottom line is that they have failed to provide the PSC with the names of holders of management with voting powers. (For those unfamiliar, please see the attached legal description of an LLC structure and the Department of State filing for Hometown America LLC)

2. Entity that does own this utility company according to Hometown America Management

According to communication from Hometown Regional Manager Gena Paugh, CWS Communities LP- the public utility company was sold to Hometown Palm Valley LLC in Jan 2019. This is confirmed on the Seminole County website.

Hometown Palm Valley LLC has as its sole manager it's member: Hometown Communities Limited Partnership (see filing with SOS Florida). None of these entities were listed on their requests for rate increases.

Even IF the name was still CWS Communities LP, then the Sole General Partner, Second Merger Sub LLC would still have to be listed on the PSC rate request for ownership purposes. It is not.

There is no ownership or voting trail between the names on the utility company and Hometown America LLC provided. It is required by the PSC though.

3. Additional FOIA request:

With that in mind, I add here to my request for documentation under the FOIA for :

Copies of documents submitted to the PSC in support of the transfer of the certificates to Home Town America that John Plescow references in his email (attached).

If CWS Community LP was transferred to Hometown America LLC in 2005, then in that year they would have had to produce financial statements for all business entities with more than 5% voting control. I do not see any financial statements for Hometown America LLC under the list of documents for any years. Not for the transfer of the certificate in 2005 and not for any of the annual reports.

I am sorry to say that the more I look at this, the more I have to question whether the PSC actually collects and reviews the very information they say is required for

certificate transfers and rate increases, ownership changes, and name changes. Or do you just accept the information and rote stamp everything?

4. Revenue Incorrectly Stated?

Even the revenue numbers submitted on this report do not jive.

Report states that water sold to customers was 27,116,000

There are more than 800 homes served by this utility, but I will use 800 when calculating the base charges applied to each account for water (\$11.35 month) and for sewer (\$26.26 month)

The reported wastewater revenue was \$490, 400

The reported metered sales revenue was \$188,678

Let's do the math:

Sewer base charge of \$26.26 x 800 accounts x 12 months = \$252,096

Sewer usage \$10.98 x 27,116 = \$273,329

My simple calculation of minimum Total sewer revenue 2021 **\$525,425**

The amount they reported for sewer revenue **\$490,400**

They do not list accrued income in their numbers

Were the numbers reported supported by any review of audited financial statements? And if not, why not?

5. Ad valorem tax collected from customers not included as income?

They pass on to each home owner equally a pro-rated share of the annual ad valorem tax. The

instructions provided by the PSC states that revenue from this source must be added in and noted.

They fail to put any amount in for that. \$295.23 per home x 800 homes = \$236,184

Of course, that is for the entire property utilized by both the park and the utility company and they could take the park's portion of that off. But certainly the amount from the utility company should be noted.

6. Billing and payment requests to company other than utility company? How do they do their accounting?

It should also be noted that the water company instructs the account holder to make payment to "Palm Valley" and as you know that was not a dba of any entity but CWS Communities LP until 2022. I brought this failure to their attention in July 2022 and they subsequently filed to have Hometown Palm Valley LLC register the dba of Palm Valley Utilities.

7. No income for irrigation water?

They do not include income from irrigation/reclaimed water. And in fact they failed to even provide usage or the rate for this water on our bills at least the last five years. They simply tagged on a line item charge on the water bill and put down an amount without any benefit of explanation.

I brought this to their attention, copying them on my letter to the PSC, and they corrected it. The information is now on their water bill. But why did "I" have to make them do this? Why is this type of activity not monitored by the PSC. Why doesn't the PSC review a copy of every company's water bill format.... ever? This is a rhetorical question. I don't expect you to answer it.

8. US Water handles all operations of the plant. Where is that accounted for on their reported numbers? and request for rate increases?

9. Request for Audited or Reviewed Financial Statements:

I would like the PSC to audit all the documents they have on file and request copies of review or audited financial statements for all entities in the corporate structure of this public utility as the PSC rules for transfer of ownership and voting control dictates. There is no reason for them to be exempt and yet I get the sense that they have been granted that unique privilege.

10. Penalties for failure to report change in ownership, continuation of communication to customers using utility name no longer in business, revocation of rate increases approved for the years 2019, 2020, 2021 and 2022:

When the PSC completes a proper review of this utility and the utility's incomprehensible reporting, accounting and legal filings, then I ask that this public utility company be penalized for failure to comply with requirements in the PSC rules and procedures for rate increases.

Since the rate increases for 2019 -2022 were never applied for in the name of any company that actually owned the public utility, how could their rate increases possibly be effective?

This public utility does not operate in the name of CWS Communities LP since Jan 2019 when they conveyed the assets of this utility to Hometown Palm Valley LLC. I submit that the 2019, 2020, 2021 and 2022 rate increases be deemed invalid and revoked by the PSC. In fact they should never have been approved by the PSC without proper application and documentation.

I ask that the PSC order their rates be brought back to the 2018 rates as follows:

1. Base Water Rate	\$10.97	Current 2022 rate:
	\$11.74	

*** refund difference to each customer for 3 years

2. Gallon Charge	\$2.65	Current 2022 rate:
	\$2.83	

3. Base Sewer Rate	\$25.38	Current 2022 rate:
	\$27.05	

*** refund difference to each customer for 3 years

4. Gallon Charge \$9.74 Current 2022 rate:
\$10.39

Additionally, the public utility should refund each customer the difference in the base rate charged for three years. That would be a refund of \$87.84 per customer, a fitting penalty for their non-compliance.

And do not allow any rate increases until such time as they bring all required documentation up to date.

11. Why am I doing this? Does this behavior seem excessive?

This challenge does not bring me pleasure. But neither can I sit back and allow big corporate america to mistreat senior citizens. This all started when I discovered that every new home owner, who are also Palm Valley tenants and water customers, is charged for base and usage of water/sewer of the prior owner/tenant for the first two months that they live here. They did it to me. I told them about it in 2018 and they have continued to do so ever since to new residents. In July 2022, I learned from some new residents that they were still doing this overbilling and I

wrote to management to give them an opportunity to do the right thing and refund each new resident for charges overbilled. They said they will ensure that it won't happen going forward but refused to correct any in the past.....

unless each resident requests their refund personally.

I asked the PSC to audit them for this and I was told that each individual would have to file a complaint with the PSC. That is because I am not the customer, I am not entitled to any of their bill information for privacy purposes. But the PSC would not open an investigation unless they received enough individual complaints, at least according to Mr. Plescow.

That entire scenario so enraged me that I am personally in the process of getting each new resident to sign a letter to Hometown America requesting their refund. I have to do this one neighbor at a time. When I have enough requests then perhaps the PSC will take on the case on behalf of the senior residents of Hometown. How many instances are enough for the PSC to get involved? According to Mr. Plescow, he couldn't say a number. I also want to point out that, according to the Attorney General, companies regulated by the PSC are exempt from prosecution under the Florida Deceptive

and Unfair Trade Practices Act. So this utility company is afforded protections under the law and it appears that an audit by the PSC is the only avenue of recourse.

Why is it left to me to be the defender of the senior citizens that live in this community. And in the process of communicating with the PSC and Hometown, things like the name change became clear to me - or should I say muddled. I didn't look for it. It appeared to me because between the PSC and Hometown, there were glaring inconsistencies in policy and compliance.

If Hometown would have agreed to refund their residents on their own - to do the right thing - its about 150 people each owed between \$50 and \$100 - I never would have been looking at anything else. But now, I am.

And I am very curious to see, at what point, in this trip I'm taking down the rabbit hole will, the Public Service Commission become the entity that actually "serves the public".

I look forward to your responses regarding how you will proceed and to the copies of all related documents for

this utility and their rate increases, name changes and correspondence with the PSC.

Very truly yours,

Diana L. Danin

938 East Palm Valley Drive

Oviedo, Fl 32765

407-733-2662

On Wed, Sep 21, 2022 at 3:58 PM John Plescow <JPlescow@psc.state.fl.us> wrote:

Thank you for contacting the Florida Public Service Commission (FPSC).

You have indicated that you wanted to make a public records request regarding CWS Utilities, doing business as Palm Valley Utilities. Please note, the FPSC's records show that CWs' certificate was transferred to Home Town America in 2005. Home Town America holds the majority interest, and can remain certificated with the FPSC as CWS Utilities, doing business as Palm Valley. Also, for your information, the utility's company code is WS832.

You also wanted to get copies of filings related to CWS Utilities. To get the requested documents, you will need to contact the FPSC's Office of the Commission Clerk, 2540 Shumard Oak Boulevard, Tallahassee, FL 32399-0850. You can also contact the Clerk's office via E-mail at <http://www.floridapsc.com/ClerkOffice/CopyRequest>. Finally, you can call the FPSC's Office of Commission Clerk at 850-413-6770.

I regret that the FPSC can be of no further assistance in this matter. If you have any questions in the future, please contact me.

Sincerely,

John Plescow

Regulatory Program Administrator

Office of Consumer Assistance & Outreach

Note: Florida has a very broad public records law. Most written communications to or from state officials regarding state business are considered to be public records and will be made available to the public and the media upon request. Therefore, your e-mail message may be subject to public disclosure.

M18000010939

Florida Department of State
Division of Corporations
Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

((H18000345859 3))



H180003458593ABCA

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To: Division of Corporations
Fax Number : (850)617-6383

From: Account Name : C T CORPORATION SYSTEM
Account Number : FCA000000023
Phone : (614)280-3338
Fax Number : (954)208-0845

Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.

Email Address: _____

Foreign Limited Liability Company
Hometown Palm Valley, L.L.C.

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2018 DEC -5 PM 1:08

SECRETARY OF STATE
TALLAHASSEE, FLORIDA
2018 DEC -5 AM 9:48
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1/14

APPLICATION BY FOREIGN LIMITED LIABILITY COMPANY FOR AUTHORIZATION TO TRANSACT BUSINESS IN FLORIDA

IN COMPLIANCE WITH SECTION 605.0902, FLORIDA STATUTES, THE FOLLOWING IS SUBMITTED TO REGISTER A FOREIGN LIMITED LIABILITY COMPANY TO TRANSACT BUSINESS IN THE STATE OF FLORIDA:

1. Hometown Palm Valley, L.L.C. (Name of Foreign Limited Liability Company, must include "Limited Liability Company," "L.L.C.," or "LLC.")

If name unavailable, enter alternate name adopted for the purpose of transacting business in Florida. The alternate name must include "Limited Liability Company," "L.L.C.," or "LLC."

2. Delaware (Jurisdiction under the law of which foreign limited liability company is organized) 3. 38-3140664 (FEI number, if applicable)

4. Open qualification (Date first transacted business in Florida, if prior to registration) (See sections 605.0904 & 605.0905, F.S. to determine penalty liability)

5. 150 N. Wacker Drive, Suite 2800, Chicago, IL 60606 (Street Address of Principal Office) 6. 150 N. Wacker Drive, Suite 2800, Chicago, IL 60606 (Mailing Address)

7. Name and street address of Florida registered agent: (P.O. Box NOT acceptable)

Name: C T Corporation System Office Address: 1200 South Pine Island Road Plantation, Florida 33324 (City) (Zip code)

Registered agent's acceptance:

Having been named as registered agent and to accept service of process for the above stated limited liability company at the place designated in this application, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relative to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

By: C T Corporation System (Registered agent's signature)

8. The name, title or capacity and address of the person(s) who has/have authority to manage is/are:

Table with 4 columns: Title or Capacity, Name and Address, Title or Capacity, Name and Address. Row 1: Member, Hometown Communities Limited Partnership, 150 N. Wacker Dr., Ste. 2800, Chicago, IL 60606.

Vertical stamp: FILED, DEC-5 AM 9:48, STATE OF FLORIDA, TALLAHASSEE, FLORIDA

(Use attachments if necessary)

9. Attached is a certificate of existence, no more than 90 days old, duly authenticated by the official having custody of records in the jurisdiction under the law of which it is organized. (If the certificate is in a foreign language, a translation of the certificate under oath of the translator must be submitted)

10. This document is executed in accordance with section 605.0203 (1) (b), Florida Statutes. I am aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in s.817.155, F.S.

Signature of Marcela Godoy

Marcela Godoy, Authorized Agent (Typed or printed name of signee)

Delaware

The First State

Page 1

I, JEFFREY W. BULLOCK, SECRETARY OF STATE OF THE STATE OF DELAWARE, DO HEREBY CERTIFY "HOMETOWN PALM VALLEY, L.L.C." IS DULY FORMED UNDER THE LAWS OF THE STATE OF DELAWARE AND IS IN GOOD STANDING AND HAS A LEGAL EXISTENCE SO FAR AS THE RECORDS OF THIS OFFICE SHOW, AS OF THE FOURTH DAY OF DECEMBER, A.D. 2018.

AND I DO HEREBY FURTHER CERTIFY THAT THE ANNUAL TAXES HAVE BEEN ASSESSED TO DATE.

FILED
NOV DEC - 5 AM 9:48
SECRETARY OF STATE
TALLAHASSEE, FLORIDA



Jeffrey W. Bullock
Jeffrey W. Bullock, Secretary of State

7177109 8300

SR# 20187954396

You may verify this certificate online at corp.delaware.gov/authver.shtml

Authentication: 204020513

Date: 12-04-18



What Is the Difference Between a Member and a Manager?

LLC

What is the Difference Between a Member and a Manager?

A [limited liability company](#) (or LLC) is managed by members, managers, or a combination of members and managers. By default, we form most of our LLCs as member-managed. We find it to be the easiest method for managing your LLC and keeping it low-maintenance.

What is a Member?

The owners of an LLC are called “Members.” They provide the capital to start the business. In a member-managed LLC, members by definition manage the LLC. In a manager-managed LLC, members as a group often do not take an active role in the business. Normally, one or two members will be intimately involved in the day-to-day operations of the LLC. The other members will be passive, non-active investors. Beyond electing the managers and voting on certain key events in the LLC’s life, the members of a manager-



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managed LLC entrust its management to the managers (much like the shareholders of a corporation entrust its management to the directors and officers of the corporation).

What is a Manager?

Managers are elected by the members. Initially, these individuals are specified in the operating agreement. After that, if the operating agreement so permits, members can hold annual or other regularly scheduled meetings to elect managers. **Managers manage the business and affairs of the LLC and exercise the LLC’s powers. Managers can either perform these responsibilities themselves or delegate their performance to officers and employees under the managers.**

In performing these responsibilities, the Act imposes on managers the same fiduciary duty with respect to the LLC and its members that a general partner owes to a general partnership and the other partners of that partnership. It is permissible to modify and otherwise refine the fiduciary duty of the manager in the operating agreement. Indeed, it is advisable to do so. Typically, the operating agreement will specify fiduciary duties, such as the “duty of loyalty” and the “duty of care,” for LLC managers.

What are Fiduciary Duties?

The duty of loyalty dictates that a manager must act in good faith and must not allow personal interests to prevail over the interests of the LLC and the LLC’s members. A standard example that raises these issues is a proposal that the LLC enters into a transaction that either benefits a manager or involves the manager in a conflict of interest with the LLC or its members. Such transactions are often called “self-dealing” transactions. They are not prohibited, but such transactions must be predicated upon (i) full disclosure, (ii) proper approval from disinterested managers and members, and (iii) fairness to the LLC and its members.

The duty of care requires a manager to be diligent and prudent in managing the LLC’s affairs. In corporate law, this is sometimes referred to as the “business judgment” rule. If a manager makes a decision, conscientiously and without fraud or conflict of interest, such a manager will not be second-guessed by courts based on how that decision happens to work out for the LLC. A manager is not held liable merely because a carefully made decision turns out badly.

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ANNUAL REPORT OF

<p>YEAR OF REPORT December 31, 2021</p>
--

CWS Communities LP dba Palm Valley
(Exact Name of Utility)

County: Seminole

List below the exact mailing address of the utility for which normal correspondence should be sent:

3700 Palm Valley Circle
Oviedo, Florida, 32765

Telephone: (407) 366-0733

e-Mail Address: N/A

WEB Site: N/A

Sunshine State One-Call of Florida, Inc. Member Number HW1861

Name and address of person to whom correspondence concerning this report should be addressed:

Mr. Gary S. Morse
44 Black Willow Street
Homosassa, Florida 34446

Telephone: (407) 970-7705

List below the address of where the utility's books and records are located:

3700 Palm Valley Circle
Oviedo, Florida, 32765

Telephone: (407) 366-0733

List below any groups auditing or reviewing the records and operations:

Gary Morse, Utility Consultant 407-970-7705

Date of original organization of the utility: 1986

Check the appropriate business entity of the utility as filed with the Internal Revenue Service:

Individual
 Partnership
 Sub S Corporation
 1120 Corporation

List below every corporation or person owning or holding directly or indirectly 5 percent or more of the voting securities of the utility:

	Name	Percent Ownership
1.	Hometown America, LLC	100 %
2.	First, CSW Communities LP is Not the owner of the utility.	%
3.	But if they wanted to claim that it was, then they failed	%
4.	to complete this section correctly.	%
5.	CWS Communities LP's General Partner is	%
6.	Second Merger Sub LLC, whose managing MEMBER is	%
7.	Hometown Communities LP.	%
8.	There's lots of room in this section to properly describe	%
9.	the chain of ownership and they fail to do so	%
10.	Hometown America LLC's manager is not listed. Hometown Residential Manager LLC which is not	%

Additionally, Hometown America LLC's manager is not listed. Hometown Residential Manager LLC which is not even registered as a Florida business- foreign or domestic. Nonetheless, the information requested above by the PSC is a breakdown of ownership and management and they have failed to provide this for either the old names or the true new name.



HOMETOWN AMERICA
C O M M U N I T I E S ®

Diana L. Danin:

First, thank you for your residency at Palm Valley and for taking the time to share all of the information and details included in your letter dated July, 11, 2022.

In response to your assertion that you were overcharged for water and sewer, I have included a statement of your November 2017 to February 2018 account charges and payments. It shows you were not charged for water or sewer utilities until February 2018, and no payments included water or sewer fees until February 2018. It seems when you initially wrote us or contacted us, it was corrected in the system and no payments were accepted (until February 2018) for water or sewer.

I have also included a breakdown of your irrigation charges and will be updating our billing so this detail is available going forward.

I apologize for the initial confusion back in 2017 or 2018. ~~We do have policies in place for reading meters when homes are sold so as to avoid any duplication of charges between the departing resident and new resident.~~ **If you had policies in place for reading the meters when homes are sold and settling those charges on the settlement statement during the sale, then I would not have eight residents providing me with copies of first month rent bills that billed for water before their ownership started.**

Hometown America, (through its affiliate entity Hometown American Management, L.P.,) provides brokered resale services in almost all of its communities [in the state of Florida] to provide an alternate selling opportunity for its resident base who desire to sell their home. Unlike some communities that are similar to Hometown America communities. Every resident is given the choice to either use the resale services of Hometown America or to choose to use the services of any other resale broker with whom they feel the most comfortable.

Hometown America brokered resale operation prides itself in offering tremendous value for every resident who lists their home for sale. Often outside real estate agents do not understand the land leased component or home construction type and often are just looking to make a quick sale and commission. Hometown America's brokerage resale operation, in contrast, seeks to maximize the dollar value in every home sale transaction. Our resale operation understands the value of continued price improvements in our home sales which attract an increasingly stronger buyer profile which leads to a stronger community.

When a resident entrusts Hometown America to list and sell their home, time, money and effort are deployed in creating a strategic marketing and advertising campaign. Some but not all efforts are identified below:

1. National contact center to expeditiously handle all digital customer inquiries.
2. Periodic open house events.
3. Website advertising for both local and national markets.
4. Resident and realtor referral outreach programs.
5. National MLS listing service syndicating to popular websites like Zillow, Trulia, realtor.com and many others.
6. Trained sales professionals who are expert in creating value in home construction and community lifestyle.

7. One stop shop providing seamless transition and execution from listing, to sales contract, to residency application and title transfer.

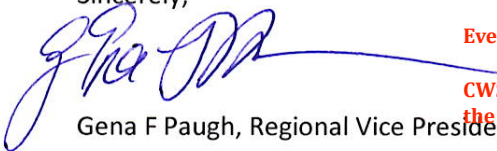
In order to sell homes at increasingly higher prices and close sales in a timely manner, professional sales training is required. Hometown America's sales agents are required to participate in ongoing customer service and experience training. Every agent strives to create a professional and enjoyable purchasing experience for each visitor through its doors. Buyers are afforded an interview followed by a comprehensive community tour and home viewing. Despite the significant time required to do this properly, Hometown and its employees know the value this creates.

Our community management side is responsible for all fees and charges after the home closes, such as water or sewer utility fees.

With respect to the questions you raised about the legal entities, we acknowledge that there are different Hometown America affiliated entities that serve different roles with respect to certain operations at the Community, whether management, resale operations or otherwise,. You should be assured that for any concern that you may have with regard to the Palm Valley Community, the Community Manager should be your point of contact. Though different entities in name and legal structure, all are affiliates of Hometown America, and the Community Manager will be able to answer any questions you may have. As to some of the particular questions that you raised, please note that CWS Properties LP no longer has an interest in the community. In 2019, in an internal restructure, the property was conveyed into Hometown Palm Valley, L.L.C. (as you correctly noted in your letter). This conveyance included the utility systems and related operations. The fact that the "Palm Valley Utilities" DBA remains with CWS Properties LLC was simply an administrative oversight, and our corporate team is working on transferring that DBA to Hometown Palm Valley, L.L.C. Similarly, our corporate team is in the process of renewing the "Palm Valley" DBA with Hometown Palm Valley, L.L.C.

Again, we appreciate the time you took to share this important information with our team. I hope we have addressed your concerns.

Sincerely,



Gena F Paugh, Regional Vice President, Hometown America

An Administrative "oversight" that continued for FOUR YEARS resulting in applications for rate increases with the PSC in the name of CWS Communities LP - an entity that was not even a public utility company.

Even in this letter you cannot seem to get the names of your companies correct.

CWS Properties LLC is not filed with SOS, Florida as a company authorized to do business in the state of Florida and therefore cannot possibly be our public utility company.

It is CWS Communities LP that owned the utility



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Limited Liability Company
HOMETOWN AMERICA, L.L.C.

Filing Information

Document Number M03000002424
FEI/EIN Number 36-4196688
Date Filed 07/21/2003
State DE
Status ACTIVE

Principal Address

110 NORTH WACKER DR
SUITE 4500
CHICAGO, IL 60606

Changed: 04/09/2021

Mailing Address

110 NORTH WACKER DR
SUITE 4500
CHICAGO, IL 60606

Changed: 04/09/2021

Registered Agent Name & Address

C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Authorized Person(s) Detail

Name & Address

Title MGR

HOMETOWN RESIDENTIAL MANAGER, L.L.C.
110 NORTH WACKER DR
SUITE 4500
CHICAGO, IL 60606

Title CEO, President

Zilis, Patrick C.

110 NORTH WACKER DR
SUITE 4500
CHICAGO, IL 60606

Title CIO, Asst. Secretary

Minahan, Douglas
110 NORTH WACKER DR
SUITE 4500
CHICAGO, IL 60606

Title COO, Asst. Secretary

Kravenas, Kenneth
110 NORTH WACKER DR
SUITE 4500
CHICAGO, IL 60606

Title Secretary

Lynch, Gregory R.
110 NORTH WACKER DR
SUITE 4500
CHICAGO, IL 60606

Annual Reports

Report Year	Filed Date
2020	04/21/2020
2021	04/09/2021
2022	04/08/2022

Document Images

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03/23/2005 -- ANNUAL REPORT	View image in PDF format
04/28/2004 -- ANNUAL REPORT	View image in PDF format
07/21/2003 -- Foreign Limited	View image in PDF format

Florida Department of State, Division of Corporations

25-30.037 Application for Authority to Transfer.

(1) This rule applies to any application for the transfer of an existing water or wastewater utility, regardless of whether service is currently being provided. The application for transfer may result in the transfer or cancellation of the seller's existing certificate, amendment of the buyer's existing certificate or granting of an original certificate to the buyer, or a transfer of majority organizational control of the utility.

(a) If a transfer occurs prior to Commission approval, the utility shall submit an application for authority to transfer no later than 90 days after the sale closing date.

(b) When a utility applies for any of the following transfer authorizations by the Commission, it shall provide its application as prescribed in the appropriate subsection below:

1. A transfer of a regulated utility to another regulated utility shall be pursuant to subsection (2) below;
2. A transfer of an exempt entity to a regulated utility shall be pursuant to subsection (3) below;
3. A transfer of a utility in a nonjurisdictional county to a regulated utility that results in a system whose service transverses county boundaries shall be pursuant to subsection (3) below;

4. A change of majority organizational control of a regulated utility shall be pursuant to subsection (4) below; or

5. A transfer of a regulated utility to an exempt entity other than a governmental authority shall be pursuant to subsection (5) below.

(c) Form PSC 1005 (12/15), entitled "Application for Transfer of Certificates or Facilities from a Regulated Utility to Another Regulated Utility," which is incorporated by reference in this rule and which is available at <http://www.flrules.org/Gateway/reference.asp?No=Ref-06242>, Form PSC 1006 (12/15), entitled "Application for Transfer of an Exempt Entity to a Regulated Utility or Transfer of a Utility in a Non-jurisdictional County to a Regulated Utility That Results in a System Whose Service Transverses County Boundaries," which is incorporated by reference in this rule and which is available at <http://www.flrules.org/Gateway/reference.asp?No=Ref-06243>, Form PSC 1007 (12/15), entitled "Application for a Transfer of Majority Organizational Control of a Regulated Utility," which is incorporated by reference in this rule and which is available at <http://www.flrules.org/Gateway/reference.asp?No=Ref-06244>, and Form PSC 1008 (12/15), entitled "Application for Transfer of Facilities from a Regulated Utility to an Exempt Entity Other Than a Governmental Authority," which is incorporated by reference in this rule and which is available at <http://www.flrules.org/Gateway/reference.asp?No=Ref-06245>, are example applications that may be completed by the applicant and filed with the Office of Commission Clerk to comply with subsection (2), (3), (4), or (5) below, respectively. These forms may also be obtained from the Commission's website, www.floridapsc.com.

(2) Transfer of a regulated utility to another regulated utility. Each applicant for transfer of certificate of authorization, facilities or any portion thereof from a regulated utility to another regulated utility shall file with the Commission Clerk the information set forth in paragraphs (a) through (v) below.

(a) A filing fee pursuant to paragraph 25-30.020(2)(c), F.A.C.;

(b) Proof of noticing pursuant to Rule 25-30.030, F.A.C.;

(c) The certificated name, address, telephone number, certificate number(s), authorized representative, and, if available, email address and fax number of the utility/seller;

(d) The complete name, address, telephone number, Federal Employer Identification Number, authorized representative and, if available, email address and fax number of the buyer(s) and the new name of the utility if the buyer plans to operate under a different name;

(e) The name, address, telephone number, and if available, email address and fax number of the person in possession of the books and records when the application is filed;

(f) The nature of the buyer's business organization, i.e., corporation, limited liability company, partnership, limited partnership, sole proprietorship, or association. The buyer must provide documentation from the Florida Department of State, Division of Corporations, showing:

1. The utility's/buyer's business name and registration/document number for the business, unless operating as a sole proprietor, and,

2. The utility's/buyer's fictitious name and registration number for the fictitious name, if operating under a fictitious name;

(g) The name(s), address(es) and percentage of ownership of each entity or person that owns or will own more than a 5 percent interest in the utility;

(h) The date and state of incorporation or organization of the buyer;

(i) A copy of the contract for sale and all auxiliary or supplemental agreements. If the sale, assignment, or transfer occurs prior to Commission approval, the contract shall include a provision stating that the contract is contingent upon Commission approval;

(j) The buyer must provide the following documentation of the terms of the transfer:

1. The date the closing occurred or will occur;

2. The purchase price and terms of payment;

3. A list of and the dollar amount of the assets purchased and liabilities assumed or not assumed, including those of nonregulated operations or entities;

4. A description of all consideration between the parties, including promised salaries, retainer fees, stock, stock options, and assumption of obligations;

5. Provisions for the disposition, where applicable, of customer deposits and interest thereon, guaranteed revenue contracts, developer agreements, customer advances, debt of the utility, and leases;

6. A statement that the buyer will fulfill the commitments, obligations and representations of the seller with regard to utility matters;

7. A statement that the buyer has or will obtain the books and records of the seller, including all supporting documentation for rate base additions since the last time rate base was established for the utility;

8. A statement that the utility's books and records will be maintained using the 1996 National Association of Regulatory Utilities Commissioners (NARUC) Uniform System of Accounts (USOA), incorporated by reference in Rule 25-30.115, F.A.C.; and,

9. A statement that the utility's books and records will be maintained at the utility's office(s) within Florida, or that the utility will comply with the requirements of paragraphs 25-30.110(1)(b) and (c), F.A.C., regarding maintenance of utility records at another location or out-of-state. If the records will be maintained at the utility's office(s), the statement should include the location where the utility intends to maintain the books and records;

(k) A statement explaining why the transfer is in the public interest;

(l) To demonstrate the financial ability of the buyer to maintain and operate the acquired utility, the buyer shall provide:

1. A detailed financial statement (balance sheet and income statement), audited if available, of the financial condition of the applicant, that shows all assets and liabilities of every kind and character. The financial statements shall be for the preceding calendar or fiscal year. The financial statement shall be prepared in accordance with Rule 25-30.115, F.A.C. If available, a statement of the sources and uses of funds shall also be provided; and,

2. A list of all entities, including affiliates, upon which the buyer is relying to provide funding to the utility and an explanation of the manner and amount of such funding. The list need not include any person or entity holding less than 5 percent ownership interest in the utility. The applicant shall provide copies of any financial agreements between the listed entities and the utility and proof of the listed entities' ability to provide funding, such as financial statements;

(m) To demonstrate the technical ability of the buyer to provide service, the buyer shall provide:

1. An explanation of the buyer's experience in the water or wastewater industry; and,

2. The buyer's plans for ensuring continued operation of the utility, such as retaining the existing plant operator(s) and office personnel, or contracting with outside entities;

(n) A legal description of the proposed service area in the format prescribed in Rule 25-30.029, F.A.C.;

(o) The proposed net book value of the system as of the date of the proposed transfer, and a statement setting out the reasons for the inclusion of an acquisition adjustment, if one is requested. If rate base has been established by this Commission, provide the docket and the order number. In addition, provide a schedule of all subsequent changes to rate base;

(p) A statement from the buyer that it has obtained or will obtain copies of all of the federal income tax returns of the seller from the date the utility was first established or the rate base was last established by the Commission, whichever is later. If the tax returns have not been obtained, provide a description of the steps taken to obtain the tax returns;

(q) A statement from the buyer that after reasonable investigation, the system being acquired appears to be in satisfactory condition and in compliance with all applicable standards set by the Department of Environmental Protection (DEP) or, if the system is in need of repair or improvement, has any outstanding Notice of Violation of any standard set by the DEP or any outstanding consent orders with the DEP, the buyer shall provide a description of the repairs or improvements that have been identified, the governmental authority that required the repairs or improvements, if applicable, the approximate cost to complete the repairs or improvements, and any agreements between the seller and buyer regarding who will be responsible for any identified repairs or

improvements;

(r) The applicant shall provide the following documents:

1. A copy of the utility's current permits from the DEP and the water management district;
2. A copy of the most recent DEP and/or county health department sanitary survey, compliance inspection report, and secondary standards drinking water report;
3. A copy of all of the utility's correspondence with the DEP, county health department, and water management district, including consent orders and warning letters, and the utility's responses to the same, for the past five years; and,
4. A copy of all customer complaints that the utility has received regarding DEP secondary water quality standards during the past five years;

(s) Documentation of the utility's right to access and continued use of the land upon which the utility treatment facilities are located. Documentation of continued use shall be in the form of a recorded warranty deed, recorded quit claim deed accompanied by title insurance, recorded lease such as a 99-year lease, or recorded easement. The applicant may submit an unrecorded copy of the instrument granting the utility's right to access and continued use of the land upon which the utility treatment facilities are or will be located, provided that the applicant files a recorded copy within the time required in the order granting the transfer;

(t) A statement regarding the disposition of outstanding regulatory assessment fees, fines, or refunds owed and which entity will be responsible for paying regulatory assessment fees and filing the annual report for the year of the transfer and subsequent years;

(u) Tariff sheets reflecting any changes resulting from the transfer. Form PSC 1010 (12/15), entitled "Water Tariff" and Form PSC 1011 (12/15), entitled "Wastewater Tariff," which are incorporated by reference in Rule 25-30.033, F.A.C., are example tariffs that may be completed by the applicant and included in the application. These forms are also available on the Commission's website, www.floridapsc.com; and,

(v) If the buyer owns other water or wastewater utilities that are regulated by the Commission, provide a schedule reflecting any economies of scale that are anticipated to be achieved within the next three years and the effect on rates for existing customers served by both the utility being purchased and the buyer's other utilities.

(3) Transfer of an exempt entity to a regulated utility, or transfer of a utility in a nonjurisdictional county to a regulated utility that results in a system whose service transverses county boundaries. Each applicant shall file with the Commission the information set forth in paragraphs (a) through (f) below.

(a) A combined filing fee pursuant to paragraphs 25-30.020(2)(b) and (c), F.A.C.;

(b) Proof of noticing pursuant to Rule 25-30.030, F.A.C.;

(c) The requirements of paragraphs (2)(c), (d), (e), (f), (g), (h), (i), (j), (k), (l), (m), (n), (o), (p), (q), (r), (s), (t), (u), and (v) above;

(d) The requirements of paragraphs 25-30.036(2)(h) and (i), F.A.C.;

(e) An explanation of when and under what authority the current rates and charges of the exempt entity or utility in a nonjurisdictional county were established, if applicable; and,

(f) An explanation of how the seller is either exempt pursuant to Section 367.022, F.S., or is a utility in a nonjurisdictional county.

(4) A transfer of majority organizational control of a regulated utility. Each applicant for a transfer of majority organizational control shall file with the Commission the information set forth in paragraphs (a) through (d) below.

(a) A filing fee pursuant to paragraph 25-30.020(2)(c), F.A.C.;

(b) Proof of noticing pursuant to Rule 25-30.030, F.A.C.;

(c) The requirements of paragraphs (2)(c), (d), (f), (i), (j), (k), (l), (m), (q), (t) and (u) above; and,

(d) A description of the ownership transfer, including the date the transfer occurred or will occur and a description of the resulting ownership interests in the utility.

(5) A transfer of a regulated utility to an exempt entity other than a governmental authority. Each applicant for a transfer of ownership of a regulated utility to an exempt entity other than a governmental authority shall file with the Commission Clerk the information set forth in paragraphs (a) through (e) below.

(a) A filing fee pursuant to paragraph 25-30.020(2)(c), F.A.C.;

(b) Proof of noticing pursuant to Rule 25-30.030, F.A.C.;

(c) The requirements of paragraphs (2)(c), (d), (k), (l), (m), and (r) above;

(d) Documentation of the following terms of the transfer:

1. A copy of the contract for sale and all auxiliary or supplemental agreements. If the sale, assignment, or transfer occurs prior to Commission approval, the contract shall include a provision stating that the contract is contingent upon Commission approval;
 2. The closing date;
 3. A statement regarding the disposition of customer deposits and interest thereon; and,
 4. A statement regarding the disposition of any outstanding regulatory assessment fees, fines, refunds, or annual reports; and,
- (e) An explanation of how the buyer is exempt pursuant to Section 367.022, F.S.

Rulemaking Authority 367.121, 367.1213, 350.127(2) FS. Law Implemented 367.071, 367.1213 FS. History—New 1-27-91, Amended 11-30-93, 1-4-16.

Significance of Document: This is the notice we receive regarding rate increases. It does not state the rate for irrigation/reclaimed water.

CWS dba Palm Valley does not put the rate for irrigation on our bill. They do not provide us with the meter readings. They simply put on an amount with no further explanation. This is a violation of PSC rule 25-30.335 (See next page for rule)

NOTICE TO CUSTOMERS

Pursuant to section 367.081(4)(a), Florida Statutes, water and wastewater utilities are permitted to adjust the rates and charges to its customers without those customers bearing the additional expense of public hearing. These adjustments in rates would depend on increases or decreases in uncontrollable expense subject to inflationary pressures such as chemicals, and other general operation and maintenance costs.

On April 1, 2022 CWS Communities LP d/b/a Palm Valley Utilities filed its notice of intension with the Florida Public Service Commission to increase water and wastewater rates in Seminole County pursuant to this statue. The filing is subject to review by the Commission Staff for accuracy and completeness. Water rates will increase by approximately 2.68% and wastewater rates will increase by approximately 2.64%. These rates should be reflected on your bill for service rendered on or after June 1, 2022.

If you should have any questions, please contact your local utility office. Be sure to have your account number handy for quick reference.

There is no local utility office. The only people we can call are the people who work in the community office and they never have any information and do not work for the utility company but for the community management company.

Palm Valley
407-326-9678

Significance of Document: "Palm Valley" is the DBA fictitious name for CWS Communities LP the water/sewer company and is NOT a dba for Hometown Palm Valley LLC the manufactured home community owner.

03/15/2022 05:51:56 PM

This means that the "water/sewer company" is collecting the rent for the manufactured home park and not the other way around!!

Account Number	Site/Unit	Due Date	Amount Due	Amount Paid
XXX46888	752	Apr. 1, 2022	\$781.41	

Palm Valley
 3700 Palm Valley Circle
 Oviedo, FL 32765

Diana Danin
 938 E. PALM VALLEY DR.
 Oviedo, FL 32765

Please Return The Top Portion With Your Payment. "DO NOT STAPLE". Make Checks Payable to Palm Valley

ACCOUNT SUMMARY : Site/Unit# 752 Due: Apr. 1, 2022 Office Phone 407-326-9678

Service	Amount	Service Dates		Meter Readings		Diff	Multiplier	Usage	Units	Previous Month	
		From	To	Previous	Current					Usage	Amount
Sewer	\$40.82	02/03/2022	03/04/2022	369450	370880	1430	0.001	1.43	1000 Gals.	3.83	\$65.11
Water	\$16.00	02/03/2022	03/04/2022	369450	370880	1430	0.001	1.43	1000 Gals.	3.83	\$22.88
Base Rent	\$719.21										
Irrigation	\$5.38										
Prev Bal	\$0.00										
Total Due	\$781.41										

CWS Communities LP dba Palm Valley violates PSC rule 25-30.335 when they fail to put the meter reading and water rates on our bill.

UTILITY DETAIL

Sewer	Flow Volume	Rate	Total
Base Charge	-	26.35000	\$26.35
Usage	1.43	10.12000	\$14.47
Usage Over 6000 Gal	0.00	0.00000	\$0.00
Subtotal	1.43	-	\$40.82
Admin. Fee	1	0.00000	\$0.00
Total			\$40.82

Water	Usage/Vol	Rate	Total
Base Charge	-	11.43000	\$11.43
Usage	1.43	2.76000	\$3.95
Subtotal	1.43	-	\$15.38
Water Tax	\$15.38	0.04000	\$0.62
Total			\$16.00

EZ Pay Program: Save time and money! No late fees! Rent is paid automatically! Stop by the office for information or www.hometownamerica.com/ezpay.

25-30.335 Customer Billing.

(1) Except as provided in this rule, a utility must render bills to customers at regular intervals, and each bill must indicate the billing period covered; beginning and ending meter reading; the amount of the bill; the delinquent date or the date after which the bill becomes past due; and any authorized late payment charge.

(2) When a utility is unable to obtain an actual meter read, estimated bills may be provided.

(a) If the utility estimates a bill, the word "Estimated" must be prominently displayed on the face of the bill.

(b) The utility is obligated to timely correct any problems within the utility's control causing the need to estimate bills. In no event may a utility provide an estimated bill to any one customer account more than four times in any 12-month period due to circumstances that are within the utility's control and service obligations.

(c) Upon issuance of a second estimated bill in a 6-month period, the utility must provide the customer with an explicit written explanation for the estimation, along with the utility contact information and the Commission toll-free complaint number, 1(800)342-3552.

(d) The utility must maintain records for a minimum of two years, detailing the number, frequency, and causes of estimated bills, and those records must be made available upon request to the Commission or to any party to a rate proceeding for the utility.

(3) When service is rendered for less than 50 percent of the normal billing cycle, the utility must prorate the base facility charges, flat rates, or rates that include minimum usage as though the normal billing cycle were 30 days. The utility may elect to not issue an initial bill if the service is rendered for a period less than 50 percent of the normal billing cycle. Instead, the utility may elect to issue a single bill combining the amount owed for the service rendered during the initial time period with the amount owed for the next billing cycle.

(4) If a customer requests a temporary discontinuance of service or is out of residence:

(a) Utilities that have the base facility charge rate structure must continue to bill the base facility charge.

(b) Utilities that have a flat rate or a rate that includes minimum usage must bill the customer 40 percent of the flat or minimum rate contained on the applicable tariff.

(5) If a customer requests a permanent termination of service and the same customer subsequently requests service at the same location within 12 months of that termination, the utility must bill the customer the base facility charges or 40 percent of the flat rate or rates that include minimum usage for the service termination period. The customer is responsible for payment of all outstanding rates and charges for the termination period in order for service to be restored.

(6) A utility may not consider a customer delinquent in paying his or her bill until the 21st day after the utility has mailed or presented the bill for payment.

(7) A utility must establish each point of delivery as an independent customer account and must calculate the amount of the bill accordingly, except where physical conditions make it necessary to use additional meters or points of delivery for one class of service to a single customer on the same premises, or where such multiple meters or delivery points are used for the convenience of the utility.

(8) A utility may not incorporate municipal or county franchise fees into the amount indicated as the cost for service on the customer's bill. Rather, the utility must show any such franchise fee as a separate item.

(9) The utility must maintain a record of each customer's account for the most current 2 years so as to permit reproduction of the customer's bills during the time that the utility provided service to that customer.

Rulemaking Authority 350.127(2), 367.121 FS. Law Implemented 367.121 FS. History--New 9-14-74, Amended 6-21-79, Formerly 25-10.97, 25-10.097, Amended 11-10-86, 11-30-93, 6-17-13, 4-22-21.

From: Lindsay Gill LGill@hometownamerica.net 
Subject: RE: Meter reading
Date: April 27, 2022 at 1:33 PM
To: Diana Danin jeladi1@gmail.com
Cc: Susan Haupt SHaupt@hometownamerica.net

LG

Yes, I can. I have the physical paperwork for 2022 in office- it's just beyond that goes into storage. I'm working on switching us to the same tablets US water uses, and getting that information published on your bill. I'm hoping that will make it easier and more transparent on all sides. Below is the date of the reading, and the results.

1/29/22 - 0700510
2/24/22 - 0704680
3/28/22 - 0707570



Lindsay Gill
Regional Assistant, Florida Regional Office
3700 Palm Valley Circle, Oviedo, FL 32765
P: 407.602.1352 | F: 312.604.3171 | W: www.HometownAmerica.com

From: Diana Danin <jeladi1@gmail.com>
Sent: Wednesday, April 27, 2022 1:07 PM
To: Lindsay Gill <LGill@hometownamerica.net>
Subject: Meter reading

Can you at least tell me what the last two or three meter readings were for irrigation, please.

The lawn people rode over the top of the box. The box has U cutouts for the pipes. When they pushed the box down into the ground, the top of the U leaned against the pipe and caused it to leak.

My question, which seems to be difficult to answer, was what my last meter reading was.

I think that should be current enough information that it isn't "archived" and also information that is required to be on my bill.

Can you share the meter readings from this bill attached with me, please

Thank you
Diana Danin

PALM VALLEY UTILITIES

Water and Wastewater Rates

For Service Rendered on or after 6/1/2017

Significance of Document: This is the last notice I received that provided the rate for Irrigation Reuse water.

Residential Water Service:

Monthly Base Facility Charge	\$10.97
Gallorage Charge per 1,000 gallons	\$ 2.65

Residential Wastewater Service:

Monthly Base Facility Charge	\$25.38
Gallorage Charge per 1,000 gallons with a 6,000 gallon cap	\$ 9.74

Irrigation Quality Reuse Service:

Gallorage Charge per 1,000 gallons	\$ 1.27
------------------------------------	---------

Terms of Payment: Bills are due and payable when rendered. In accordance with Rule 25-30.320, Florida Administrative Code, if a Customer is delinquent in paying the bill for water/wastewater service, service may then be discontinued.

NOTICE TO CUSTOMERS

Pursuant to section 367.081(4)(a), Florida Statutes, water and wastewater utilities are permitted to adjust the rates and charges to its customers without those customers bearing the additional expense of public hearing. These adjustments in rates would depend on increases or decreases in uncontrollable expense subject to inflationary pressures such as chemicals, and other general operation and maintenance costs.

On April 1, 2019 CWS Communities LP d/b/a Palm Valley Utilities filed its notice of intension with the Florida Public Service Commission to increase water and wastewater rates in Seminole County pursuant to this statute. The filing is subject to review by the Commission Staff for accuracy and completeness. Water rates will increase by approximately 1.14% and wastewater rates will increase by approximately 1.19%. These rates should be reflected on your bill for service rendered on or after June 1, 2019.

If you should have any questions, please contact your local utility office. Be sure to have your account number handy for quick reference.

NOTICE TO CUSTOMERS

Pursuant to section 367.081(4)(a), Florida Statutes, water and wastewater utilities are permitted to adjust the rates and charges to its customers without those customers bearing the additional expense of public hearing. These adjustments in rates would depend on increases or decreases in uncontrollable expense subject to inflationary pressures such as chemicals, and other general operation and maintenance costs.

On April 1, 2018 CWS Communities LP d/b/a Palm Valley Utilities filed its notice of intension with the Florida Public Service Commission to increase water and wastewater rates in Seminole County pursuant to this statue. The filing is subject to review by the Commission Staff for accuracy and completeness. Water rates will increase by approximately 0.78% and wastewater rates will increase by approximately 1.01%. These rates should be reflected on your bill for service rendered on or after June 1, 2018.

If you should have any questions, please contact your local utility office. Be sure to have your account number handy for quick reference.

- rules to do filing -
- certificate of commission
277-W 223-F
- regulated utility must follow commission rules -

consumer confidence report

Troy Bendell
operation + maintenance

Significance of Document: I would like to see any notice from CWS Communities LP that provides resident customers with this information. CWS Communities IS a public utility company but they are not following the PSC rules.

25-30.330 Information to Customers.

(1) Each utility shall provide its customers with the following information on at least an annual basis:

- (a) Telephone numbers regular and after hours;
- (b) Office address.

(2) Each utility shall provide its customers, upon request, with such other information and assistance as reasonably may be necessary to ensure that the customer receives safe, efficient service.

(3) Upon request of a customer, each utility shall provide information as to the method of reading meters and the computation of billing which results from reading meters.

(4) When a customer requests a bench test of his or her meter, the utility shall inform that customer of the provisions of Rule 25-30.266, F.A.C., and shall advise that the customer may request the test be made or supervised by a Commission representative.

(5) Upon request of a customer, the utility is to provide a copy or explanation of the utility's rates applicable to the customer's classification for service and to assist the customer in obtaining the rate which is most advantageous for the customer's service requirements.

Rulemaking Authority 367.121 FS. Law Implemented 367.121 FS. History—New 9-12-74, Formerly 25-10.69, 25-10.069, Amended 11-10-86.

Diana L. Danin
938 East Palm Valley Drive
Oviedo, Fl 32765
Phone: 407-733-2662
Email: jeladi1@gmail.com

July 11, 2022

Hometown Palm Valley LLC
CWS Communities LP dba Palm Valley
Hometown America Management LP
3700 Palm Valley Circle
Oviedo, Fl 32765

Attn: Lindsay Harris, Regional Assistant for Hometown Palm Valley LLC
Via email: lharris@hometownamerica.net
Attn: Gina Paugh, Regional Manager for Hometown Palm Valley LLC
Via email: Gpaugh@hometownamerica.net

cc: Lindsay Gill, Regional Assistant – Florida Regional Office
Via email: LGill@hometownamerica.net
cc: Rachael Zemke, Palm Valley Community Manager
Via email: rzemke@hometownamerica.net

cc: Patrick C. Zilis, CEO- Pres
Hometown America LLC
150 North Wacker Dr. Suite 4500
Chicago, Il 60606

Re: CWS Communities LP d/b/a Palm Valley Utilities (CWS)
Public Utility Company -Water and Wastewater Utilities
under Certificates 277-W and 223-F

Allegations:

**Fraudulent overbilling of each new resident since at least 2017.
Management was notified in writing on Feb 21, 2018 of this systemic practice,
but CWS Communities LP and/or Hometown Palm Valley LLC continued the
fraudulent overbilling and is still doing it.**

Dear Ms. Paugh and Ms. Harris:

On Feb 18, 2018 I sent each of you a letter describing the overbilling of water-sewer each time someone purchases a home in the Palm Valley community and signs the land-lease. That person is billed for water/sewer for a period of time before the lease and purchase becomes effective.

In my case, I closed the purchase and signed the lease on October 6, 2017. When I received my rent bill for Nov 2017, I was billed for water usage from Sept 8, 2017 to Oct 4, 2017 - an \$85.53 overcharge. (Actually a bit more) (See exhibit 1 and 2 – pages **6-7**)

This happens because, while rent is paid in advance, water and sewer is paid in arrears. Once the new resident is in their new house for between 1-2 months (depending on the timing) the water and sewer usage will become their own and the over-billing automatically ends. But by then, they have already been overbilled for water-sewer that should have been billed to the prior owner.

Staff in the community office handles the leasing and paperwork for the sale of the manufactured home, including completion of the closing statement. Since the people in the office seem to wear more than one hat at a time, it is impossible to determine which of the Hometown America business ventures they are representing during this transaction: **(Exhibit 8 page 34)**

1. Hometown Palm Valley LLC, as land and park owner and landlord (Exhibit 3 pages **8-18**)
2. CWS Properties LLC dba Palm Valley as the water/sewer public utility company (Exhibit 4 pages **19-22**) **Certificate number with PSC 277-W & 223-F**
3. Hometown America Management LP as agent under mobile home dealer license (Exhibit 5 pages **23-27**)

One way to avoid overcharging each new resident would be to ascertain the last water bill that was paid by the departing resident. Then “go out in your golf cart for a quick ride to the property” and read the meter. Then, calculate the amount of base costs and water/sewer and irrigation usage and apply that as a credit to the purchaser on the closing statement. (Exhibit 2 pages **7**)

What I expected to happen:

After bringing this to corporate management’s attention, I thought that surely steps would be put in place to ensure that no one else would be billed for water-sewer for any period of time prior to their closing/lease date. I simply assumed that CWS Communities LP, Hometown America LLC, Hometown America Management LP and/or Hometown Palm Valley LLC would behave with honesty and integrity and make the effort to ensure that this did not happen again.

What actually happened:

I allege that CWS Communities LP and Hometown Palm Valley LLC continue to overbill every new resident in the same manner that they overbilled me. Recently a new resident mentioned to me that this happened. I was outraged and asked them to show me their bill. Then I asked several other new residents and confirmed that the same overbilling was done to them all.

The amounts overcharged ranged from \$45 to just over \$100 depending on the prior owners water usage and the closing date in relationship to the meter reading date.

I have elected NOT to provide you with copies of these bills because as our landlord you control approval for various requests any resident might have and I do not want to expose any residents to retribution.

My request to correct this situation:

I cannot in good conscience stand by knowing that this fraud is occurring without doing something to correct it. I am acting on behalf of the senior citizens in this community.

I am asking management of Hometown Palm Valley to pull the closing statements and the rent bills for the first three months for **each new resident that purchased a home and signed a lease in our community for the last seven years.**

Community Management should calculate the amount they overbilled each of these residents and write them a check with a letter of apology for their “error”.

The statute of limitations for this offense is five years. I think it is fair to ask that you go back 7 years. It should be easy to do since you have a record of the date each lease was signed.

I feel a reasonable time to complete this process would be September 15, 2022. You will need to find a way to provide me with some evidence that everyone affected has been reimbursed. I will not take management’s word for it.

You can avoid my Next Steps:

I do not threaten here, I merely promise. If the residents of the Palm Valley Community are not reimbursed for the overbilling by September 15, 2022, I will send a report to the Public Service Commission calling on them to audit CWS and their billing practices. I will also file a report with the Attorney General providing them with copies for evidence and I will ask the Attorney General to investigate your company for fraudulent and deceptive billing practices perpetrated against senior citizens.

I do not want to be that person. I feel confident that you will act accordingly.

I feel justified because I do not believe the bills I've seen are isolated events or one-off processing errors. This is a systemic problem that had, and will continue to have, financial consequences to the senior residents of this community. It is a problem that management was notified of, in writing, back in 2018 and chose not to correct.

Additional Suggestion:

The park's office handles the sales of the homes under a Mobile Home Dealer License issued by the Department of Motor Vehicles. They act as an "agent" and charge a 7% commission - more even than a licensed real estate agent. (See Exhibit 5 pages **23-27**)

But it isn't actually considered a "real estate" transaction because our manufactured homes are not considered "real property" but tangible property - just like our cars. In fact, the paperwork is processed through the DMV.

Because of this, perhaps the people that complete the closing statement have little or no experience with how to "settle charges" between the parties, or even what charges need to be settled. This is not an excuse for them, but an observation.

Florida Statute 320 clearly defines a "mobile home salesperson" and the responsibility the holder of the dealer license has to ensure that their staff is properly trained. I hope management will finally provide systems and training commensurate with this section of the law. (Exhibit 6 pages **28-31**)

Florida Statute Chapter 320, Section 77 also defines mobile home dealers and addresses grounds that may be the basis for Denial of License to sell mobile homes. This includes proof of unfitness of an applicant. It is my opinion that the systemic failure to properly train your sales people and to properly settle the water-sewer utilities charges on hundreds of sales may be deemed sufficient to have your dealer's license revoked. I would prefer not to have to test that theory with a report to Region 4 Bureau of Dealer Services Compliance Examiners. If you have questions about your responsibilities pertaining to this section of the law as it applies to your dealer license feel free to call them at 386-736-5107 enter option 3.

Additional PSC Rule Violation

While doing the research to support these findings, I learned that CWS is also not in compliance with PSC Rule 25-30.335 regarding Customer Billing. (Exhibit 7 pages **32-33**). While this rule violation is small in comparison, **I thought I** would give you an opportunity to correct this as well. You need to ensure that the rate and meter readings for irrigation water is included on our bill. You cannot simply put a dollar amount on the bill without benefit of billing information.

Summary/Conclusion:

When I spoke with the Public Service Commission, they stated that before I file a complaint through their office, I must give the utility company an opportunity to correct the problem. This letter is designed to give you that opportunity.

I'm certain you will be offended by what could be construed as an ultimatum. But you must realize that I will need evidence that you have refunded all the people that have overpaid. That is really the only acceptable "resolution".

If you have any questions or would like to discuss this matter, feel free to call me.

Very truly yours,



Diana L. Danin

Account Number	Site/Unit	Due Date	Amount Due	Amount Paid
XXX67963	752	Nov. 1, 2017	\$724.53	

Palm Valley
3700 Palm Valley Circle
Oviedo, FL 32765

Diana Danin
938 E. PALM VALLEY DR.
Oviedo, FL 32765

Please Return The Top Portion With Your Payment. DO NOT STAPLE. Make Checks Payable to Palm Valley

ACCOUNT SUMMARY : Site/Unit# 752 Due: Nov. 1, 2017 Office Phone 407-365-6651

Service	Amount	Start Date	End Date	Usage	Rate	Usage	Rate	Usage	Rate	Usage	Rate	Amount
Water	\$63.37	09/08/2017	10/04/2017	266510	270410	3900	0.001	3.9	1000 Gals	1730		\$42.23
Sewer	\$63.37											
Base Rent	\$639.00											
Prev Bal	\$0.00											
Total Due	\$724.53											

Even though I purchased home and signed lease on Oct 6, 2017, when Hometown Palm Valley LLC billed me for my rent for November 2017 they also billed me for water and sewer from September 8, 2017 to Oct 4, 2017.
I made them correct it back in 2017 but they are still doing this to every new resident.

UTILITY DETAIL

Sewer	Flow/Volume	Rate	Total	Water	Usage/Vol	Rate	Total
Base Facility Charge (Res Svc)	-	25.38000	\$25.38	Base Facility Charge (Res Svc)	-	10.97000	\$10.97
Gallorage Charge (Res Svc)	3.90	9.74000	\$37.99	Gallorage Charge (Res Svc)	3.9	2.65000	\$10.34
Sewer (over 6000 Gal)	0.00	0.00000	\$0.00	Subtotal	3.9	-	\$21.31
Subtotal	3.90	-	\$63.37	Water Tax 4%	21.31	0.04000	\$0.85
Total			\$63.37	Total			\$22.16

"EZ Pay" Program: Save time and money! No late fees! Rent is paid automatically! Stop by the office for information or www.hometownamerica.com/ezpay.

CLOSING STATEMENT - BUYER		
Community Name: Palm Valley	Site #: 752	
Authorized Selling Price: \$32,500.00	Financing Type: Cash or 3rd Party	Funding Date: Not Funded

Buyer's Information	
Buyer's Name(s):	Diana Lynn Danin
Buyer's Address:	938 E. PALM VALLEY DR.
Site Number:	752
City:	Oviedo
State:	FL
Zip:	32765
Buyer's Lender:	

Home Information	
Year:	1993
Make:	Palm Harbor
Model:	
Serial Number:	PH067999AFL
Serial Number:	PH067999BFL
Serial Number:	
Serial Number:	

Summary of Buyer's Transaction	
Agreed Purchase Price:	\$32,500.00
Sales Tax:	\$2,000.00
Tag and Title Fees:	\$350.00
Client Service Fee:	\$350.00
Loan Origination Fee:	\$0.00
Datacomp Appraisal Fee:	\$0.00
Flood Determination Fee:	\$0.00
P & C Insurance Premium:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Gross Amount Due From Buyer:	\$35,200.00

Allocation of water-sewer charges should be settled on this closing statement just like they do when a house/real property is sold.

Amounts Paid by or on behalf of Buyer	
Deposit or earnest money: 9/29/17 pc 138	\$500.00
Down Payment:	\$0.00
Down Payment:	\$0.00
Down Payment:	\$0.00
Down Payment:	\$0.00
Down Payment:	\$0.00
Final Funds:	\$500.00
Total Down Payment:	\$0.00
Note Carried by Seller:	\$0.00
Note Carried by N/A:	\$0.00
Reimbursement of taxes:	\$0.00
Fee Overpayment:	\$0.00
Buyer Refund For Overpayment:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Other:	\$0.00
Gross Amount Received from Buyer:	\$500.00

Gross Amount Due From Buyer:	\$35,200.00
Gross Amount Received from Buyer:	\$500.00
Total Amount Due From Buyer:	\$34,700.00

Buyer _____ Date 10/6/2017
 Co-Buyer _____ Date _____
 Co-Buyer _____ Date _____
 Co-Buyer _____ Date _____
 Hometown Agent Dayna Belt Date 10/6/2017

Dayna Belt is a licensed realtor and should have known how to settle water-sewer charges between buyer and seller accounts.



[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Limited Liability Company
HOMETOWN PALM VALLEY, L.L.C.

Filing Information

Document Number M18000010939
FEI/EIN Number 38-3140664
Date Filed 12/05/2018
State DE
Status ACTIVE

Principal Address

C/O HOMETOWN AMERICA 110 N. WACKER DRIVE
SUITE 4500
CHICAGO, IL 60606

Changed: 04/09/2021

Mailing Address

C/O HOMETOWN AMERICA 110 N. WACKER DRIVE
SUITE 4500
CHICAGO, IL 60606

Changed: 04/09/2021

Registered Agent Name & Address

C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Authorized Person(s) Detail

Name & Address

Title MBR

HOMETOWN COMMUNITIES LIMITED PARTNERSHIP
C/O HOMETOWN AMERICA 110 N. WACKER DRIVE
SUITE 4500
CHICAGO, IL 60606

Title CEO, President

Zilis, Patrick C.

The land on which the community is located was transferred from CWS to Hometown Palm Valley LLC in Jan 2019

C/O HOMETOWN AMERICA 110 N. WACKER DRIVE
 SUITE 4500
 CHICAGO, IL 60606

Title CIO, Asst. Secretary

Minahan, Douglas
 C/O HOMETOWN AMERICA 110 N. WACKER DRIVE
 SUITE 4500
 CHICAGO, IL 60606

Title COO, Asst. Secretary

Kravenas, Kenneth
 C/O HOMETOWN AMERICA 110 N. WACKER DRIVE
 SUITE 4500
 CHICAGO, IL 60606

Title Secretary

Lynch, Gregory R.
 C/O HOMETOWN AMERICA 110 N. WACKER DRIVE
 SUITE 4500
 CHICAGO, IL 60606

Annual Reports

Report Year	Filed Date
2020	04/23/2020
2021	04/09/2021
2022	04/12/2022

Document Images

04/12/2022 -- ANNUAL REPORT	View image in PDF format
04/09/2021 -- ANNUAL REPORT	View image in PDF format
04/23/2020 -- ANNUAL REPORT	View image in PDF format
04/16/2019 -- ANNUAL REPORT	View image in PDF format
12/05/2018 -- Foreign Limited	View image in PDF format



(<https://www.scpafll.org/>)

Significance of Document:
Hometown Palm Valley LLC is the Owner of the Manufactured home community. They have not filed a DBA to use fictitious name "Palm Valley"

Property Record Card

- Printer Friendly
- Email Property Card
- Tax Estimator
- 2021 Tax Bill

Parcel Information

Parcel 34-21-31-503-0000-008A

Owner(s) **HOMETOWN PALM VALLEY LLC**

Property Address 3700 PALM VALLEY CIR OVIEDO FL 32765
 C/O HOMETOWN AMERICA LLC
 110 N WACKER DR
 #4500
 CHICAGO, IL 60606-1511

Mailing [Request Mailing Address Change](#)

Subdivision Name [ORLANDO INDUSTRIAL PARK](#)

Tax District 01-COUNTY-TX DIST 1

DOR Use Code 28-MOBILE HOME PARK

Exemptions None - [Apply For Homestead Online](#)

Agricultural Classification No - [Additional Information](#)
[\(https://www.scpafll.org/Agricultural/\)](https://www.scpafll.org/Agricultural/)



- Value Summary
- Legal Description
- Land
- Building Information
- Permits
- Extra Features
- Taxes
- Sales

Zoning

Property Values

	2022 Working Values	2021 Certified Values
Valuation Method	Income	Income
Number of Buildings	2	2
Depreciated Bldg Value		
Depreciated EXFT Value		
Land Value (Market)		
Land Value Ag		
<u>Just/Market Value **</u>	\$41,115,776	\$41,115,776
Portability Adj		
Save Our Homes Adj	\$0	\$0
Amendment 1 Adj	\$0	\$0
P&G Adj	\$0	\$0
Assessed Value	\$41,115,776	\$41,115,776

Parcel Information

Parcel 34-21-31-503-0000-008A
Owner(s) HOMETOWN PALM VALLEY LLC
Property Address 3700 PALM VALLEY CIR OMEDO FL 32765
Mailing C/O HOMETOWN AMERICA LLC
 110 N WACKER DR
 #4500
 CHICAGO, IL 60606-1511
[Request Mailing Address Change](#)
Subdivision Name [ORLANDO INDUSTRIAL PARK](#)
Tax District 01-COUNTY-TX DIST 1
DOR Use Code 28-MOBILE HOME PARK
Exemptions None - [Apply For Homestead Online](#)
Agricultural Classification No - [Additional Information](#)



Show Map Footprint Street View Seminole County Kiosk

Sales

Description	Date	Amount	Vac/Imp	Book	Page	Qualified
QUIT CLAIM DEED Transfer land ownership from CWS to Hometown Palm Valley LLC -	1/1/2019	\$100	Improved	09297	1977	No
SPECIAL WARRANTY DEED	8/1/1999	\$100	Improved	03715	0277	No
SPECIAL WARRANTY DEED Purchase by CWS Properties LLC dba Palm Valley	8/1/1999	\$18,081,000	Improved	03715	0264	No
WARRANTY DEED	6/1/1986	\$5,606,000	Improved	01746	1343	No
WARRANTY DEED	8/1/1983	\$20,000	Vacant	01483	0500	No

Exhibit 3 page 4 of 11

This instrument was prepared by
and after recording should be returned to:

Nancy Nagel, Esquire
c/o Hometown America
150 N. Wacker Drive, Suite 2800
Chicago, IL 60606

Property Appraiser's Folio No. 34-21-31-503-0000-008A
Consideration: \$10.00 Doc Stamps: \$0.70

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED is made and entered into effective as of the ^{31st} day of January, 2019 by and between **CWS Communities LP**, a Delaware limited partnership, whose mailing address is c/o Hometown America, L.L.C., 150 N. Wacker Drive, Suite 2800, Chicago, Illinois 60606 (hereinafter referred to as the "Grantor"), and **HOMETOWN PALM VALLEY, L.L.C.**, a Delaware limited liability company, whose address is c/o Hometown America, L.L.C., 150 N. Wacker Drive, Suite 2800, Chicago, Illinois 60606 (hereinafter referred to as the "Grantee").

W I T N E S S E T H:

That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid to it by the Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release, convey and quit-claim unto the Grantee forever, all right, title, interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Seminole, State of Florida, to wit:

See Exhibit A attached hereto and hereby made a part hereof.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the proper use, benefit and behoof of the Grantee forever.

Note To Clerk: THE TRANSFER OF THE PROPERTY EVIDENCED BY THIS DEED IS A TRANSFER OF UNENCUMBERED PROPERTY BETWEEN A PARTNERSHIP (GRANTOR) AND A LIMITED LIABILITY (GRANTEE), FOR NO CONSIDERATION, BOTH OF WHICH ENTITIES ARE WHOLLY-OWNED (DIRECTLY AND INDIRECTLY) BY THE SAME LIMITED PARTNERSHIP, WHICH GIVES THE GRANTOR AND GRANTEE IDENTICAL (DIRECT OR INDIRECT) OWNERSHIP OF THE PROPERTY. THE DEED EVIDENCES A TRANSFER OF THE PROPERTY FROM THE GRANTOR PARTNERSHIP TO A LIMITED LIABILITY COMPANY, WHICH ALONG WITH THE PARTNERSHIP ARE WHOLLY-OWNED BY AN UPPER TIER LIMITED PARTNERSHIP, EFFECTING A DISTRIBUTION OF THE PROPERTY BY THE PARTNERSHIP TO ITS PARTNERS (THE SAME LIMITED

PARTNERSHIP THROUGH DIRECT AND INDIRECT OWNERSHIP) AND A SUBSEQUENT CONTRIBUTION OF THE PROPERTY BETWEEN BROTHER-SISTER ENTITIES HAVING IDENTICAL (DIRECT AND INDIRECT) OWNERSHIP. THUS, IN ACCORDANCE WITH FLORIDA STATUTES SECTION 201.02, ONLY MINIMUM DOCUMENTARY STAMP TAX IS DUE.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed the day and year first above written.

EXECUTED IN THE PRESENCE OF:

WITNESS:

CWS COMMUNITIES LP, a Delaware limited partnership

Marcela Godoy-Alvarez
Name: Marcela Godoy-Alvarez

By: Second Merger Sub, LLC, a Maryland limited liability company, its sole general partner

Kimberly A. McCoy
Name: Kimberly A. McCoy

By: [Signature]
Name: Patrick C. Zilis
Title: Co-President

STATE OF ILLINOIS
COUNTY OF COOK

The foregoing instrument was acknowledged before me this 10th day of January, 2019, by Patrick C. Zilis, as Co-President of Second Merger Sub, LLC, a Maryland limited liability company, being the sole general partner of CWS Communities LP, a Delaware limited partnership, on behalf of the company, who is personally known to me.

[NOTARY SEAL]



Marcela Godoy-Alvarez
Notary Public Signature
Printed Name: Marcela Godoy-Alvarez

EXHIBIT A

The Land referred to herein below is situated in the County of Seminole, State of Florida, and is described as follows:

PARCEL 1:

A PARCEL OF LAND LYING IN SECTIONS 34 AND 35, TOWNSHIP 21 SOUTH, RANGE 31 EAST SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 34, SAID POINT ALSO BEING SOUTHWESTERLY CORNER OF ORLANDO INDUSTRIAL PARK AS RECORDED IN PLAT BOOK 10, PAGE 100 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; RUN NORTH 00° 00' 19" WEST A DISTANCE OF 940.14 FEET TO THE SOUTHWEST CORNER OF LOT 25, OF SAID ORLANDO INDUSTRIAL PARK, FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH 00° 00' 19" WEST ALONG THE WESTERLY LINE OF SAID LOT 25 A DISTANCE OF 381.27 FEET TO THE SOUTHEAST CORNER OF LOT 23 OF SAID ORLANDO INDUSTRIAL PARK, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34; THENCE NORTH 89° 24' 17" WEST ALONG THE SOUTHERLY LINE OF LOTS 23 AND 22 OF SAID ORLANDO INDUSTRIAL PARK A DISTANCE OF 1275.40 FEET TO THE SOUTHWEST CORNER OF SAID LOT 22, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF ALAFAYA TRAIL (STATE ROAD 434); THENCE NORTH 00° 05' 57" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND THE WESTERLY LINE OF LOT 22 A DISTANCE OF 95.00 FEET TO A POINT; THENCE DEPARTING SAID RIGHT-OF-WAY, RUN SOUTH 89° 06' 21" EAST A DISTANCE OF 1150.29 FEET TO A POINT ON THE WESTERLY LINE OF THE EASTERLY 125.00 FEET OF THE AFOREMENTIONED LOT 23; THENCE NORTH 00° 00' 19" WEST ALONG SAID WESTERLY LINE A DISTANCE OF 784.41 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF PARK ROAD; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE NORTH 63° 50' 57" EAST A DISTANCE OF 1216.34 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 2625.65 FEET; THENCE FROM A CHORD BEARING OF NORTH 77° 15' 35" EAST RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26° 56' 05" A DISTANCE OF 1234.31 FEET TO A POINT; THENCE SOUTH 89° 13' 46" EAST A DISTANCE OF 799.96 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 31 EAST; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE RUN NORTH 00° 14' 22" EAST ALONG SAID EAST LINE A DISTANCE OF 70.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF PARK ROAD; THENCE NORTH 89° 13' 46" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 799.31 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE HAVING A RADIUS OF 2695.65 FEET; THENCE FROM A CHORD BEARING OF SOUTH 87° 10' 38" WEST RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07° 06' 06" A DISTANCE OF 334.12 FEET TO A POINT; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE RUN NORTH 00° 13' 23" EAST A DISTANCE OF 650.01 FEET; THENCE NORTH 88° 39' 44" EAST A DISTANCE OF 541.43 FEET; THENCE NORTH 00° 14' 22" EAST A DISTANCE OF 228.21 FEET TO THE NORTH LINE OF LOT 5 OF ORLANDO INDUSTRIAL PARK UNIT 2, AS RECORDED IN PLAT BOOK 11, PAGE 43 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE SOUTH 89° 09' 59" EAST ALONG SAID NORTH LINE A DISTANCE OF 257.88 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 34; THENCE DEPARTING SAID NORTH LINE RUN NORTH 00° 16' 50" EAST ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 34 A DISTANCE OF 1332.68 FEET TO THE NORTHEAST CORNER OF

PARK ROAD; THENCE PROCEED ALONG SAID RIGHT-OF-WAY ON A CURVE TO THE RIGHT HAVING A CHORD BEARING OF NORTH 89° 06' 21" EAST, A RADIUS OF 2695.65 FEET, A DELTA OF 03° 25' 49", AND AN ARC LENGTH OF 161.39 FEET A DISTANCE OF 161.39 FEET; THENCE SOUTH 89° 13' 46" EAST A DISTANCE OF 194.81 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL BEING AND LYING IN SECTION 35, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL BEING AND LYING IN SECTION 35, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA.

PARCEL 2:

EASEMENT RIGHTS AS SET FORTH IN THAT CERTAIN NON-EXCLUSIVE EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 1746, PAGE 1363, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL 3:

THE SOUTH 1/2 OF THE EAST 3/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, LESS THE SOUTH 453.34 FEET OF THE EAST 1/2 OF THE WEST 1/2 OF THE SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4, ALL IN SECTION 35, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA.

PARCEL 4:

EASEMENT RIGHTS AS SET FORTH IN THAT CERTAIN DEED, RECORDED IN OFFICIAL RECORDS BOOK 1349, PAGE 1062, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL 5:

COMMENCE AT THE NORTHWEST CORNER OF THE RIGHT-OF-WAY OF PARK ROAD AS DESCRIBED ON THE PLAT OF ORLANDO INDUSTRIAL PARK UNIT II, PLAT BOOK 11, PAGE 43 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE NORTH 89° 13' 46" WEST ALONG THE NORTHERLY RIGHT-OF-WAY OF PARK ROAD A DISTANCE OF 604.5 FEET FOR A POINT OF BEGINNING; THENCE NORTH 01° 52' 48" WEST A DISTANCE OF 367.02 FEET; THENCE NORTH 88° 36' 09" WEST A DISTANCE OF 354.74 FEET; THENCE SOUTH 01° 36' 27" EAST A DISTANCE OF 375.52 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF PARK ROAD; THENCE PROCEED ALONG SAID RIGHT-OF-WAY ON A CURVE TO THE RIGHT HAVING A CHORD BEARING OF NORTH 89° 06' 21" EAST, A RADIUS OF 2695.65 FEET, A DELTA OF 03° 25' 49", AND AN ARC LENGTH OF 161.39 FEET A DISTANCE OF 161.39 FEET; THENCE SOUTH 89° 13' 46" EAST A DISTANCE OF 194.61 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL BEING AND LYING IN SECTION 35, TOWNSHIP 21 SOUTH, RANGE 13 EAST, SEMINOLE COUNTY, FLORIDA.

PARCEL 6:

LEGAL DESCRIPTION FOR THE VACATION OF A PORTION OF PARK ROAD RIGHT-OF-WAY. ALL THOSE RIGHTS-OF-WAY OF PARK ROAD AS SHOWN ON THE PLATS OF ORLANDO INDUSTRIAL PARK AS RECORDED IN PLAT BOOK 10, PAGE 100, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AND ORLANDO INDUSTRIAL PARK, UNIT 2, AS

SECTION 34; THENCE SOUTH 89° 51' 52" EAST ALONG THE NORTH LINE OF THE AFOREMENTIONED SECTION 35 A DISTANCE OF 332.85 FEET TO THE EAST LINE OF THE WEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE SOUTH 00° 14' 22" WEST ALONG SAID EAST LINE A DISTANCE OF 1331.94 FEET TO THE NORTHEAST CORNER OF THE AFOREMENTIONED LOT 5; THENCE SOUTH 00° 14' 22" WEST ALONG THE EASTERLY LINE OF SAID LOT 5 A DISTANCE OF 879.48 FEET TO THE NORTH LINE OF THE SOUTH 453.34 FEET OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE SOUTH 89° 57' 57" EAST A DISTANCE OF 334.44 FEET TO THE EAST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE SOUTH 00° 11' 54" WEST A DISTANCE OF 453.34 FEET TO THE NORTHEAST CORNER OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 35; THENCE SOUTH 00° 26' 25" EAST ALONG THE EAST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 35 A DISTANCE OF 1315.56 FEET TO THE SOUTH LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 35; THENCE NORTH 89° 49' 27" WEST ALONG SAID SOUTH LINE A DISTANCE OF 333.26 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 35; THENCE NORTH 00° 30' 22" WEST ALONG SAID WEST LINE A DISTANCE OF 225.24 FEET TO THE SOUTHEAST CORNER OF LOT 3 OF AFOREMENTIONED ORLANDO INDUSTRIAL PARK UNIT 2; THENCE NORTH 89° 36' 54" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 3 AND THE SOUTHERLY LINE OF LOT 8 OF THE AFOREMENTIONED ORLANDO INDUSTRIAL PARK A DISTANCE OF 1003.37 FEET TO A POINT 424.37 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID LOT 8; THENCE SOUTH 00° 29' 25" EAST A DISTANCE OF 218.33 FEET; THENCE SOUTH 01° 39' 42" EAST A DISTANCE OF 482.28 FEET; THENCE NORTH 89° 36' 50" WEST A DISTANCE OF 129.30 FEET TO THE EAST LINE OF LOT 13 OF SAID ORLANDO INDUSTRIAL PARK; THENCE SOUTH 74° 26' 00" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 13 A DISTANCE OF 364.01 FEET; THENCE NORTH 89° 36' 50" WEST A DISTANCE OF 760.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 13; THENCE NORTH 00° 01' 18" WEST ALONG THE WEST LINE OF SAID LOT 13 A DISTANCE OF 387.76 FEET; THENCE SOUTH 89° 37' 58" EAST A DISTANCE OF 225.00 FEET; THENCE NORTH 00° 01' 18" WEST A DISTANCE OF 18.88 FEET; THENCE SOUTH 89° 37' 58" EAST A DISTANCE OF 288.00 FEET; THENCE NORTH 01° 23' 54" WEST A DISTANCE OF 208.09 FEET; THENCE NORTH 89° 37' 58" WEST A DISTANCE OF 508.00 FEET TO THE AFOREMENTIONED WESTERLY LINE OF LOT 13; THENCE NORTH 00° 01' 18" WEST ALONG SAID WESTERLY LINE A DISTANCE OF 185.29 FEET TO THE NORTHWEST CORNER OF SAID LOT 13; THENCE NORTH 89° 37' 58" WEST A DISTANCE OF 70.00 FEET TO THE EASTERLY LINE OF LOT 25 OF SAID ORLANDO INDUSTRIAL PARK; THENCE SOUTH 00° 01' 18" EAST ALONG SAID EASTERLY LINE A DISTANCE OF 599.68 FEET TO THE SOUTHERLY LINE OF SAID LOT 25; THENCE NORTH 89° 36' 39" WEST ALONG SAID SOUTHERLY LINE A DISTANCE OF 670.02 FEET TO THE POINT OF BEGINNING. LESS RIGHTS-OF-WAY OF RECORD.

LESS AND EXCEPT:

COMMENCE AT THE NORTHWEST CORNER OF THE RIGHT-OF-WAY OF PARK ROAD AS DESCRIBED ON THE PLAT OF ORLANDO INDUSTRIAL PARK UNIT II, PLAT BOOK 11, PAGE 43 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE NORTH 89° 13' 46" WEST ALONG THE NORTHERLY RIGHT-OF-WAY OF PARK ROAD A DISTANCE OF 604.5 FEET FOR A POINT OF BEGINNING; THENCE NORTH 01° 52' 48" WEST A DISTANCE OF 367.02 FEET; THENCE NORTH 88° 36' 09" WEST A DISTANCE OF 354.74 FEET; THENCE SOUTH 01° 36' 27" EAST A DISTANCE OF 375.52 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF

RECORDED IN PLAT BOOK 11, PAGE 43, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 5, ORLANDO INDUSTRIAL PARK, UNIT 2, AS RECORDED IN PLAT BOOK 11, PAGE 43, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN NORTH 89° 13' 46" WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF PARK ROAD AS RECORDED IN THE PLAT OF ORLANDO INDUSTRIAL PARK, UNIT 2, AS RECORDED IN PLAT BOOK 11, PAGE 43, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA A DISTANCE OF 799.31 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 2695.65 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°06' 06" A DISTANCE OF 334.12 FEET, TO THE POINT OF BEGINNING, OF THE LINE BEING DESCRIBED HEREIN, SAID POINT ALSO BEING THE MOST SOUTHWESTERLY CORNER OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1763, PAGE 1207, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE RUN SOUTH 06° 19' 52" EAST, ALONG A LINE BEING RADIAL TO THE SAID NORTHERLY RIGHT-OF-WAY LINE OF PARK ROAD, A DISTANCE OF 70.00 FEET, TO A POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID PARK ROAD, ALSO BEING THE POINT OF TERMINATION OF SAID LINE.

TOGETHER WITH:

THAT REMAINING NORTHERLY PORTION OF PARCEL 4 AS DESCRIBED IN O.R. BOOK 902, PAGE 529 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AS MODIFIED BY AMENDED RESOLUTION PER O.R. BOOK 1769, PAGE 239, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL 7:

A PORTION OF LOTS 5 AND 6 OF ORLANDO INDUSTRIAL PARK UNIT 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 43 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, PART OF SAID LOT 6 HAVING BEEN VACATED BY RESOLUTIONS FILED IN OFFICIAL RECORDS BOOK 1171, PAGE 1762, AND FILED IN OFFICIAL RECORDS BOOK 3061, PAGE 163, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 31 EAST, RUN NORTH 89° 09' 59" WEST ALONG THE NORTH LINE OF LOT 5, ORLANDO INDUSTRIAL PARK UNIT 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 43 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, 257.88 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89° 09' 59" WEST ALONG THE NORTH LINE OF SAID LOT 5 AND THE NORTH LINE OF LOT 6 OF SAID ORLANDO INDUSTRIAL PARK UNIT 2, 541.33 FEET; THENCE LEAVING SAID NORTH LINE RUN SOUTH 00° 13' 23" WEST 248.73 FEET; THENCE RUN NORTH 88° 39' 44" EAST 541.43 FEET; THENCE RUN NORTH 00° 14' 22" EAST 228.21 FEET TO THE POINT OF BEGINNING.

PARCEL 8:

THAT PART OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 LYING WEST OF THE CENTERLINE OF A CREEK; AND THE NORTH 1/2 OF THE EAST 3/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4; AND THE EAST 2/3 OF THE WEST 3/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, ALL IN SECTION 35, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SAID LAND BEING AND LYING IN SEMINOLE COUNTY, FLORIDA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, AND RUN THENCE NORTH 89° 52' 09" EAST 332.91 FEET (NORTH 89° 45' 42" EAST 332.85 FEET RECORD) ALONG THE NORTH BOUNDARY OF SECTION 35 TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89° 47' 40" EAST 662.10 FEET (NORTH 89° 45' 42" EAST 665.73 RECORD) ALONG THE NORTH BOUNDARY OF SAID SECTION 35; THENCE SOUTH 00° 15' 18" EAST 1332.93 FEET; THENCE NORTH 89° 49' 23" EAST 333.79 FEET (NORTH 89° 42' 41" EAST RECORD) TO THE NORTHWEST CORNER OF SOUTHEAST QUARTER OF NORTHWEST QUARTER OF SAID SECTION 35; THENCE CONTINUE ALONG THE BOUNDARY OF BRIGHTON PARK AT CARILLON ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 42, PAGES 86 THROUGH 89 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, NORTH 89° 49' 23" EAST 283.75 FEET TO THE CENTERLINE OF A CREEK; THENCE CONTINUE ALONG THE BOUNDARY OF SAID SUBDIVISION SOUTH 09° 24' 12" EAST 271.06 FEET (SOUTH 09° 24' 12" EAST 273.21 FEET RECORD); THENCE CONTINUE ALONG THE BOUNDARY OF SAID SUBDIVISION SOUTH 06° 51' 54" WEST 400.91 FEET (SOUTH 06° 51' 54" WEST 398.91 FEET RECORD); THENCE SOUTH 89° 47' 41" WEST 278.55 FEET TO THE 40 ACRE LINE; THENCE CONTINUE SOUTH 89° 47' 41" WEST 1003.11 FEET ALONG THE NORTHERLY BOUNDARY OF PALM VALLEY MOBILE HOME PARK; THENCE NORTH 00° 00' 32" WEST 1998.68 FEET (NORTH 00° 14' 22" EAST DEED) ALONG THE EASTERLY BOUNDARY OF PALM VALLEY MOBILE HOME PARK TO THE POINT OF BEGINNING.

PARCEL 9:

THE EAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA.

Commonly known as: Palm Valley Manufactured Housing Community,
3700 Palm Valley Circle, Oviedo, Florida

Property Appraiser's Folio No: 34-21-31-503-0000-008A

NOTICE TO CUSTOMERS

Pursuant to section 367.081(4)(a), Florida Statutes, water and wastewater utilities are permitted to adjust the rates and charges to its customers without those customers bearing the additional expense of public hearing. These adjustments in rates would depend on increases or decreases in uncontrollable expense subject to inflationary pressures such as chemicals, and other general operation and maintenance costs.

On April 1, 2022 CWS Communities LP d/b/a Palm Valley Utilities filed its notice of intension with the Florida Public Service Commission to increase water and wastewater rates in Seminole County pursuant to this statue. The filing is subject to review by the Commission Staff for accuracy and completeness. Water rates will increase by approximately 2.68% and wastewater rates will increase by approximately 2.64%. These rates should be reflected on your bill for service rendered on or after June 1, 2022.

If you should have any questions, please contact your local utility office. Be sure to have your account number handy for quick reference.

**Palm Valley Utilities is an “expired”
name according to Florida Department of State
see attached**

**We are instructed to pay our rent to “Palm Valley” so does that mean we are paying our
rent to the “public utility company doing business under the name of Palm Valley”?**

ADDITIONAL HEALTH INFORMATION

The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs, and wells. As water travels over the surface of the land or through the ground, it dissolves naturally occurring minerals and, in some cases, radioactive material, and can pick up substances resulting from the presence of animals or from human activity.

Contaminants that may be present in source water include:

- (A) **Microbial contaminants**, such as viruses and bacteria, which may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife.
- (B) **Inorganic contaminants**, such as salts and metals, which can be naturally occurring or result from urban stormwater runoff, industrial or domestic wastewater discharges, oil and gas production, mining, or farming.
- (C) **Pesticides and herbicides**, which may come from a variety of sources such as agriculture, urban stormwater runoff, and residential uses.
- (D) **Organic chemical contaminants**, including synthetic and volatile organic chemicals, which are by-products of industrial processes and petroleum production, and can also come from gas stations, urban stormwater runoff, and septic systems.
- (E) **Radioactive contaminants**, which can be naturally occurring or be the result of oil and gas production and mining activities.

In order to ensure that tap water is safe to drink, the EPA prescribes regulations which limit the amount of certain contaminants in water provided by public water systems. The Food and Drug Administration (FDA) regulations establish limits for contaminants in bottled water which must provide the same protection for public health.

Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants. The presence of contaminants does not necessarily indicate that the water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the Environmental Protection Agency's **Safe Drinking Water Hotline at 1-800-426-4791**.

For Customer with Special Health Concerns

Some people may be more vulnerable to contaminants in drinking water than the general population. Immuno-compromised persons such as persons with cancer undergoing chemotherapy, persons who have undergone organ transplants, people with HIV/AIDS or other immune system disorders, some elderly, and infants can be particularly at risk from infections. These people should seek advice about drinking water from their health care providers. EPA/CDC guidelines on appropriate means to lessen the risk of infection by *Cryptosporidium* and other microbiological contaminants are available from the **Safe Drinking Water Hotline (1-800-426-4791)**.

SOURCE WATER ASSESSMENT PLAN

In 2017, the Department of Environmental Protection performed a Source Water Assessment on our system and a search of the data sources indicated six potential sources of contamination with a low susceptibility level. The assessment results are available on the FDEP Source Water Assessment and Protection Program website at <https://fldep.dep.state.fl.us/swapp/>

HOW TO REACH US

If you have any questions about this report or concerning your water utility, please contact U.S. Water Services Corporation at (727) 848-8292. We encourage our valued customer to be informed about their water utility.

ABOUT LEAD

If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service lines and home plumbing. Palm Valley MHP is responsible for providing high quality drinking water, but cannot control the variety of materials used in plumbing components. When your water has been sitting for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to 2 minutes before using water for drinking or cooking. If you are concerned about lead in your water, you may wish to have your water tested. Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline or at <http://www.epa.gov/safewater/lead>.

PALM VALLEY MHP

**2017 ANNUAL DRINKING WATER QUALITY REPORT
PWS ID # 3590988**

We're pleased to provide you with this year's Annual Water Quality Report. We want to keep you informed about the quality water and services we have delivered to you over the past year. Our goal is and always has been, to provide to you a safe and dependable supply of drinking water.

We want you to understand the efforts we make to continually improve the water treatment process and protect our water resources. We are committed to ensuring the quality of your water. If you have any questions or concerns about the information provided in this report, please feel free to call any of the numbers listed.

This report shows our water quality results and what they mean.

WHERE YOUR WATER COMES FROM

Our water source consists of two ground water wells drawing from the Floridan Aquifer. Our water is then treated with chlorine for disinfection purposes.

HOW WE ENSURE YOUR DRINKING WATER IS SAFE

We routinely monitor for contaminants in your drinking water according to Federal and State laws, rules, and regulations. Except where indicated otherwise, this report is based on the results of our monitoring for the period of January 1 to December 31, 2017. Data obtained before January 1, 2017, and presented in this report are from the most recent testing done in accordance with the laws, rules, and regulations.

As authorized and approved by the EPA, the State has reduced monitoring requirements for certain contaminants to less often than once per year because the concentrations of these contaminants are not expected to vary significantly from one year to another. As a result some of our data is more than one year old.

— Joanne Rhodes —



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[Filing History](#)

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Fictitious Name Detail

Fictitious Name

PALM VALLEY UTILITIES

Filing Information

Registration Number G04177700125
Status EXPIRED
Filed Date 06/25/2004
Expiration Date 12/31/2020
Current Owners 1
County SEMINOLE
Total Pages 3
Events Filed 2
FEI/EIN Number 74-2860067



Mailing Address

150 N. WACKER DRIVE
 CHICAGO, IL 60606

Owner Information

CWS COMMUNITIES LP
 150 N. WACKER DRIVE
 CHICAGO, IL 60606
FEI/EIN Number: 74-2860067
Document Number: B97000000725

Document Images

[06/25/2004 -- REGISTRATION](#)

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[01/16/2015 -- Fictitious Name Renewal Filing](#)

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[09/08/2009 -- RENEWAL](#)

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Fictitious Name Detail

Fictitious Name

PALM VALLEY

Filing Information

Registration Number G08018900199
Status ACTIVE
Filed Date 01/18/2008
Expiration Date 12/31/2023
Current Owners 1
County SEMINOLE
Total Pages 3
Events Filed 2
FEI/EIN Number 74-2860067

Significance of document:
 "Palm Valley" is a dba of CWS Communities LP.

It is NOT however, a registered dba for
 Hometown Palm Valley LLC or
 Hometown America LLC.

Therefore, I conclude that the bill I receive
 each month from "Palm Valley" is from CWS
 Communities LP the utility company and not
 Hometown Palm Valley LLC.

Mailing Address

C/O HOMETOWN AMERICA 150 N. WACKER DRIVE
 SUITE 2800
 CHICAGO, IL 60606

Owner Information

CWS COMMUNITIES LP
 150 N. WACKER DRIVE, SUITE 2800
 CHICAGO, IL 60606
FEI/EIN Number: 74-2860067
Document Number: B97000000725

Document Images

[01/18/2008 -- Fictitious Name Filing](#)

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[10/05/2018 -- Fictitious Name Renewal Filing](#)

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Fictitious Name Search

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[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Foreign Limited Partnership
HOMETOWN AMERICA MANAGEMENT, L.P.

**This company holds the dealer license
to sell manufactured homes.**

Filing Information

Document Number B97000000642
FEI/EIN Number 36-4194242
Date Filed 12/02/1997
State DE
Status ACTIVE

Principal Address

110 N. WACKER DRIVE
SUITE 4500
CHICAGO, IL 60606

Changed: 04/09/2021

Mailing Address

110 N. WACKER DRIVE
SUITE 4500
CHICAGO, IL 60606

Changed: 04/09/2021

Registered Agent Name & Address

C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Name Changed: 09/28/1998

Address Changed: 09/28/1998

General Partner Detail

Name & Address

Document Number F97000006338

HOMETOWN AMERICA MANAGEMENT CORP.
110 N. WACKER DRIVE
SUITE 4500
CHICAGO, IL 60606

Annual Reports

Report Year	Filed Date
2020	04/21/2020
2021	04/09/2021
2022	04/08/2022

Document Images

04/08/2022 -- ANNUAL REPORT	View image in PDF format
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04/21/2020 -- ANNUAL REPORT	View image in PDF format
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04/08/2005 -- ANNUAL REPORT	View image in PDF format
06/01/2004 -- ANNUAL REPORT	View image in PDF format
03/28/2003 -- ANNUAL REPORT	View image in PDF format
03/04/2002 -- ANNUAL REPORT	View image in PDF format
08/28/2001 -- ANNUAL REPORT	View image in PDF format
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01/21/1998 -- ANNUAL REPORT	View image in PDF format
12/02/1997 -- Foreign LP	View image in PDF format

Exclusive Listing Agreement

1. **LISTING PERIOD.** In consideration of the undersigned Hometown America Management, L.P. ("Agency"), License #: DH/1015624/6 agreeing to use its best efforts to find a buyer for the manufactured home ("Home") described below, the Seller(s) identified below ("Seller") hereby irrevocably grants to Agency the sole and exclusive right to sell the undersigned Home from 9/26/2017 until 3/23/2018 (not to exceed six months unless separately renewed) (as same may be renewed, the "Listing Period"). The Home is currently located at 938 E. PALM VALLEY DR. (address) within Palm Valley (the "Community"). The Home is described as follows:

Site # 752	Year 1993	Make Palm Harbor	Model
Serial #: PH067999AFL			Length/ Width 47 / 26
Serial #: PH067999BFL			Square Feet 1222
Serial #:			# of Beds/ Baths 2 / 2
Serial #:			Carport/Garage 2 / 0
Property Address: 938 E. PALM VALLEY DR.			

2. **TERM OF SALE:** The Seller agrees to sell the Home upon the following terms (as well as the other terms of this Agreement) or, with the consent of Seller, for a lesser amount or upon different terms:
 Listing Price: \$35,900.00
 Occupancy within ____ days after closing or ____.
3. **DESIGNATED ITEMS INCLUDED IN SALE:** See Addendum None included (to be sold unfurnished)
4. **STATEMENT OF CONDITION:** Seller represents and warrants to Agency that at the time of signing this Agreement and at the time of transfer of title, the Home shall have no structural defects including, but not limited to, roof leaks, and that the Home's heating system, cooling system, plumbing system, electrical system and the major domestic appliances included in the sale are and shall be in proper working condition except ____.
5. **HOME AND SITE MAINTENANCE:** Seller agrees, at all times, to maintain the Home and home site on which it is located in accordance with the terms of Seller's lease at the Community and if Seller fails to comply with the Community standards, (a) Seller hereby grants the Agency the authority to perform such work as may be reasonably required to bring the Home and/or home site into compliance, in which event Seller shall promptly reimburse Agency for all costs and fees associated therewith (which reimbursement obligation shall survive the expiration or termination of this Agreement) and/or (b) Agency reserves the right to terminate this Exclusive Listing Agreement upon notice to Seller
6. **SALE:** The term "sale" and all variations thereof shall be understood to include any exchange or trade of the Home to which Seller consents. In the event of a sale, exchange or trade, Agency is permitted to represent and receive compensation from both parties which is sometimes also referred to as "dual agency". Seller agrees to pay Agency a commission of 7.00% of the sale price, but not less than \$2,500.00 (the "Commission") which amount shall be due and payable in the following events:
- If, during the Listing Period, the Home is sold, exchanged or traded or contracted to be sold, exchanged or traded by Agency, Seller, or anyone else;
 - If, during the Listing Period, Agency, Seller or anyone else produces a buyer ready, willing and able to purchase the Home upon the herein specified terms or upon other terms accepted by Seller;
 - If, within 60 days after the expiration of the Listing Period, the Home shall be sold, exchanged or traded to/with anyone who had been shown the Home during the Listing Period.

In the event the buyer fails to consummate the purchase of the Home and any earnest money or similar deposits are forfeited by such buyer, 50% thereof (but not exceeding the Commission), shall be paid to the Agency, as full consideration for Agency's services in connection with that particular transaction, including costs expended by Agency, and the balance shall be paid to Seller. If the transaction shall fail to close because of the refusal or failure of Seller to perform its obligations in connection therewith, Seller shall pay to Agency the Commission otherwise due on demand. In the event two or more offers to purchase or exchange the Home (which each meets the specified terms herein) are received simultaneously, the Commission will be due and payable only on the single offer which is accepted by Seller.

Initial Initial Initial Initial

7. EQUAL HOUSING OPPORTUNITY PROVIDER: The Community is an equal opportunity provider and it will not unlawfully refuse to sell or rent any homes or lots to any persons because of race, color, national origin, sex, handicap, familial status [unless this box is checked and the community alleges its status as a older persons community], or religion.
8. LIENS: Seller represents and warrants that it is in peaceful possession of the Home, and that its title to the Home is (and shall be at the time of closing) clear and marketable subject only to the following lien obligations:

Seller Lien Holder Name	Lien Holder Account Number	Approx. Payoff Amount	Telephone Number	
No Lien Holder		\$0.00		
Street Address		City	State	Zip

Seller hereby authorizes Agency to obtain the exact amount of the lien(s) listed above and agrees to deliver the Home to buyer free and clear of all liens, taxes, assessments and license fees.

8. DISCLOSURES/INDEMNITY: Seller specifically agrees to make any and all required disclosures to Buyer(s) related to the sale of the Home. Agency shall be entitled to rely on the accuracy and completeness of all information supplied to Agency by Seller relating to the Home and Agency does not undertake to investigate the accuracy of any such information. Seller shall indemnify, defend and hold harmless Agency from and against all demands, damages, expenses (including reasonable attorneys' fees and costs), claims or causes of action brought or instituted by third parties against Agency (or its officers, members, shareholders, employees, Agencies, representatives or affiliates) arising out of, caused by, or resulting from (i) all acts of Agency (and/or its Agencies, employees, affiliates or persons acting under Agencies control) in performing its services hereunder (except acts of gross negligence or willful misconduct) and (ii) all acts of Seller (including, but not limited to, Seller's failure to make required disclosures relating to the sale of the Home or if such disclosures contain any inaccurate information).
9. MISCELLANEOUS. This Agreement shall be governed by and construed in accordance with the internal laws of the State in which the Community is located, without giving effect to the principles of conflicts of law thereof and each party hereto hereby irrevocably submits to the exclusive jurisdiction of the state and federal courts located in such State with respect to all claims, actions, and causes of action arising hereunder or in connection herewith. In the event of any litigation between Seller and Agency to enforce or interpret any provision of this Agreement, the unsuccessful party to such litigation shall pay to the successful party all costs and expenses, including reasonable attorneys' fees, incurred therein. This Agreement may be amended only upon the written consent of both parties hereto. This Agreement may be executed in separate counterparts, each of which shall be deemed an original and all of which taken together shall be deemed to constitute one agreement. This Agreement embodies the complete agreement of the parties with respect to the subject matter hereof and supersedes and preempts any prior understandings or agreements, oral or written, between the parties with respect to the subject matter hereof. The individual signing this Agreement on behalf of each party represents to the other party that s/he has the authority to execute this Agreement. If there is more than one Seller, the obligations hereunder imposed upon Seller shall be joint and several obligations of all such parties. This Agreement shall be binding upon, and shall run to the benefit of, the heirs, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, we have signed this Agreement ("Agreement") as of the 9/26/2017 and hereby acknowledge that we have received a copy of this Listing Agreement.

ALL OWNERS MUST SIGN BELOW AS THEIR NAMES APPEAR ON THE TITLE:

Seller 1 Signature: X

 Address: 938 Palm Valley Dr, OVIEDO,, FL 32765
 Date _____
 Telephone: _____

Seller 2 Signature: X

 Address: , ,
 Date _____
 Telephone: _____

Seller 3 Signature: X

 Address: , ,
 Date _____
 Telephone: _____

Seller 4 Signature: X

 Address: , ,
 Date _____
 Telephone: _____

Hometown America Management, L.P. _____ X _____
 Agency Name Its Authorized Agent (Print Agent Name) Agent Signature Date

ALL INFORMATION CONTAINED ON THIS LISTING AGREEMENT IS HEREBY WARRANTED BY SELLER(S) TO BE CORRECT AND SELLER(S) AGREE(S) TO INDEMNIFY AGENCY AND THOSE RELYING THEREOF FOR ANY ERRORS HEREIN.

Addendum - Inventory of Contents

Site # 752	Year 1993	Make Palm Harbor	Model
Serial #: PH067999AFL			Length/ Width 47/26
Serial #: PH067999BFL			Square Feet 1222
Serial #:			# of Beds/ Baths 2 / 2
Serial #:			Carport/Garage 2 / 0
Property Address: 938 E. PALM VALLEY DR.			

Listed below are all items to be included in the sale of the above referenced home. All items listed herein are to remain with the home when it is sold. This form becomes an addendum to the listing agreement.

Living Room	Dining Room	Kitchen
		Refrigeator
Bedroom #1	Bedroom #2	Bedroom #3
Bath #1	Bath #2	Family Room
Utility Room	Other:	Other:
Washer/Dryer		

Seller Signature(s):

X _____
Date

X _____
Date

X _____
Date

X _____
Date

The Florida Senate

2018 Florida Statutes

<u>Title XXIII</u> MOTOR VEHICLES	<u>Chapter 320</u> MOTOR VEHICLE LICENSES <u>Entire Chapter</u>	<u>SECTION 77</u> License required of mobile home dealers.
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320.77 License required of mobile home dealers. —

(1) DEFINITIONS.—As used in this section:

(a) “Dealer” means any person engaged in the business of buying, selling, or dealing in mobile homes or offering or displaying mobile homes for sale. The term “dealer” includes a mobile home broker. Any person who buys, sells, deals in, or offers or displays for sale, or who acts as the agent for the sale of, one or more mobile homes in any 12-month period shall be prima facie presumed to be a dealer. The terms “selling” and “sale” include lease-purchase transactions. The term “dealer” does not include banks, credit unions, and finance companies that acquire mobile homes as an incident to their regular business and does not include mobile home rental and leasing companies that sell mobile homes to dealers licensed under this section. A licensed dealer may transact business in recreational vehicles with a motor vehicle auction as defined in s. 320.27(1)(c)4. Any licensed dealer dealing exclusively in mobile homes shall not have benefit of the privilege of using dealer license plates.

(b) “Mobile home broker” means any person who is engaged in the business of offering to procure or procuring used mobile homes for the general public; who holds himself or herself out through solicitation, advertisement, or otherwise as one who offers to procure or procures used mobile homes for the general public; or who acts as the agent or intermediary on behalf of the owner or seller of a used mobile home which is for sale or who assists or represents the seller in finding a buyer for the mobile home.

(c)1. “Mobile home salesperson” means a person not otherwise expressly excluded by this section who:

a. Is employed as a salesperson by a mobile home dealer, as defined in this section, or who, under any contract, agreement, or arrangement with a dealer, for a commission, money, profit, or any other thing of value, sells, exchanges, buys, or offers for sale, negotiates, or attempts to negotiate a sale or exchange of an interest in a mobile home required to be titled under this chapter;

b. Induces or attempts to induce any person to buy or exchange an interest in a mobile home required to be registered and who receives or expects to receive a commission, money, brokerage fees, profit, or any other thing of value from the seller or purchaser of the mobile home; or

c. Exercises managerial control over the business of a licensed mobile home dealer or who supervises mobile home salespersons employed by a licensed mobile home dealer, whether compensated by salary or commission, including, but not limited to, any person who is employed by the mobile home dealer as a general manager, assistant general manager, or sales manager, or any employee of a licensed mobile home dealer who negotiates with or induces a customer to enter into a security agreement or purchase agreement or purchase order for the sale of a mobile home on behalf of the licensed mobile home dealer.

2. The term does not include:

a. A representative of an insurance company or a finance company, or a public official who, in the regular course of business, is required to dispose of or sell mobile homes under a contractual right or obligation of the employer, in the performance of an official duty, or under the authority of any court if the sale is to save the seller from any loss or pursuant to the authority of a court.

b. A person who is licensed as a manufacturer, remanufacturer, transporter, distributor, or representative of mobile homes.

c. A person who is licensed as a mobile home dealer under this chapter.

d. A person not engaged in the purchase or sale of mobile homes as a business who is disposing of mobile homes acquired for his or her own use or for use in his or her business if the mobile homes were acquired and used in good faith and not for the purpose of avoiding the provisions of this chapter.

(2) LICENSE REQUIRED.—No person shall engage in business as, or serve in the capacity of, a dealer in this state unless such person possesses a valid, current license as provided in this section.

(3) APPLICATION.—The application for such license shall be in the form prescribed by the department and subject to such rules as may be prescribed by it. The application shall be verified by oath or affirmation and shall contain:

(a) A full statement of the name and the date of birth of the person or persons applying therefor.

(b) The name of the firm or copartnership with the names and places of residence of all its members, if the applicant is a firm or copartnership.

(c) The names and places of residence of the principal officers, if the applicant is a body corporate or other artificial body.

(d) The name of the state under whose laws the corporation is organized.

(e) The former place or places of residence of the applicant.

- (f) The prior businesses in which the applicant has been engaged, the dates during which the applicant was engaged in such businesses, and the locations thereof.
- (g) A description of the exact location of the place of business, when it was acquired, and whether it is owned in fee simple by the applicant. If leased, a true copy of the lease shall be attached to the application.
- (h) Certification by the applicant that the location is a permanent one, not a tent or a temporary stand or other temporary quarters; and, except in the case of a mobile home broker, that the location affords sufficient unoccupied space to store all mobile homes offered and displayed for sale; and that the location is a suitable place in which the applicant can in good faith carry on business and keep and maintain books, records, and files necessary to conduct such business, which will be available at all reasonable hours to inspection by the department or any of its inspectors or other employees. This subsection shall not preclude a licensed mobile home dealer from displaying and offering for sale mobile homes in a mobile home park.
- (i) Certification by the applicant that the business of a mobile home dealer is the principal business which shall be conducted at that location; however, this provision shall not apply to mobile home park operators licensed as mobile home dealers.
- (j) Such other relevant information as may be required by the department. Each applicant, general partner in the case of a partnership, or corporate officer and director in the case of a corporate applicant, must file a set of fingerprints with the department for the purpose of determining any prior criminal record or any outstanding warrants. The department shall submit the fingerprinting to the Department of Law Enforcement for state processing and forwarding to the Federal Bureau of Investigation for federal processing. The actual cost of such state and federal processing shall be borne by the applicant and is to be in addition to the fee for licensure. The department may issue a license to an applicant pending the results of the fingerprint investigation, which license is fully revocable if the department subsequently determines that any facts set forth in the application are not true or correctly represented.

The department shall, if it deems necessary, cause an investigation to be made to ascertain if the facts set forth in the application are true and shall not issue a license to the applicant until it is satisfied that the facts set forth in the application are true.

(4) FEES.—Upon making initial application, the applicant shall pay to the department a fee of \$300 in addition to any other fees required by law. Applicants may choose to extend the licensure period for 1 additional year for a total of 2 years. An initial applicant shall pay to the department a fee of \$300 for the first year and \$100 for the second year in addition to any other fees required by law. An applicant for a renewal license shall pay to the department \$100 for a 1-year renewal or \$200 for a 2-year renewal. The fee for application for change of location shall be \$25. Any applicant for renewal who has failed to submit his or her renewal application by October 1 of the year of its current license expiration shall pay a renewal application fee equal to the original application fee. No fee is refundable. All fees shall be deposited into the General Revenue Fund.

- (5) DENIAL OF LICENSE.—The department may deny any applicant a license on the ground that:
- The applicant has made a material misstatement in his or her application for a license.
 - The applicant has failed to comply with any applicable provision of this chapter.
 - The applicant has failed to provide warranty service.
 - The applicant or one or more of his or her principals or agents has violated any law, rule, or regulation relating to the sale of mobile homes.
 - The department has proof of unfitness of the applicant.
 - The applicant or licensee has engaged in previous conduct in any state which would have been a ground for revocation or suspension of a license in this state.
 - The applicant or licensee has violated any of the provisions of the National Mobile Home Construction and Safety Standards Act of 1974 or any rule or regulation of the Department of Housing and Urban Development promulgated thereunder.

Upon denial of a license, the department shall notify the applicant within 10 days, stating in writing its grounds for denial. The applicant is entitled to a public hearing and may request that such hearing be held within 45 days of denial of the license. All proceedings shall be pursuant to chapter 120.

(6) LICENSE CERTIFICATE.—A license certificate shall be issued by the department in accordance with the application when the same is regular in form and in compliance with the provisions of this section. The license certificate may be in the form of a document or a computerized card as determined by the department. The cost of each original, additional, or replacement computerized card shall be borne by the licensee and is in addition to the fee for licensure. The fees charged applicants for both the required background investigation and the computerized card as provided in this section shall be deposited into the Highway Safety Operating Trust Fund. The license, when so issued, shall entitle the licensee to carry on and conduct the business of a mobile home dealer at the location set forth in the license for a period of 1 or 2 years beginning October 1 preceding the date of issuance. Each initial application received by the department shall be accompanied by verification that, within the preceding 6 months, the applicant or one or more of his or her designated employees has attended a training and information seminar conducted by the

department or by a public or private provider approved by the department. Such seminar shall include, but not be limited to, statutory dealer requirements, which requirements include required bookkeeping and recording procedures, requirements for the collection of sales and use taxes, and such other information that in the opinion of the department will promote good business practices.

(7) **SUPPLEMENTAL LICENSE.**—Any person licensed pursuant to this section shall be entitled to operate one or more additional places of business under a supplemental license for each such business if the ownership of each business is identical to that of the principal business for which the original license is issued. Each supplemental license shall run concurrently with the original license and shall be issued upon application by the licensee on a form to be furnished by the department and payment of a fee of \$50 for each such license. Only one licensed dealer shall operate at the same place of business. A supplemental license authorizing off-premises sales shall be issued, at no charge to the dealer, for a period not to exceed 10 consecutive calendar days.

(8) **RECORDS TO BE KEPT BY LICENSEE.**—Each licensee shall keep records in such form as shall be prescribed by the department. Such records shall include:

- (a) A record of the purchase, sale, or exchange, or receipt for the purpose of sale, of any mobile home;
- (b) The description of each such mobile home, including the identification or serial number and such other numbers or identification marks as may be thereon, and a statement that a number has been obliterated, defaced, or changed, if such fact is apparent; and
- (c) The name and address of the seller, the purchaser, and the alleged owner or other person from whom the mobile home was purchased or received and the person to whom it was sold or delivered, as the case may be.

(9) **SALESPERSONS TO BE REGISTERED BY LICENSEES.**—

- (a) Each licensee shall register with the department, within 30 days after the date of hire, the name, local residence address, and home telephone number of each person employed by such licensee as a mobile home salesperson. A licensee may not provide a post office box in lieu of a physical residential address.
- (b) Each time a mobile home salesperson employed by a licensee changes his or her residence address, the salesperson must notify the department within 20 days after the change.
- (c) Quarterly, each licensee shall notify the department of the termination or separation from employment of each mobile home salesperson employed by the licensee. Each notification must be on a form prescribed by the department.

(10) **EVIDENCE OF TITLE REQUIRED.**—The licensee shall also have in his or her possession for each new mobile home a manufacturer's invoice or statement of origin, and for each used mobile home a properly assigned certificate of title or registration certificate if the used mobile home was previously registered in a nontitle state, from the time the mobile home is delivered to the licensee until it has been disposed of by him or her.

(11) **SETUP OPERATIONS.**—Each licensee may perform setup operations only as defined in s. [320.822](#), and the department shall provide by rule for the uniform application of all existing statutory provisions relating to licensing and setup operations.

(12) **PENALTY.**—The violation of any provision of this section is a misdemeanor of the second degree, punishable as provided in s. [775.082](#) or s. [775.083](#).

(13) **INJUNCTION.**—In addition to the remedies provided in this chapter, and notwithstanding the existence of any adequate remedy at law, the department is authorized to make application to any circuit court of the state, and the circuit court shall have jurisdiction, upon a hearing and for cause shown, to grant a temporary or permanent injunction restraining any person from acting as a mobile home dealer under the terms of this section who is not properly licensed or who violates or fails or refuses to comply with any of the provisions of chapter 319 and this chapter or any rule or regulation adopted thereunder. Such injunction shall be issued without bond. A single act in violation of the provisions of chapter 319 or this chapter shall be sufficient to authorize the issuance of an injunction.

(14) **SUSPENSION OR REVOCATION.**—The department shall, as it deems necessary, either suspend or revoke any license issued hereunder upon a finding that the licensee violated any provision of this section or of any other law of this state having to do with dealing in mobile homes or perpetrated a fraud upon any person as a result of such dealing in mobile homes.

(15) **ADMINISTRATIVE FINES.**—In addition to the exercise of other powers provided in this section, the department is authorized to assess, impose, levy, and collect by legal process fines, in an amount not to exceed \$1,000 for each violation, against any licensee if it finds that a licensee has violated any provision of this section or has violated any other law of this state having to do with dealing in motor vehicles. Any licensee shall be entitled to a hearing pursuant to chapter 120 should the licensee wish to contest the fine levied, or about to be levied, upon him or her.

(16) **SURETY BOND, CASH BOND, OR IRREVOCABLE LETTER OF CREDIT REQUIRED.**—

- (a) Before any license shall be issued or renewed, the applicant or licensee shall deliver to the department a good and sufficient surety bond, cash bond, or irrevocable letter of credit, executed by the applicant or licensee as principal. The bond or irrevocable letter of credit shall be in a form to be approved by the department and shall be conditioned upon the dealer's complying with the conditions of any written contract made by the dealer in connection with the sale, exchange, or improvement of any mobile home and his or her not violating any of the provisions of chapter 319 or this chapter in the conduct of the business for which the dealer is licensed. The bond or irrevocable letter of credit shall be to the department and in favor of any retail customer who shall suffer any loss as a result of any violation of

the conditions contained in this section. The bond or irrevocable letter of credit shall be for the license period, and a new bond or irrevocable letter of credit or a proper continuation certificate shall be delivered to the department at the beginning of each license period. However, the aggregate liability of the surety in any one license year shall in no event exceed the sum of such bond, or, in the case of a letter of credit, the aggregate liability of the issuing bank shall not exceed the sum of the credit. The amount of the bond required shall be as follows:

1. A single dealer who buys, sells, or deals in mobile homes and who has four or fewer supplemental licenses shall provide a surety bond, cash bond, or irrevocable letter of credit executed by the dealer applicant or licensee in the amount of \$25,000.
2. A single dealer who buys, sells, or deals in mobile homes and who has more than four supplemental licenses shall provide a surety bond, cash bond, or irrevocable letter of credit executed by the dealer applicant or licensee in the amount of \$50,000.

For the purposes of this paragraph, any person who buys, sells, or deals in both mobile homes and recreational vehicles shall provide the same surety bond required of dealers who buy, sell, or deal in mobile homes only.

(b) Surety bonds shall be executed by a surety company authorized to do business in the state as surety, and irrevocable letters of credit shall be issued by a bank authorized to do business in the state as a bank.

(c) Irrevocable letters of credit shall be engaged by a bank as an agreement to honor demands for payment as specified in this section.

(d) The department shall, upon denial, suspension, or revocation of any license, notify the surety company of the licensee or bank issuing an irrevocable letter of credit for the licensee, in writing, that the license has been denied, suspended, or revoked and shall state the reason for such denial, suspension, or revocation.

(e) Any surety company that pays any claim against the bond of any licensee or any bank that honors a demand for payment as a condition specified in a letter of credit of a licensee shall notify the department, in writing, that such action has been taken and shall state the amount of the claim or payment.

(f) Any surety company that cancels the bond of any licensee or any bank that cancels an irrevocable letter of credit shall notify the department, in writing, of such cancellation, giving reason for the cancellation.

History.—s. 1, ch. 23665, 1947; s. 2, ch. 70-215; s. 1, ch. 70-439; s. 1, ch. 74-169; s. 2, ch. 75-203; s. 3, ch. 76-168; s. 32, ch. 77-357; s. 1, ch. 77-457; s. 20, ch. 78-95; ss. 8, 16, 17, ch. 80-217; s. 199, ch. 81-259; ss. 2, 3, ch. 81-318; s. 9, ch. 82-66; ss. 5, 6, ch. 82-129; s. 6, ch. 85-176; s. 8, ch. 85-343; s. 1, ch. 87-150; ss. 3, 19, 20, ch. 88-147; s. 40, ch. 91-224; s. 4, ch. 91-429; s. 7, ch. 92-148; s. 69, ch. 93-120; s. 65, ch. 94-306; s. 917, ch. 95-148; s. 19, ch. 95-333; s. 18, ch. 2005-164; s. 37, ch. 2006-290; s. 44, ch. 2007-5; s. 44, ch. 2013-160.

Disclaimer: The information on this system is unverified. The journals or printed bills of the respective chambers should be consulted for official purposes.

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Account Number	Site/Unit	Due Date	Amount Due	Amount Paid
XXX46888	752	Apr. 1, 2022	\$781.41	

Palm Valley
 3700 Palm Valley Circle
 Oviedo, FL 32765

Diana Danin
 938 E. PALM VALLEY DR.
 Oviedo, FL 32765

Please Return The Top Portion With Your Payment. "DO NOT STAPLE". Make Checks Payable to Palm Valley

ACCOUNT SUMMARY : Site/Unit# 752 Due: Apr. 1, 2022 Office Phone 407-326-9678

Service	Amount	Service Dates		Meter Readings		Diff	Multiplier	Usage	Units	Previous Month	
		From	To	Previous	Current					Usage	Amount
Sewer	\$40.82	02/03/2022	03/04/2022	369450	370880	1430	0.001	1.43	1000 Gals.	3.83	\$65.11
Water	\$16.00	02/03/2022	03/04/2022	369450	370880	1430	0.001	1.43	1000 Gals	3.83	\$22.88
Base Rent	\$719.21										
Irrigation	\$5.38										
Prev Bal	\$0.00										
Total Due	\$781.41										

UTILITY DETAIL

Sewer	Flow Volume	Rate	Total
Base Charge	-	26.35000	\$26.35
Usage	1.43	10.12000	\$14.47
Usage Over 6000 Gal	0.00	0.00000	\$0.00
Subtotal	1.43	-	\$40.82
Admin. Fee	1	0.00000	\$0.00
Total			\$40.82

Water	Usage/Vol	Rate	Total
Base Charge	-	11.43000	\$11.43
Usage	1.43	2.76000	\$3.95
Subtotal	1.43	-	\$15.38
Water Tax	\$15.38	0.04000	\$0.62
Total			\$16.00

EZ Pay Program: Save time and money! No late fees! Rent is paid automatically! Stop by the office for information or www.hometownamerica.com/ezpay.

25-30.335 Customer Billing.

(1) Except as provided in this rule, a utility must render bills to customers at regular intervals, and each bill must indicate the billing period covered; beginning and ending meter reading; the amount of the bill; the delinquent date or the date after which the bill becomes past due; and any authorized late payment charge.

(2) When a utility is unable to obtain an actual meter read, estimated bills may be provided.

(a) If the utility estimates a bill, the word "Estimated" must be prominently displayed on the face of the bill.

(b) The utility is obligated to timely correct any problems within the utility's control causing the need to estimate bills. In no event may a utility provide an estimated bill to any one customer account more than four times in any 12-month period due to circumstances that are within the utility's control and service obligations.

(c) Upon issuance of a second estimated bill in a 6-month period, the utility must provide the customer with an explicit written explanation for the estimation, along with the utility contact information and the Commission toll-free complaint number, 1(800)342-3552.

(d) The utility must maintain records for a minimum of two years, detailing the number, frequency, and causes of estimated bills, and those records must be made available upon request to the Commission or to any party to a rate proceeding for the utility.

(3) When service is rendered for less than 50 percent of the normal billing cycle, the utility must prorate the base facility charges, flat rates, or rates that include minimum usage as though the normal billing cycle were 30 days. The utility may elect to not issue an initial bill if the service is rendered for a period less than 50 percent of the normal billing cycle. Instead, the utility may elect to issue a single bill combining the amount owed for the service rendered during the initial time period with the amount owed for the next billing cycle.

(4) If a customer requests a temporary discontinuance of service or is out of residence:

(a) Utilities that have the base facility charge rate structure must continue to bill the base facility charge.

(b) Utilities that have a flat rate or a rate that includes minimum usage must bill the customer 40 percent of the flat or minimum rate contained on the applicable tariff.

(5) If a customer requests a permanent termination of service and the same customer subsequently requests service at the same location within 12 months of that termination, the utility must bill the customer the base facility charges or 40 percent of the flat rate or rates that include minimum usage for the service termination period. The customer is responsible for payment of all outstanding rates and charges for the termination period in order for service to be restored.

(6) A utility may not consider a customer delinquent in paying his or her bill until the 21st day after the utility has mailed or presented the bill for payment.

(7) A utility must establish each point of delivery as an independent customer account and must calculate the amount of the bill accordingly, except where physical conditions make it necessary to use additional meters or points of delivery for one class of service to a single customer on the same premises, or where such multiple meters or delivery points are used for the convenience of the utility.

(8) A utility may not incorporate municipal or county franchise fees into the amount indicated as the cost for service on the customer's bill. Rather, the utility must show any such franchise fee as a separate item.

(9) The utility must maintain a record of each customer's account for the most current 2 years so as to permit reproduction of the customer's bills during the time that the utility provided service to that customer.

Rulemaking Authority 350.127(2), 367.121 FS. Law Implemented 367.121 FS. History--New 9-14-74, Amended 6-21-79, Formerly 25-10.97, 25-10.097, Amended 11-10-86, 11-30-93, 6-17-13, 4-22-21.



Diana Danin <jeladi1@gmail.com>

RE: water company information - final request for information

1 message

Lindsay Gill <LGill@hometownamerica.net>
To: Diana Danin <jeladi1@gmail.com>, Susan Haupt <SHaupt@hometownamerica.net>

Wed, Apr 27, 2022 at 10:11 AM

Ms. Danin,

I am in receipt of your requests regarding the mineral levels in your water as well as your irrigation reads. We provide the required reports to all of our consumers, but I will be happy to provide these additional to you, but I should let you know that those requests may take several days to complete. Irrigation reads are done manually, and so we will need to access our archives in order to pull those exact numbers for you since they are not listed on your monthly invoice. We are currently training on new technology that may allow that to change soon. Additionally, I have reached out to U.S water to see if the iron and manganese levels are included in our routine testing.

In regards to contact information for CWS, Susan is correct in that all calls should be directed to the community office. CWS communities is the legal entity owned by Hometown America and this can be verified via sunbiz.org. There is no additional office or point of contact specifically for CWS Communities. Palm Valley utilities are governed by the PSC because we provide service to neighboring communities outside of Palm Valley.

Thanks for your patience while we work on your request. I will follow up with you as soon as I have all the information at hand.

When a resident calls the local office, is that employee representing CWS public utility company, or Hometown Palm Valley LLC, the park owner - or Hometown America Management LP, the Manufactured Home Dealer?

Lindsay Gill

Regional Assistant, Florida Regional Office

[3700 Palm Valley Circle, Oviedo, FL 32765](http://3700.PalmValleyCircle.Oviedo.FL.32765)

P: 407.602.1352 | F: 312.604.3171 | W: www.HometownAmerica.com



From: Diana Danin <jeladi1@gmail.com>
Sent: Friday, April 22, 2022 10:43 PM
To: Susan Haupt <SHaupt@hometownamerica.net>; Lindsay Gill <LGill@hometownamerica.net>; Stephen Braun <sbraun@hometownamerica.net>
Cc: jeladi1@gmail.com
Subject: Re: water company information - final request for information

Dear Susan, Ms. Harris and Mr. Braun:

I'm sorry, Susan, but the report you provided is not responsive to my inquiry. And again, you manage the mobile home park - not the public water company - which seems to be hidden behind the mask of Hometown America.

I need the "iron and metal" content and the "manganese" content. These may not be numbers that a public water utility is required to provide to its customers but perhaps they have them anyway.

This report you provided I already have. It was mailed to me with my RENT bill.

My lease states that CWS bills me separately for their services. But that is not happening and I feel like there is a barrier between me and CWS. I have some questions for the water company. First about the metal and manganese - because those numbers need to be in a certain range for a water treatment device I am purchasing to work - and its expensive and I don't want to buy it if those numbers are too high.

From: Diana Danin <jeladi1@gmail.com>
Sent: Thursday, October 13, 2022 1:07 PM
To: Melinda Watts; Jennifer Crawford; Natalia Rivera-Pacheco
Subject: Fwd: Request for penalties for failure to file docket 20220156

Re: PSC Docket 20220156

I was named as interested party objecting to this utility's request for name change

I notice that this email and any attached documents I submitted with the attached email was not made part of the record.

Please add this email and its attachments, if any, to the document file for Docket 20220156

Thanks

Diana Danin

938 East Palm Valley Dr

Oviedo, Fl 32765

407-733-2662

jeladi1@gmail.com

----- Forwarded message -----

From: **Diana Danin** <jeladi1@gmail.com>

Date: Wed, Oct 5, 2022 at 5:26 PM

Subject: Request for penalties for failure to file docket 20220156

To: Adam Teitzman <ateitzma@psc.state.fl.us>, <mwatts@psc.state.fl.us>, <jcrawfor@psc.state.fl.us>, <nrivera@psc.state.fl.us>, John Plescow <jplescow@psc.state.fl.us>

Cc: Diana Danin <jeladi1@gmail.com>

Please add this as part of my formal objection to name change application

docket 20220156

I request that penalties as outlined in chapter 25-30.110 be assessed against this utility

for reasons stated in cover letter.

Thank you

Diana Danin

938 East Palm Valley Dr

Oviedo, Fl 32765

407-733-2662

jeladi1@gmail.com

From: Diana Danin <jeladi1@gmail.com>
Sent: Thursday, October 13, 2022 1:08 PM
To: Melinda Watts; Jennifer Crawford; Natalia Rivera-Pacheco
Subject: Fwd: Docket 20220156
Attachments: Reply to PSC's deficiency letter 08474-2022.pdf; Parent Affiliate Organizational Chart in PSC Certificaton of Annual report 2021 WS832-21-AR.pdf

Re: PSC Docket 20220156

I was named as interested party objecting to this utility's request for name change

I notice that this email and the documents I submitted with the attached email was not made part of the record.

Please add this email and its attachments to the document file for Docket 20220156

Thanks

Diana Danin

938 East Palm Valley Dr

Oviedo, Fl 32765

407-733-2662

jeladi1@gmail.com

----- Forwarded message -----

From: **Diana Danin** <jeladi1@gmail.com>

Date: Mon, Oct 3, 2022 at 10:50 PM

Subject: Docket 20220156

To: Adam Teitzman <ateitzma@psc.state.fl.us>, <mwatts@psc.state.fl.us>, <jcrawfor@psc.state.fl.us>, <nrivera@psc.state.fl.us>

Cc: Diana Danin <jeladi1@gmail.com>

To PSC

I saw the utility companies reply posted to the docket's file and I must once again protest this application for a name change being processed without the PSC requiring all documentation required under rule 25-30.037 for a transfer of majority organizational control.

Not only is the utility trying to sneak this through as a mere name change, they also fail to

provide the required Parent Affiliate Organizational Chart (together with operating agreements defining who has voting rights at each level) with every annual report they filed for a rate

increases for more than ten years.

Please let me know if there is some other formal protest I can make regarding this matter.

Thank you

Diana Danin

938 East Palm Valley Dr

Oviedo, Fl 32765

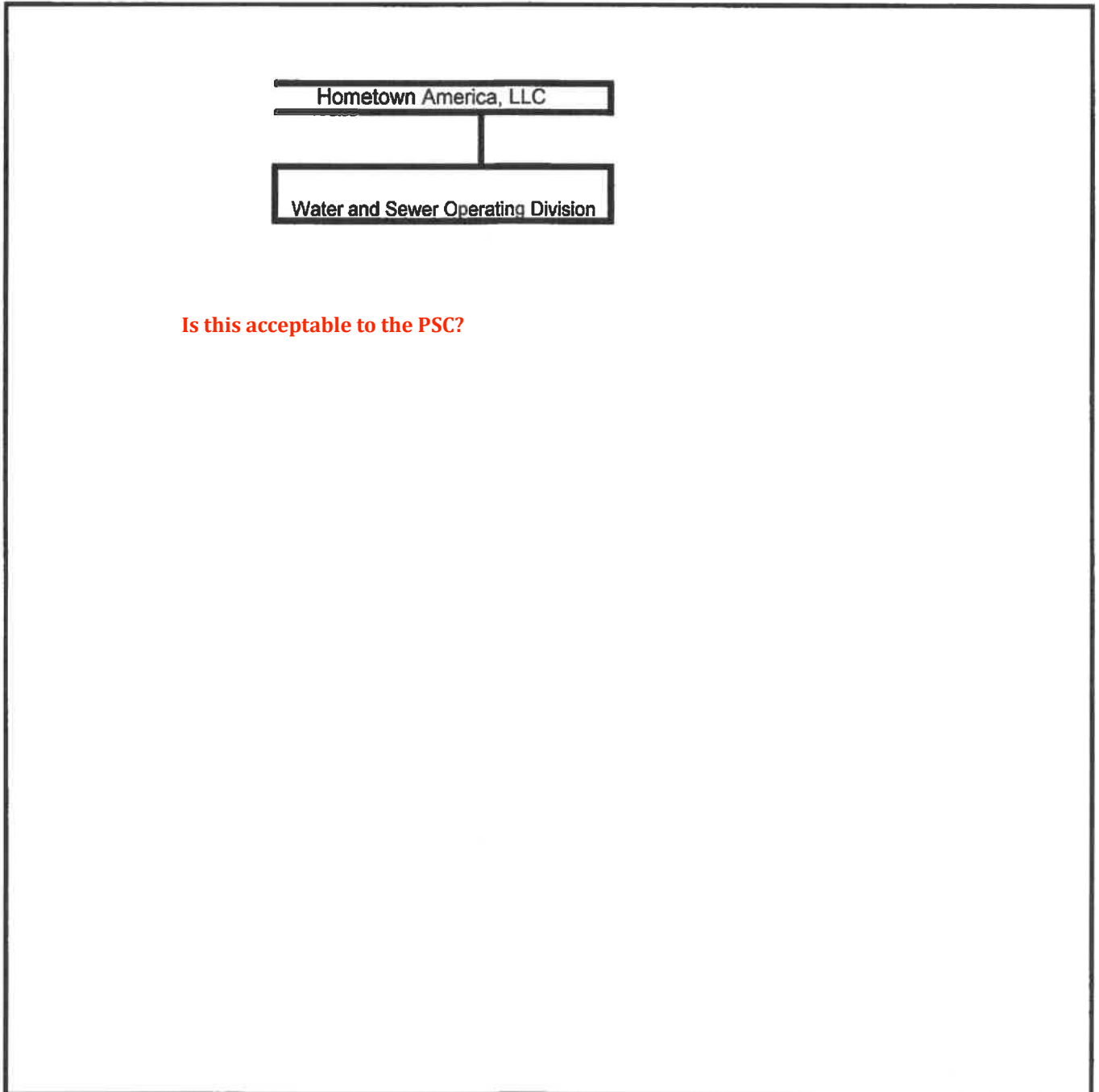
jeladi1@gmail.com

407-733-2662

PARENT / AFFILIATE ORGANIZATION CHART

Current as of 12/31/05

Complete below an organizational chart that shows all parents and subsidiaries of the utility. The chart must also show the relationship between the utility and the affiliates listed on E-7, E-10(a) and E-10(b).



Is this acceptable to the PSC?



October 3, 2022

Mr. Adam Teitzman
Office of the Commission Clerk
2540 Shumard Oak Boulevard
Tallahassee, FL 32399-0850

Re: Application of CWS Communities, LP d/b/a Palm Valley Utilities for name change
Our File No. 48073.01

Dear Mr. Teitzman,

I am filing this letter in response to the deficiency letter dated September 27, 2022 received in the above-referenced docket from Melinda Watts with the Commission staff. I have tried to identify below the responses to the various deficiencies outlined in the staff letter.

1. Utility Information.

- A. The correct telephone number for the utility local office is 407-366-0733.
- B. The utility's appropriate email addresses should be:
rzemke@hometownamerica.net
gpaugh@hometownamerica.net
gmorse4@tampabay.rr.com.
- C. The utility's fax number is 312-604-3193.

To the extent these differ from the master Commission directory (MCD), I will submit revisions in the next few days.

2. Department of State Documentation.

The exact name of the utility as a result of the name change is Hometown Palm Valley, L.L.C. d/b/a Palm Valley Utilities. To the extent the application stated otherwise, those were transposition errors and should be corrected.

As stated in the application, and the Affidavit attached as an exhibit to that application, this change in name is simply a result of a corporate reorganization where the ultimate ownership of the utility assets has not changed.

In conformance with the Commission staff's request, I am attaching hereto a printout of the information from the Florida Department of State, Division of Corporations, concerning Hometown Palm Valley, L.L.C. showing the required information for that entity; the fictitious name

Mr. Adam Teitzman
October 3, 2022
Page 2

detail for Palm Valley Utilities showing that that entity is now owned by Hometown Palm Valley, L.L.C.; and finally the detail for the foreign limited liability partnership CWS Communities, LP which is the name of the entity which owned and controlled Palm Valley Utilities previously.

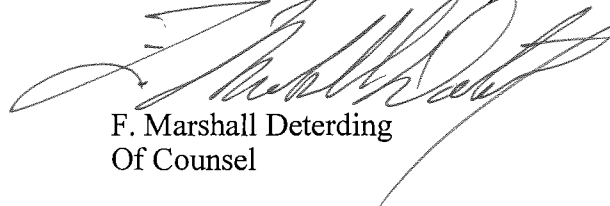
That final entity (which formerly held the utility assets) continues to exist, however, as a result of the corporate reorganization, the utility assets are now held through Hometown Palm Valley, L.L.C.

The certificate numbers for the utility are Certificate No. 277-W and 223-S in Seminole County, Florida.

I believe the above information and the attached fully responds to the Commission Staff's September 27, 2022 deficiency letter. However, if there is any additional information needed by the staff in order to move this name change application forward, please do not hesitate to contact me.

Sincerely,

SUNDSTROM & MINDLIN, LLP



F. Marshall Deterding
Of Counsel

FMD/bsr

Enclosures

cc: Gena Paugh
Gregory Lynch
Gary Morse
Melinda Watts
Natalia Rivera-Pacheco, Esq.



Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Foreign Limited Liability Company
HOMETOWN PALM VALLEY, L.L.C.

Filing Information

Document Number M18000010939
FEI/EIN Number 38-3140664
Date Filed 12/05/2018
State DE
Status ACTIVE

Principal Address

C/O HOMETOWN AMERICA 110 N. WACKER DRIVE
SUITE 4500
CHICAGO, IL 60606

Changed: 04/09/2021

Mailing Address

C/O HOMETOWN AMERICA 110 N. WACKER DRIVE
SUITE 4500
CHICAGO, IL 60606

Changed: 04/09/2021

Registered Agent Name & Address

C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Authorized Person(s) Detail

Name & Address

Title MBR

HOMETOWN COMMUNITIES LIMITED PARTNERSHIP
C/O HOMETOWN AMERICA 110 N. WACKER DRIVE
SUITE 4500
CHICAGO, IL 60606

Title CEO, President

Zilis, Patrick C.

C/O HOMETOWN AMERICA 110 N. WACKER DRIVE
SUITE 4500
CHICAGO, IL 60606

Title CIO, Asst. Secretary

Minahan, Douglas
C/O HOMETOWN AMERICA 110 N. WACKER DRIVE
SUITE 4500
CHICAGO, IL 60606

Title COO, Asst. Secretary

Kravenas, Kenneth
C/O HOMETOWN AMERICA 110 N. WACKER DRIVE
SUITE 4500
CHICAGO, IL 60606

Title Secretary

Lynch, Gregory R.
C/O HOMETOWN AMERICA 110 N. WACKER DRIVE
SUITE 4500
CHICAGO, IL 60606

Annual Reports

Report Year	Filed Date
2020	04/23/2020
2021	04/09/2021
2022	04/12/2022

Document Images

04/12/2022 -- ANNUAL REPORT	View image in PDF format
04/09/2021 -- ANNUAL REPORT	View image in PDF format
04/23/2020 -- ANNUAL REPORT	View image in PDF format
04/16/2019 -- ANNUAL REPORT	View image in PDF format
12/05/2018 -- Foreign Limited	View image in PDF format

DIVISION OF CORPORATIONS



[Previous on List](#) [Next on List](#) [Return to List](#)

No Filing History

Fictitious Name Detail

Fictitious Name

PALM VALLEY UTILITIES

Filing Information

Registration Number G22000086466
Status ACTIVE
Filed Date 07/21/2022
Expiration Date 12/31/2027
Current Owners 1
County SEMINOLE
Total Pages 1
Events Filed NONE
FEI/EIN Number 38-3140664

Mailing Address

110 N. WACKER DRIVE
SUITE 4500
CHICAGO, IL 60606

Owner Information

HOMETOWN PALM VALLEY, L.L.C.
110 N. WACKER DRIVE, SUITE 4500
CHICAGO, IL 60606
FEI/EIN Number: 38-3140664
Document Number: M18000010939

Document Images

[07/21/2022 -- Fictitious Name Filing](#)

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No Filing History



Department of State / Division of Corporations / Search Records / Search by Entity Name /

Detail by Entity Name

Foreign Limited Partnership

CWS COMMUNITIES LP

Filing Information

Document Number B97000000725

FEI/EIN Number 74-2860067

Date Filed 12/08/1997

State DE

Status ACTIVE

Last Event AMENDMENT

Event Date Filed 11/05/2003

Event Effective Date NONE

Principal Address

C/O HOMETOWN AMERICA
110 N. WACKER DRIVE, SUITE 4500
CHICAGO, IL 60606

Changed: 04/09/2021

Mailing Address

C/O HOMETOWN AMERICA
110 N. WACKER DRIVE, SUITE 4500
CHICAGO, IL 60606

Changed: 04/09/2021

Registered Agent Name & Address

C T CORPORATION SYSTEM
1200 SOUTH PINE ISLAND ROAD
PLANTATION, FL 33324

Name Changed: 06/09/2005

Address Changed: 06/09/2005

General Partner Detail

Name & Address

Document Number M03000003726

SECOND MERGER SUB, LLC

C/O HOMETOWN AMERICA
 110 N. WACKER DRIVE, SUITE 4500
 CHICAGO, IL 60606

Annual Reports

Report Year	Filed Date
2020	04/21/2020
2021	04/09/2021
2022	04/08/2022

Document Images

04/08/2022 -- ANNUAL REPORT	View image in PDF format
04/09/2021 -- ANNUAL REPORT	View image in PDF format
04/21/2020 -- ANNUAL REPORT	View image in PDF format
04/15/2019 -- ANNUAL REPORT	View image in PDF format
04/11/2018 -- ANNUAL REPORT	View image in PDF format
04/21/2017 -- ANNUAL REPORT	View image in PDF format
04/21/2016 -- ANNUAL REPORT	View image in PDF format
05/04/2015 -- ANNUAL REPORT	View image in PDF format
04/17/2014 -- ANNUAL REPORT	View image in PDF format
04/26/2013 -- ANNUAL REPORT	View image in PDF format
04/18/2012 -- ANNUAL REPORT	View image in PDF format
04/29/2011 -- ANNUAL REPORT	View image in PDF format
02/23/2010 -- ANNUAL REPORT	View image in PDF format
01/29/2009 -- ANNUAL REPORT	View image in PDF format
04/22/2008 -- ANNUAL REPORT	View image in PDF format
03/06/2007 -- ANNUAL REPORT	View image in PDF format
02/16/2006 -- ANNUAL REPORT	View image in PDF format
06/13/2005 -- Reg. Agent Change	View image in PDF format
04/08/2005 -- ANNUAL REPORT	View image in PDF format
06/01/2004 -- ANNUAL REPORT	View image in PDF format
11/05/2003 -- ANNUAL REPORT	View image in PDF format
11/05/2003 -- Amendment	View image in PDF format
10/22/2002 -- ANNUAL REPORT	View image in PDF format
05/14/2001 -- ANNUAL REPORT	View image in PDF format
04/17/2000 -- ANNUAL REPORT	View image in PDF format
02/22/1999 -- ANNUAL REPORT	View image in PDF format
02/22/1999 -- Contribution Change	View image in PDF format
12/22/1997 -- ANNUAL REPORT	View image in PDF format
12/08/1997 -- Foreign LP	View image in PDF format

From: Diana Danin <jeladi1@gmail.com>
Sent: Thursday, October 13, 2022 1:11 PM
To: Melinda Watts; Jennifer Crawford; Natalia Rivera-Pacheco
Subject: Fwd: Docket 20220156 Application for name change on Certificate Nos. 277-W and 223-S in Seminole County from CWS Communities, LP d/b/a Palm Valley Utilities to Hometown Palm Valley, LLC d/b/a Palm Valley Utilities.
Attachments: letter to customers to psc for approval.pdf; docket protest name change application 06163-2022.pdf; second merger sub articles of mergerPreview.pdf

Re: PSC Docket 20220156

I was named as interested party objecting to this utility's request for name change

I notice that the email and documents I submitted with the attached email was not made part of the record.

Please add this email and its attachments to the document file for Docket 20220156

Thanks

Diana Danin

938 East Palm Valley Dr

Oviedo, Fl 32765

407-733-2662

jeladi1@gmail.com

----- Forwarded message -----

From: **Diana Danin** <jeladi1@gmail.com>

Date: Fri, Sep 30, 2022 at 11:31 PM

Subject: Docket 20220156 Application for name change on Certificate Nos. 277-W and 223-S in Seminole County from CWS Communities, LP d/b/a Palm Valley Utilities to Hometown Palm Valley, LLC d/b/a Palm Valley Utilities.

To: <mwatts@psc.state.fl.us>, jcrawler@psc.state.fl.us <jcrawler@psc.state.fl.us>, <nrivera@psc.state.fl.us>

Cc: Diana Danin <jeladi1@gmail.com>

CWS Communities LP submitted a name change request and I formally want to oppose its approval.

I believe they should be submitting a transfer of majority organizational control under rule 25-30.037. The attached letter outlines my reasoning.

I also object to the wordage they submitted for approval for the customer notification. Unless you consider January 2018 "recently" - I feel they

should say what is true. And they should be penalized for failure to properly notify that ownership was

conveyed to a different business entity. I will send you more on that in another email. But for now, I submit their letter with my proposed changes for your consideration.

Finally, I am providing you with the LLC filing for Second Merger Sub LLC, the Maryland LLC that is the sole General Partner for CWS Communities LP and who executed the deed on behalf of CWS Communities LP.

Is the PSC in receipt of review or audited financial statements for the business entities that have ownership and management throughout their business/corporate structure? I don't see any of those financial statements on the PSC website.

Please let me know if there is something more I need to submit to make my protest formal.

Thank you

Diana Danin

938 East Palm Valley Dr

Oviedo, Fl 32765

407-733-2662

jeladi1@gmail.com

structure.

Sept 30, 2022
From: Diana Danin
To: PSC

I object to the words of this letter. I submit the following changes that more accurately reflects what actually happened.

Dear Customer:

CWS Communities, LP d/b/a Palm Valley Utilities ~~was recently reorganized~~ **ownership was changed in Jan 2019** to become Hometown Palm Valley, LLC d/b/a Palm Valley Utilities. On September 9, 2022, utility filed an application for name change with the Florida Public Service Commission. **, something we were required to do before making the change but failed to do for over three years.**

The purpose of this letter is to inform you that by application to the Florida Public Service Commission, we are formally changing the name of the utility to Hometown Palm Valley, LLC d/b/a Palm Valley Utilities. Please note that this application is not a request for any **increase** in rates. **and in fact, because we failed to timely notify the PSC, the rate increases for the years 2019, 2020, 2021 and 2022 have been revoked by the PSC. Below is a schedule of your new rates.**

However, if you have any questions concerning this name change, please do not hesitate to contact our customer service representative at 407-366-0733.

Sincerely,

Hometown Palm Valley, LLC
d/b/a Palm Valley Utilities

CORPORATE CHARTER APPROVAL SHEET

** EXPEDITED SERVICE ** ** KEEP WITH DOCUMENT **

DOCUMENT CODE 80 BUSINESS CODE _____

W06325930

Close _____ Stock _____ Nonstock _____

P.A. _____ Religious _____

Merging (Transferor) _____

Surviving (Transferee) _____



1000361991481353

ID # W06325930 ACK # 1000361991481353
LIBER: 000615 FOLIO: 0968 PAGES: 0002
SECOND MERGER SUB, LLC

06/09/2005 AT 03:25 P M0 # 0001069249

New Name _____

FEES REMITTED

Base Fee: 25
Org. & Cap. Fee: _____
Expedite Fee: 50
Penalty: _____
State Recordation Tax: _____
State Transfer Tax: _____
Certified Copies _____
Certificates _____
Certificate of Status Fee: _____
Personal Property Filings: _____
Other: _____
TOTAL FEES: 75

Change of Name _____
Change of Principal Office _____
 Change of Resident Agent _____
 Change of Resident Agent Address _____
Resignation of Resident Agent _____
Designation of Resident Agent
and Resident Agent's Address _____
Change of Business Code _____

Adoption of Assumed Name _____

Other Change(s) _____

Credit Card _____ Check Cash _____

1 Documents on 1 Checks

Approved By: 10

Keyed By: _____

COMMENT(S): _____

Code 007

Attention: _____

THE CORPORATION TRUST INCORPORATED
300 E LOMBARD ST.
BALTIMORE MD 21202-3219

CUST ID: 0001626211
WORK ORDER: 0001069249
DATE: 06-10-2005 03:33 PM
AMT. PAID: \$75.00

RESOLUTION TO CHANGE PRINCIPAL OFFICE OR RESIDENT AGENT

The directors/stockholders/general partner/authorized person of _____
SECOND MERGER SUB, LLC

(Name of Entity)

organized under the laws of Maryland, passed the following resolution:
(State)

{CHECK APPLICABLE BOX(ES)}

The principal office is changed from: (old address)

to: (new address)

2005
JUN
-9
PM 3:25


The name and address of the resident agent is changed from:

CSC LAWYERS INCORPORATING SERVICE COMPANY, 11 E. CHASE ST., BALTIMORE, MD 21202

to:

The Corporation Trust Incorporated, 300 East Lombard Street, Baltimore, Maryland 21202

I certify under penalties of perjury the foregoing is true.

 James Halpin, Attorney-In-Fact
Secretary or Assistant Secretary
General Partner
Authorized Person


I hereby consent to my designation in this document as resident agent for this entity.

The Corporation Trust Incorporated

GNED 
Resident Agent

CUST ID: 0001626211
WORK ORDER: 0001069249
DATE: 06-10-2005 03:33 PM
AMT. PAID: \$75.00

Annual Report/Personal Property

Mailing Address:  SECOND MERGER SUB, LLC
HOMETOWN AMERICA MANAGEMENT, LLC
110 N WACKER DR, SUITE 4500
CHICAGO IL 60606-1611



Docket 20220156 :Application for name change on Certificate Nos. 277-W and 223-S in Seminole County from CWS Communities, LP d/b/a Palm Valley Utilities to Hometown Palm Valley, LLC d/b/a Palm Valley Utilities.

I formally object to their position that their request is a change in name only and subject to Rule 25-30.039. I submit that this request is subject to Rule 25-30.037 for transfer of majority organizational control.

The information required under rule 25-30.039 also is required for every annual report for rate increases, and calls for the utility to “list every corporation or person owning or holding directly or indirectly 5 percent or more of the voting securities of the utility.” It also asks for review or audited financial statements.

The PSC does not ask merely for the name of the “owner-of-the-owners” - the name of the business entity at the top of the food chain. The document provides for space for each individual, Limited Partnership, General Partner, LLC’s or Corporation with the names of partners, managers or members that direct the business the entity.

And let’s not forget that this is not a public corporation where it may be possible that 5% ownership of the voting securities may not exist. This is a privately held corporation and at the top of that food chain you are going to find a greater than 5% ownership vested in some individual. And even if that is not the case, there is a person, not an entity - but a person, who controls the voting on behalf of the various businesses in the line of ownership. And they too must be reported on these forms.

I object to them trying to “get around” the disclosure of the appropriate financial information required to support this request. They simply don’t want to make it part of a public record. And it is not the role of the PSC to accommodate that.

Gena Paugh, General Manager of Hometown America stated in her letter (attached) that “CWS Properties LP no longer has an interest in the community. In 2019, in an internal restructure, the property was conveyed into Hometown Palm Valley LLC. This conveyance included the utility systems and related operations.”

A conveyance is the act of transferring property from one party to another. The term is commonly used in real estate transactions when buyers and sellers transfer ownership of land, building or home. A conveyance is done using an instrument of conveyance - such as a deed. I don’t see the name Hometown America LLC anywhere on the name of the deed used to convey ownership of this utility.

In fact, the entity that signed as sole General Partner of CWS Communities LP was Second Merger Sub LLC, a Maryland LLC and it was signed by Patrick Zillis, co-President. I think when PSC gets the required documents, they will probably find that Patrick Zillis controls a significant portion of the voting rights.

I’ve attached a copy of the deed and Second Merger Sub LLC’s filing with the SOS Maryland. I say this transaction represents a change in ownership, and because of the corporate business structure - there are several levels of management that must be listed.

If they want to dispute that someone owns less than 5%, then they should produce the K-1 statements for each entity throughout the ownership structure. Because short of seeing that, I don’t believe them or their agents or their sworn statements. Their behavior does not support that they are truthful or conduct their business with integrity. And there is no reason to simply accept their statement when I am calling their veracity into question.

Diana L. Danin

BEFORE THE PUBLIC SERVICE COMMISSION

In re: Application for name change on Certificate Nos. 223-S and 277-W in Seminole County from CWS Communities LP d/b/a Palm Valley to CWS Communities LP d/b/a Palm Valley Utilities.	DOCKET NO. 040765-WS ORDER NO. PSC-04-1169-FOF-WS ISSUED: November 23, 2004
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ORDER APPROVING NAME CHANGE AND CLOSING DOCKET

BY THE COMMISSION:

On July 21, 2004, an application was filed on behalf of CWS Communities LP d/b/a Palm Valley for authority to change the name on Certificate Nos. 277-W and 233-S from CWS Communities LP d/b/a Palm Valley to CWS Communities LP d/b/a Palm Valley Utilities. The application was filed pursuant to Rule 25-30.039, Florida Administrative Code, which provides for changes in name only, with no change in the ownership or control of the utility or its assets.

See attached objection to this statement. I allege this is a FALSE statement.

The reason given for the name change is a change in the billing system will result in a separate bill for water and wastewater utilities. A name change would distinguish the water and wastewater billing from the rent invoice. A statement was provided by the manager of Hometown Residential Manager, LLC, grandparent company of CWS Communities LP d/b/a Palm Valley, attesting to the fact that the proposed change in name will not change ownership, control or the service provided to customers. The application included documentation by the Florida Department of State, Division of Corporations, as evidence that the proposed name was registered as a Florida fictitious name effective June 25, 2004. The application contained a copy of the proposed notice to be sent to customers informing them of the name change and revised tariffs reflecting the proposed name change. A statement was provided that the original certificates were filed with the Commission as part of the filing requirements of Docket No. 030998-WS.

Because the request for a change in name is in compliance with the provisions of Rule 25-30.039, Florida Administrative Code, the change of name on Certificate Nos. 277-W and 223-S from CWS Communities LP d/b/a Palm Valley to CWS Communities LP d/b/a Palm Valley Utilities is hereby approved. The revised tariffs shall be approved and effective for services rendered on or after the stamped approval date. It is therefore,

ORDERED by the Florida Public Service Commission that the request of CWS Communities LP d/b/a Palm Valley to change the name on Certificate Nos. 277-W and 233-S to CWS Communities LP d/b/a Palm Valley Utilities is granted. It is further

ORDERED that CWS Communities LP's proposed customer notice is hereby approved. The notice shall be sent to all of the customers of CWS Communities LP upon receipt of this Order. It is further

DOCUMENT NUMBER-DATE

12545 NOV 23 8

FPSC-COMMISSION CLERK



HOMETOWN AMERICA
C O M M U N I T I E S ®

Diana L. Danin:

First, thank you for your residency at Palm Valley and for taking the time to share all of the information and details included in your letter dated July, 11, 2022.

In response to your assertion that you were overcharged for water and sewer, I have included a statement of your November 2017 to February 2018 account charges and payments. It shows you were not charged for water or sewer utilities until February 2018, and no payments included water or sewer fees until February 2018. It seems when you initially wrote us or contacted us, it was corrected in the system and no payments were accepted (until February 2018) for water or sewer.

I have also included a breakdown of your irrigation charges and will be updating our billing so this detail is available going forward.

I apologize for the initial confusion back in 2017 or 2018. ~~We do have policies in place for reading meters when homes are sold so as to avoid any duplication of charges between the departing resident and new resident.~~ **If you had policies in place for reading the meters when homes are sold and settling those charges on the settlement statement during the sale, then I would not have eight residents providing me with copies of first month rent bills that billed for water before their ownership started.**

Hometown America, (through its affiliate entity Hometown American Management, L.P.,) provides brokered resale services in almost all of its communities [in the state of Florida] to provide an alternate selling opportunity for its resident base who desire to sell their home. Unlike some communities that are similar to Hometown America communities. Every resident is given the choice to either use the resale services of Hometown America or to choose to use the services of any other resale broker with whom they feel the most comfortable.

Hometown America brokered resale operation prides itself in offering tremendous value for every resident who lists their home for sale. Often outside real estate agents do not understand the land leased component or home construction type and often are just looking to make a quick sale and commission. Hometown America's brokerage resale operation, in contrast, seeks to maximize the dollar value in every home sale transaction. Our resale operation understands the value of continued price improvements in our home sales which attract an increasingly stronger buyer profile which leads to a stronger community.

When a resident entrusts Hometown America to list and sell their home, time, money and effort are deployed in creating a strategic marketing and advertising campaign. Some but not all efforts are identified below:

1. National contact center to expeditiously handle all digital customer inquiries.
2. Periodic open house events.
3. Website advertising for both local and national markets.
4. Resident and realtor referral outreach programs.
5. National MLS listing service syndicating to popular websites like Zillow, Trulia, realtor.com and many others.
6. Trained sales professionals who are expert in creating value in home construction and community lifestyle.

7. One stop shop providing seamless transition and execution from listing, to sales contract, to residency application and title transfer.

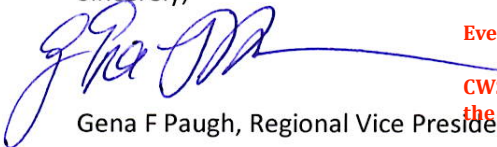
In order to sell homes at increasingly higher prices and close sales in a timely manner, professional sales training is required. Hometown America's sales agents are required to participate in ongoing customer service and experience training. Every agent strives to create a professional and enjoyable purchasing experience for each visitor through its doors. Buyers are afforded an interview followed by a comprehensive community tour and home viewing. Despite the significant time required to do this properly, Hometown and its employees know the value this creates.

Our community management side is responsible for all fees and charges after the home closes, such as water or sewer utility fees.

With respect to the questions you raised about the legal entities, we acknowledge that there are different Hometown America affiliated entities that serve different roles with respect to certain operations at the Community, whether management, resale operations or otherwise,. You should be assured that for any concern that you may have with regard to the Palm Valley Community, the Community Manager should be your point of contact. Though different entities in name and legal structure, all are affiliates of Hometown America, and the Community Manager will be able to answer any questions you may have. As to some of the particular questions that you raised, please note that CWS Properties LP no longer has an interest in the community. In 2019, in an internal restructure, the property was conveyed into Hometown Palm Valley, L.L.C. (as you correctly noted in your letter). This conveyance included the utility systems and related operations. The fact that the "Palm Valley Utilities" DBA remains with CWS Properties LLC was simply an administrative oversight, and our corporate team is working on transferring that DBA to Hometown Palm Valley, L.L.C. Similarly, our corporate team is in the process of renewing the "Palm Valley" DBA with Hometown Palm Valley, L.L.C.

Again, we appreciate the time you took to share this important information with our team. I hope we have addressed your concerns.

Sincerely,



Gena F Paugh, Regional Vice President, Hometown America

An Administrative "oversight" that continued for FOUR YEARS resulting in applications for rate increases with the PSC in the name of CWS Communities LP - an entity that was not even a public utility company.

Even in this letter you cannot seem to get the names of your companies correct.

CWS Properties LLC is not filed with SOS, Florida as a company authorized to do business in the state of Florida and therefore cannot possibly be our public utility company.

This instrument was prepared by
and after recording should be returned to:

Nancy Nagel, Esquire
c/o Hometown America
150 N. Wacker Drive, Suite 2800
Chicago, IL 60606

Property Appraiser's Folio No. 34-21-31-503-0000-008A
Consideration: \$10.00 Doc Stamps: \$0.70

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED is made and entered into effective as of the ^{31st} day of January, 2019 by and between **CWS Communities LP**, a Delaware limited partnership, whose mailing address is c/o Hometown America, L.L.C., 150 N. Wacker Drive, Suite 2800, Chicago, Illinois 60606 (hereinafter referred to as the "Grantor"), and **HOMETOWN PALM VALLEY, L.L.C.**, a Delaware limited liability company, whose address is c/o Hometown America, L.L.C., 150 N. Wacker Drive, Suite 2800, Chicago, Illinois 60606 (hereinafter referred to as the "Grantee").

W I T N E S S E T H:

That the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid to it by the Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release, convey and quit-claim unto the Grantee forever, all right, title, interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Seminole, State of Florida, to wit:

See Exhibit A attached hereto and hereby made a part hereof.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the proper use, benefit and behoof of the Grantee forever.

Note To Clerk: THE TRANSFER OF THE PROPERTY EVIDENCED BY THIS DEED IS A TRANSFER OF UNENCUMBERED PROPERTY BETWEEN A PARTNERSHIP (GRANTOR) AND A LIMITED LIABILITY (GRANTEE), FOR NO CONSIDERATION, BOTH OF WHICH ENTITIES ARE WHOLLY-OWNED (DIRECTLY AND INDIRECTLY) BY THE SAME LIMITED PARTNERSHIP, WHICH GIVES THE GRANTOR AND GRANTEE IDENTICAL (DIRECT OR INDIRECT) OWNERSHIP OF THE PROPERTY. THE DEED EVIDENCES A TRANSFER OF THE PROPERTY FROM THE GRANTOR PARTNERSHIP TO A LIMITED LIABILITY COMPANY, WHICH ALONG WITH THE PARTNERSHIP ARE WHOLLY-OWNED BY AN UPPER TIER LIMITED PARTNERSHIP, EFFECTING A DISTRIBUTION OF THE PROPERTY BY THE PARTNERSHIP TO ITS PARTNERS (THE SAME LIMITED

PARTNERSHIP THROUGH DIRECT AND INDIRECT OWNERSHIP) AND A SUBSEQUENT CONTRIBUTION OF THE PROPERTY BETWEEN BROTHER-SISTER ENTITIES HAVING IDENTICAL (DIRECT AND INDIRECT) OWNERSHIP. THUS, IN ACCORDANCE WITH FLORIDA STATUTES SECTION 201.02, ONLY MINIMUM DOCUMENTARY STAMP TAX IS DUE.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed the day and year first above written.

EXECUTED IN THE PRESENCE OF:

WITNESS:

CWS COMMUNITIES LP, a Delaware limited partnership

Marcela Godoy-Alvarez
Name: Marcela Godoy-Alvarez

By: Second Merger Sub, LLC, a Maryland limited liability company, its sole general partner

Kimberly A. McCoy
Name: Kimberly A. McCoy

By: Patrick C. Zilis
Name: Patrick C. Zilis
Title: Co-President

STATE OF ILLINOIS
COUNTY OF COOK

The foregoing instrument was acknowledged before me this 10th day of January, 2019, by Patrick C. Zilis, as Co-President of Second Merger Sub, LLC, a Maryland limited liability company, being the sole general partner of CWS Communities LP, a Delaware limited partnership, on behalf of the company, who is personally known to me.

[NOTARY SEAL]



Marcela Godoy-Alvarez
Notary Public Signature
Printed Name: Marcela Godoy-Alvarez

EXHIBIT A

The Land referred to herein below is situated in the County of Seminole, State of Florida, and is described as follows:

PARCEL 1:

A PARCEL OF LAND LYING IN SECTIONS 34 AND 35, TOWNSHIP 21 SOUTH, RANGE 31 EAST SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 34, SAID POINT ALSO BEING SOUTHWESTERLY CORNER OF ORLANDO INDUSTRIAL PARK AS RECORDED IN PLAT BOOK 10, PAGE 100 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; RUN NORTH 00° 00' 19" WEST A DISTANCE OF 940.14 FEET TO THE SOUTHWEST CORNER OF LOT 25, OF SAID ORLANDO INDUSTRIAL PARK, FOR A POINT OF BEGINNING; THENCE CONTINUE NORTH 00° 00' 19" WEST ALONG THE WESTERLY LINE OF SAID LOT 25 A DISTANCE OF 381.27 FEET TO THE SOUTHEAST CORNER OF LOT 23 OF SAID ORLANDO INDUSTRIAL PARK, SAID POINT ALSO BEING THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34; THENCE NORTH 89° 24' 17" WEST ALONG THE SOUTHERLY LINE OF LOTS 23 AND 22 OF SAID ORLANDO INDUSTRIAL PARK A DISTANCE OF 1275.40 FEET TO THE SOUTHWEST CORNER OF SAID LOT 22, SAID POINT ALSO BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF ALAFAYA TRAIL (STATE ROAD 434); THENCE NORTH 00° 05' 57" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND THE WESTERLY LINE OF LOT 22 A DISTANCE OF 95.00 FEET TO A POINT; THENCE DEPARTING SAID RIGHT-OF-WAY, RUN SOUTH 89° 06' 21" EAST A DISTANCE OF 1150.29 FEET TO A POINT ON THE WESTERLY LINE OF THE EASTERLY 125.00 FEET OF THE AFOREMENTIONED LOT 23; THENCE NORTH 00° 00' 19" WEST ALONG SAID WESTERLY LINE A DISTANCE OF 784.41 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF PARK ROAD; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE NORTH 63° 50' 57" EAST A DISTANCE OF 1216.34 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 2625.65 FEET; THENCE FROM A CHORD BEARING OF NORTH 77° 15' 35" EAST RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26° 56' 05" A DISTANCE OF 1234.31 FEET TO A POINT; THENCE SOUTH 89° 13' 46" EAST A DISTANCE OF 799.96 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 31 EAST; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE RUN NORTH 00° 14' 22" EAST ALONG SAID EAST LINE A DISTANCE OF 70.00 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF PARK ROAD; THENCE NORTH 89° 13' 46" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 799.31 FEET TO THE POINT OF CURVATURE OF A NON-TANGENT CURVE HAVING A RADIUS OF 2695.65 FEET; THENCE FROM A CHORD BEARING OF SOUTH 87° 10' 38" WEST RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07° 06' 06" A DISTANCE OF 334.12 FEET TO A POINT; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE RUN NORTH 00° 13' 23" EAST A DISTANCE OF 650.01 FEET; THENCE NORTH 88° 39' 44" EAST A DISTANCE OF 541.43 FEET; THENCE NORTH 00° 14' 22" EAST A DISTANCE OF 228.21 FEET TO THE NORTH LINE OF LOT 5 OF ORLANDO INDUSTRIAL PARK UNIT 2, AS RECORDED IN PLAT BOOK 11, PAGE 43 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE SOUTH 89° 09' 59" EAST ALONG SAID NORTH LINE A DISTANCE OF 257.88 FEET TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 34; THENCE DEPARTING SAID NORTH LINE RUN NORTH 00° 16' 50" EAST ALONG THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 34 A DISTANCE OF 1332.68 FEET TO THE NORTHEAST CORNER OF

PARK ROAD; THENCE PROCEED ALONG SAID RIGHT-OF-WAY ON A CURVE TO THE RIGHT HAVING A CHORD BEARING OF NORTH 89° 06' 21" EAST, A RADIUS OF 2695.65 FEET, A DELTA OF 03° 25' 49", AND AN ARC LENGTH OF 161.39 FEET A DISTANCE OF 161.39 FEET; THENCE SOUTH 89° 13' 46" EAST A DISTANCE OF 194.81 FEET TO THE POINT OF BEGINNING. THE ABOVE DESCRIBED PARCEL BEING AND LYING IN SECTION 35, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL BEING AND LYING IN SECTION 35, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA.

PARCEL 2:

EASEMENT RIGHTS AS SET FORTH IN THAT CERTAIN NON-EXCLUSIVE EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 1746, PAGE 1363, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL 3:

THE SOUTH 1/2 OF THE EAST 3/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, LESS THE SOUTH 453.34 FEET OF THE EAST 1/2 OF THE WEST 1/2 OF THE SAID SOUTHWEST 1/4 OF THE NORTHWEST 1/4, ALL IN SECTION 35, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA.

PARCEL 4:

EASEMENT RIGHTS AS SET FORTH IN THAT CERTAIN DEED, RECORDED IN OFFICIAL RECORDS BOOK 1349, PAGE 1062, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL 5:

COMMENCE AT THE NORTHWEST CORNER OF THE RIGHT-OF-WAY OF PARK ROAD AS DESCRIBED ON THE PLAT OF ORLANDO INDUSTRIAL PARK UNIT II, PLAT BOOK 11, PAGE 43 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE NORTH 89° 13' 46" WEST ALONG THE NORTHERLY RIGHT-OF-WAY OF PARK ROAD A DISTANCE OF 604.5 FEET FOR A POINT OF BEGINNING; THENCE NORTH 01° 52' 48" WEST A DISTANCE OF 367.02 FEET; THENCE NORTH 88° 36' 09" WEST A DISTANCE OF 354.74 FEET; THENCE SOUTH 01° 36' 27" EAST A DISTANCE OF 375.52 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF PARK ROAD; THENCE PROCEED ALONG SAID RIGHT-OF-WAY ON A CURVE TO THE RIGHT HAVING A CHORD BEARING OF NORTH 89° 06' 21" EAST, A RADIUS OF 2695.65 FEET, A DELTA OF 03° 25' 49", AND AN ARC LENGTH OF 161.39 FEET A DISTANCE OF 161.39 FEET; THENCE SOUTH 89° 13' 46" EAST A DISTANCE OF 194.61 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL BEING AND LYING IN SECTION 35, TOWNSHIP 21 SOUTH, RANGE 13 EAST, SEMINOLE COUNTY, FLORIDA.

PARCEL 6:

LEGAL DESCRIPTION FOR THE VACATION OF A PORTION OF PARK ROAD RIGHT-OF-WAY. ALL THOSE RIGHTS-OF-WAY OF PARK ROAD AS SHOWN ON THE PLATS OF ORLANDO INDUSTRIAL PARK AS RECORDED IN PLAT BOOK 10, PAGE 100, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AND ORLANDO INDUSTRIAL PARK, UNIT 2, AS

SECTION 34; THENCE SOUTH 89° 51' 52" EAST ALONG THE NORTH LINE OF THE AFOREMENTIONED SECTION 35 A DISTANCE OF 332.85 FEET TO THE EAST LINE OF THE WEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE SOUTH 00° 14' 22" WEST ALONG SAID EAST LINE A DISTANCE OF 1331.94 FEET TO THE NORTHEAST CORNER OF THE AFOREMENTIONED LOT 5; THENCE SOUTH 00° 14' 22" WEST ALONG THE EASTERLY LINE OF SAID LOT 5 A DISTANCE OF 879.48 FEET TO THE NORTH LINE OF THE SOUTH 453.34 FEET OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE SOUTH 89° 57' 57" EAST A DISTANCE OF 334.44 FEET TO THE EAST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 35; THENCE SOUTH 00° 11' 54" WEST A DISTANCE OF 453.34 FEET TO THE NORTHEAST CORNER OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 35; THENCE SOUTH 00° 26' 25" EAST ALONG THE EAST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 35 A DISTANCE OF 1315.56 FEET TO THE SOUTH LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 35; THENCE NORTH 89° 49' 27" WEST ALONG SAID SOUTH LINE A DISTANCE OF 333.26 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 35; THENCE NORTH 00° 30' 22" WEST ALONG SAID WEST LINE A DISTANCE OF 225.24 FEET TO THE SOUTHEAST CORNER OF LOT 3 OF AFOREMENTIONED ORLANDO INDUSTRIAL PARK UNIT 2; THENCE NORTH 89° 36' 54" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 3 AND THE SOUTHERLY LINE OF LOT 8 OF THE AFOREMENTIONED ORLANDO INDUSTRIAL PARK A DISTANCE OF 1003.37 FEET TO A POINT 424.37 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID LOT 8; THENCE SOUTH 00° 29' 25" EAST A DISTANCE OF 218.33 FEET; THENCE SOUTH 01° 39' 42" EAST A DISTANCE OF 482.28 FEET; THENCE NORTH 89° 36' 50" WEST A DISTANCE OF 129.30 FEET TO THE EAST LINE OF LOT 13 OF SAID ORLANDO INDUSTRIAL PARK; THENCE SOUTH 74° 26' 00" WEST ALONG THE SOUTHERLY LINE OF SAID LOT 13 A DISTANCE OF 364.01 FEET; THENCE NORTH 89° 36' 50" WEST A DISTANCE OF 760.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 13; THENCE NORTH 00° 01' 18" WEST ALONG THE WEST LINE OF SAID LOT 13 A DISTANCE OF 387.76 FEET; THENCE SOUTH 89° 37' 58" EAST A DISTANCE OF 225.00 FEET; THENCE NORTH 00° 01' 18" WEST A DISTANCE OF 18.88 FEET; THENCE SOUTH 89° 37' 58" EAST A DISTANCE OF 288.00 FEET; THENCE NORTH 01° 23' 54" WEST A DISTANCE OF 208.09 FEET; THENCE NORTH 89° 37' 58" WEST A DISTANCE OF 508.00 FEET TO THE AFOREMENTIONED WESTERLY LINE OF LOT 13; THENCE NORTH 00° 01' 18" WEST ALONG SAID WESTERLY LINE A DISTANCE OF 185.29 FEET TO THE NORTHWEST CORNER OF SAID LOT 13; THENCE NORTH 89° 37' 58" WEST A DISTANCE OF 70.00 FEET TO THE EASTERLY LINE OF LOT 25 OF SAID ORLANDO INDUSTRIAL PARK; THENCE SOUTH 00° 01' 18" EAST ALONG SAID EASTERLY LINE A DISTANCE OF 599.68 FEET TO THE SOUTHERLY LINE OF SAID LOT 25; THENCE NORTH 89° 36' 39" WEST ALONG SAID SOUTHERLY LINE A DISTANCE OF 670.02 FEET TO THE POINT OF BEGINNING. LESS RIGHTS-OF-WAY OF RECORD.

LESS AND EXCEPT:

COMMENCE AT THE NORTHWEST CORNER OF THE RIGHT-OF-WAY OF PARK ROAD AS DESCRIBED ON THE PLAT OF ORLANDO INDUSTRIAL PARK UNIT II, PLAT BOOK 11, PAGE 43 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE NORTH 89° 13' 46" WEST ALONG THE NORTHERLY RIGHT-OF-WAY OF PARK ROAD A DISTANCE OF 604.5 FEET FOR A POINT OF BEGINNING; THENCE NORTH 01° 52' 48" WEST A DISTANCE OF 367.02 FEET; THENCE NORTH 88° 36' 09" WEST A DISTANCE OF 354.74 FEET; THENCE SOUTH 01° 36' 27" EAST A DISTANCE OF 375.52 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF

RECORDED IN PLAT BOOK 11, PAGE 43, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, LYING EASTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 5, ORLANDO INDUSTRIAL PARK, UNIT 2, AS RECORDED IN PLAT BOOK 11, PAGE 43, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN NORTH 89° 13' 46" WEST, ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF PARK ROAD AS RECORDED IN THE PLAT OF ORLANDO INDUSTRIAL PARK, UNIT 2, AS RECORDED IN PLAT BOOK 11, PAGE 43, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA A DISTANCE OF 799.31 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 2695.65 FEET; THENCE RUN WESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 07°06' 06" A DISTANCE OF 334.12 FEET, TO THE POINT OF BEGINNING, OF THE LINE BEING DESCRIBED HEREIN, SAID POINT ALSO BEING THE MOST SOUTHWESTERLY CORNER OF A PARCEL OF LAND AS DESCRIBED IN OFFICIAL RECORDS BOOK 1763, PAGE 1207, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE RUN SOUTH 06° 19' 52" EAST, ALONG A LINE BEING RADIAL TO THE SAID NORTHERLY RIGHT-OF-WAY LINE OF PARK ROAD, A DISTANCE OF 70.00 FEET, TO A POINT OF INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID PARK ROAD, ALSO BEING THE POINT OF TERMINATION OF SAID LINE.

TOGETHER WITH:

THAT REMAINING NORTHERLY PORTION OF PARCEL 4 AS DESCRIBED IN O.R. BOOK 902, PAGE 529 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AS MODIFIED BY AMENDED RESOLUTION PER O.R. BOOK 1769, PAGE 239, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

PARCEL 7:

A PORTION OF LOTS 5 AND 6 OF ORLANDO INDUSTRIAL PARK UNIT 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 43 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, PART OF SAID LOT 6 HAVING BEEN VACATED BY RESOLUTIONS FILED IN OFFICIAL RECORDS BOOK 1171, PAGE 1762, AND FILED IN OFFICIAL RECORDS BOOK 3061, PAGE 163, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 31 EAST, RUN NORTH 89° 09' 59" WEST ALONG THE NORTH LINE OF LOT 5, ORLANDO INDUSTRIAL PARK UNIT 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 43 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, 257.88 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89° 09' 59" WEST ALONG THE NORTH LINE OF SAID LOT 5 AND THE NORTH LINE OF LOT 6 OF SAID ORLANDO INDUSTRIAL PARK UNIT 2, 541.33 FEET; THENCE LEAVING SAID NORTH LINE RUN SOUTH 00° 13' 23" WEST 248.73 FEET; THENCE RUN NORTH 88° 39' 44" EAST 541.43 FEET; THENCE RUN NORTH 00° 14' 22" EAST 228.21 FEET TO THE POINT OF BEGINNING.

PARCEL 8:

THAT PART OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 LYING WEST OF THE CENTERLINE OF A CREEK; AND THE NORTH 1/2 OF THE EAST 3/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4; AND THE EAST 2/3 OF THE WEST 3/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4, ALL IN SECTION 35, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SAID LAND BEING AND LYING IN SEMINOLE COUNTY, FLORIDA; AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, AND RUN THENCE NORTH 89° 52' 09" EAST 332.91 FEET (NORTH 89° 45' 42" EAST 332.85 FEET RECORD) ALONG THE NORTH BOUNDARY OF SECTION 35 TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89° 47' 40" EAST 662.10 FEET (NORTH 89° 45' 42" EAST 665.73 RECORD) ALONG THE NORTH BOUNDARY OF SAID SECTION 35; THENCE SOUTH 00° 15' 18" EAST 1332.93 FEET; THENCE NORTH 89° 49' 23" EAST 333.79 FEET (NORTH 89° 42' 41" EAST RECORD) TO THE NORTHWEST CORNER OF SOUTHEAST QUARTER OF NORTHWEST QUARTER OF SAID SECTION 35; THENCE CONTINUE ALONG THE BOUNDARY OF BRIGHTON PARK AT CARILLON ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 42, PAGES 86 THROUGH 89 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, NORTH 89° 49' 23" EAST 283.75 FEET TO THE CENTERLINE OF A CREEK; THENCE CONTINUE ALONG THE BOUNDARY OF SAID SUBDIVISION SOUTH 09° 24' 12" EAST 271.06 FEET (SOUTH 09° 24' 12" EAST 273.21 FEET RECORD); THENCE CONTINUE ALONG THE BOUNDARY OF SAID SUBDIVISION SOUTH 06° 51' 54" WEST 400.91 FEET (SOUTH 06° 51' 54" WEST 398.91 FEET RECORD); THENCE SOUTH 89° 47' 41" WEST 278.55 FEET TO THE 40 ACRE LINE; THENCE CONTINUE SOUTH 89° 47' 41" WEST 1003.11 FEET ALONG THE NORTHERLY BOUNDARY OF PALM VALLEY MOBILE HOME PARK; THENCE NORTH 00° 00' 32" WEST 1998.68 FEET (NORTH 00° 14' 22" EAST DEED) ALONG THE EASTERLY BOUNDARY OF PALM VALLEY MOBILE HOME PARK TO THE POINT OF BEGINNING.

PARCEL 9:

THE EAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA.

Commonly known as: Palm Valley Manufactured Housing Community,
3700 Palm Valley Circle, Oviedo, Florida

Property Appraiser's Folio No: 34-21-31-503-0000-008A

CORPORATE CHARTER APPROVAL SHEET

** EXPEDITED SERVICE ** ** KEEP WITH DOCUMENT **

DOCUMENT CODE 80 BUSINESS CODE _____


W06325930

Close _____ Stock _____ Nonstock _____

P.A. _____ Religious _____

Merging (Transferor) _____

Surviving (Transferee) _____



1000361991481353

ID # W06325930 ACK # 1000361991481353
LIBER: B00615 FOLIO: 0968 PAGES: 0002
SECOND MERGER SUB, LLC

06/09/2005 AT 03:25 P M0 # 0001069249

New Name _____

FEES REMITTED

Base Fee: 25
 Org. & Cap. Fee: _____
 Expedite Fee: 50
 Penalty: _____
 State Recordation Tax: _____
 State Transfer Tax: _____
 Certified Copies _____
 Certificates _____
 Certificate of Status Fee: _____
 Personal Property Filings: _____
 Other: _____
 TOTAL FEES: 75

- _____ Change of Name
- _____ Change of Principal Office
- Change of Resident Agent
- Change of Resident Agent Address
- _____ Resignation of Resident Agent
- _____ Designation of Resident Agent and Resident Agent's Address
- _____ Change of Business Code
- _____ Adoption of Assumed Name
- _____ Other Change(s)

Credit Card _____ Check Cash _____

1 Documents on 1 Checks

Approved By: 10

Keyed By: _____

COMMENT(S):

Code 007

Attention: _____

THE CORPORATION TRUST INCORPORATED
300 E LOMBARD ST.
BALTIMORE MD 21202-3219

CUST ID: 0001626211
WORK ORDER: 0001069249
DATE: 06-10-2005 03:33 PM
AMT. PAID: \$75.00

RESOLUTION TO CHANGE PRINCIPAL OFFICE OR RESIDENT AGENT

The directors/stockholders/general partner/authorized person of _____
SECOND MERGER SUB, LLC

(Name of Entity)

organized under the laws of Maryland, passed the following resolution:
(State)

{CHECK APPLICABLE BOX(ES)}

The principal office is changed from: (old address)

to: (new address)

2005
JUN
-9
PM 3:25


The name and address of the resident agent is changed from:

CSC LAWYERS INCORPORATING SERVICE COMPANY, 11 E. CHASE ST., BALTIMORE, MD 21202

to:

The Corporation Trust Incorporated, 300 East Lombard Street, Baltimore, Maryland 21202

I certify under penalties of perjury the foregoing is true.


James Halpin, Attorney-In-Fact
Secretary or Assistant Secretary
General Partner
Authorized Person


I hereby consent to my designation in this document as resident agent for this entity.

The Corporation Trust Incorporated

GNED 
Resident Agent

CUST ID: 0001626211
WORK ORDER: 0001069249
DATE: 06-10-2005 03:33 PM
AMT. PAID: \$75.00

Annual Report/Personal Property

Mailing Address:  SECOND MERGER SUB, LLC
HOMETOWN AMERICA MANAGEMENT, LLC
110 N WACKER DR, SUITE 4500
CHICAGO IL 60606-1611

