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May 14, 2024
via e filing

Adam Teitzman, Commission Clerk
Office of Commission Clerk
Florida Public Service Commission
2540 Shumard Oak Blvd.
Tallahassee, FL 32399-0850

Re: Docket No. 20240023-WS - Application for certificates to provide water and wastewater service and approval of initial rates and charges in Lake County, by North Lake County Water & Sewer Company LLC

Dear Mr. Teitzman:

On behalf of North Lake County Water & Sewer Company LLC (“Utility”) this letter is the response to Staff’s Second Data Request dated April 30, 2024.

1. In Exhibit III-A of its application, the Utility stated that it anticipates a total of 547 equivalent residential connections (ERCs), which includes 535 ERCs (residential service) and 12 ERCs (general service). However, staff’s analysis of the ERCs shown on Schedule 1A Support, page 1 of 3 indicates that the total ERCs are 569. Schedule 7, page 3 of 3, indicates that at the 80 percent capacity level there is 428 ERCs (residential) and 32 ERCs (general). Schedule 7 Support, page 3 of 3 also provided 535 ERCs (residential) and 32 ERCs (general) at the 100 percent capacity.
 - a. Please provide the correct number of total ERCs, separated by class and meter size, at the 80 percent and 100 percent capacity levels.

Response: See below where 2029 is 80% and 2030 is 100%. This is from the tab “ERCs” in the Excel file provided.

	Residential Connections	Commercial Connections	5/8"	3/4"	1"	1.5"	2"	3"
2025	85	3	0	0	0	0	2	1
2026	175	3	0	0	0	0	2	1
2027	265	3	0	0	0	0	2	1
2028	355	3	0	0	0	0	2	1
2029	445	3	0	0	0	0	2	1
2030	535	3	0	0	0	0	2	1

- b. Please explain how the Utility calculated the average daily flow for the proposed potable water supply of 154,500 gallons (page 1 of Exhibit III-A).

Response: This flow is based on preliminary calculations of average flow. Using the updated flows of 300 gpd for residential, the correct calculation is: 300 gpd times 569 ERCs = 170,700 gpd.

2. Please provide the bid estimates for the Utility's proposed water treatment plant and wastewater treatment plant.

Response: See attached bid for Wastewater treatment plant. We have not yet received bids for the water treatment plant.

For the wastewater treatment plant - the attached bid of \$2,011,161.73 must be increased by 25% to include overheads. This \$2,513,952.16 compares to \$3,000,000 included in the application.

**Please note that we anticipate variation between estimated and actual costs, and fully anticipate that some costs will be higher, others lower.*

3. Please explain what comprises the Utility's total structures and improvements accounts for the proposed water treatment plant (\$2,117,138) and the wastewater treatment plant (\$2,251,513).

Response: Refer to tab "Wtr-Swr CapX" in the Excel file provided, and response to No. 6, below:

Water treatment plant: 'Wtr-Swr CapX'!I147+('Wtr-Swr CapX'!H147/2), \$1,437,500 + \$1,359,276.88/2 = \$2,117,138

Wastewater treatment plant: 'Wtr-Swr CapX'!K147+('Wtr-Swr CapX'!H147/2), \$1,500,000 + \$1,359,276.88/2 = \$2,179,638. The additional \$71,875 is Lift Station structures (totaling \$2,251,513).

- Please provide the number of fire hydrants and the bid estimate for the fire hydrants (\$213,500) along with the fire hydrant’s type and size.

Response: The application includes 27 hydrants @ \$6,100 each plus 25% for overheads (See tab “Wtr-Swr CapX”, row 73).

** Please note that fire hydrants will be installed and contributed by the developer. Bids for these costs are not yet available.*

- Please provide the number of manholes and the manhole bid estimate (\$1,087,500) for the wastewater plant.

Response: : The application includes 112 manholes @ \$7,500 each, plus 25% for overheads (See tab “Wtr-Swr CapX”, row 80)

** Please note that manholes will be installed and contributed by the developer. Bids for these costs are not yet available*

- Please refer to the tab titled “Wtr-Swr CapX” in the Excel file provided by the Utility. Please indicate the NARUC account for each of the proposed costs listed on this page.

Response: See below with column/row indications on the referenced tab.

	H	I	J	K	L	M
135						
136	304/354 (50-50)	304	304/307 (50-50)	354	381	
137	W-WW Struc	W Structures	W Equipment	WW Structures/NW Equipmen		Total
138						
139	\$625,000.00					\$625,000.00
140				\$1,500,000.00	\$1,500,000.00	\$3,000,000.00
141		\$1,437,500.00	\$1,437,500.00			\$2,875,000.00
142						\$0.00
143	\$376,773.75					\$376,773.75
144	\$155,156.25					\$155,156.25
145	\$189,846.88					\$189,846.88
146	\$12,500.00					\$12,500.00
147	\$1,359,276.88	\$1,437,500.00	\$1,437,500.00	\$1,500,000.00	\$1,500,000.00	\$7,234,276.88
148	UTILITY INVESTMENT					
149						

	G	H	I	J	K	L	M	N	O	P	Q
189											
190		335	309	331	360/361 (50-50)	354/374 (50-50)	361	382	382		
191	(\$301,419.00)	Hydrants	Raw WM	W Mains	WWMains	Lift Station	Manhole	Lines to RIBs	RIBs	PLANT	
192		TOTAL									
193	CONTRIBUTED	\$205,875.00	\$0.00	\$2,268,327.50	\$1,642,425.00	\$143,750.00	\$1,050,000.00	\$0.00	\$0.00		\$5,310,377.50
194	INVESTMENT	\$7,625.00	\$192,325.00	\$358,296.25	\$163,537.50	\$0.00	\$37,500.00	\$40,750.00	\$2,975.00	\$7,234,276.88	\$8,037,285.63
195	TOTAL	\$213,500.00	\$192,325.00	\$2,626,623.75	\$1,805,962.50	\$143,750.00	\$1,087,500.00	\$40,750.00	\$2,975.00	\$7,234,276.88	\$13,347,663.13
196											\$13,347,663.13
197											\$0.00
198											

7. Schedule 5, Cost Justification for Meter Installation Fees, indicates that the builder is installing the meters. However, based on the accounting schedules, it does not appear that the meters are included in plant or Contributions in Aid of Construction (CIAC).

- a. Please explain why the meters were not reflected in either of these accounts and where they are accounted for.

Response: Since the utility is not purchasing nor installing the meters, we do not have an estimated cost for the meters. Since they are to be installed and contributed, there is no impact on rate base or expenses.

When the meters are contributed to the Utility, the utility will account for them by debiting the meter asset account and crediting the CIAC account. The amortization of CIAC and the depreciation of the asset will be the same offsetting amount. The asset cost and CIAC will be based upon cost documentation provided by the builder at the time it is contributed.

- b. Please provide the calculation of CIAC and accumulated amortization of CIAC for meters, please include the calculations in an excel file with all cells intact.

Response: Since the utility is not purchasing nor installing the meters, we do not have an estimated cost for the meters. See 7.a, above

8. Based on the billing determinants provided in the schedule, staff calculated an average consumption of 9,125 gallons a month, which is considered to be a high average consumption per month. Please provide the data supporting the utility’s residential average consumption per month.

Response: This is based upon the engineer’s estimate of consumption used for design and planning purposes.

9. Shown on Schedule No. 7, the Utility indicated an average general service bill of \$992, which is considered to be a very high bill. Please provide data supporting the Utility’s general service average consumption per month.

Response: As shown on tab “Sch No. 7 Water Support 2029”, the estimated average usage for a general service customer is 325 gpd. As shown on tab “Sch No. 7 WW Support 2029”,

the average billed water use for a general service customer is 300 gpd. With one 3" customer, and 2 2" customers, the ERC equivalent bills is 402. The revenue from general service divided by ERC bills = \$89.

10. Please explain in detail the demographics of the proposed service territory.

Response: The homes in this community will begin at a sales price of \$700,000 each, with 3-4 bedrooms at a minimum. We anticipate homes will be occupied by families. This is not a retirement community.

11. It is Commission practice to recover no more than 40 percent of the water revenues through the base facility charge (BFC) with the exception of a seasonal customer base. Based on staff's calculation, the utility's proposed BFC cost recovery is 50 percent for water.

- a. Please indicate if the Utility is anticipating a seasonal customer base.

Response: We expect that the majority of the customers will be year-round residents.

- b. If the Utility is not anticipating a seasonal customer base, please explain the methodology for the Utility's proposed allocation and the appropriateness for this case.

Response: Although the utility proposes that 50% is a more appropriate level for the base facility charge, we have no objection to a different allocation.

12. Please provide the work papers in support of the Utility's proposed 10,000 gallon wastewater cap.

Response: There are no specific workpaper in support of the requested 10,000-gallon cap. The estimated average water billed to sewer customers is 250 gpd, or 7,600 per month, while total water use is estimated to be 9,125 per month. A cap of 10,000 will result in customers with the average estimated water use will be billed in full for wastewater. The utility has no objection to the imposition of a cap that is a different level.

13. The Commission sets initial residential customer deposits based on two times the average residential consumption for the 5/8" x 3/4" meter size and two times the estimated bill for all general service meter sizes. Based on the above sentence, staff determined a residential customer deposit of \$352. As shown on Schedule 8, the Utility proposed a customer deposit of \$450. The Utility also proposed a \$5,700 customer deposit for general service. Therefore, the Utility's proposed customer deposit appears to be overstated based on the Utility's average consumption.

- a. Please establish the appropriate dollar amount of customer deposits per service (residential and general service) for the water and wastewater systems.

Response: The customer deposit should equal two times the estimated average monthly bill.

- b. Please explain the Utility's methodology for determining the initial customer deposits for residential and general service, and if different from the Commission methodology, please explain why.

Response: The Utility's application reflected deposits based upon initial estimates of average monthly bill. The deposit established should be two times the estimated average monthly bill, as is Commission methodology.

14. In its application, Schedule Nos. 4A and 4B indicates a plant capacity charge of \$2,000 for water and \$3,000 for wastewater. However, the Utility did not propose a main extension charge for water and wastewater. Please explain why the utility did not propose a main extension charge?

Response: The majority of the cost of mains are to be contributed, approximately 86% for water and 91% for sewer.

15. The following questions are related to the cost justification of miscellaneous service charges on Schedule 6.

- a. The Utility's proposed miscellaneous service charges should be consistent with amended Rule 25-30.460, F.A.C. The Utility proposed a premise visit charge, violation disconnection charge, and a violation reconnection charge of \$75 each during regular business hours. The Utility also proposed a violation reconnection charge of \$100 after hours. Please provide cost justification to account for the field labor and the time it takes to perform the tasks involved for a violation reconnection and a premise visit during regular business hours and after hours.

Response: These are the amounts that the third-party vendor is charging the Utility. See the Billing Services Agreement provided with this response.

- b. The Utility proposed a tampered lock fee of \$20. Pursuant to Rule 25-30.320(2)(i), Florida Administrative Code, a customer's service may be discontinued in the event of tampering with the meter or other facilities furnished or owned by the utility. Pursuant to Rule 25-30.345, F.A.C., a utility may charge a reasonable fee to defray the cost of restoring service that was discontinued for proper cause, as specified in Rule 25-30.320, F.A.C. The investigation of meter tampering is based on the costs associated with investigating an incident.
 - i. Please provide the appropriate cost justification for an investigation of meter tampering charge.

Response: These charges are to cover the actual fees charged the third-party vendor. See attached Billing Services Agreement.

- ii. Please provide what evidence the Utility has to support the need for a meter tampering charge.

Response These charges are to cover the actual fees charged the third-party vendor. See attached Billing Services Agreement.

- iii. Does the Utility anticipate providing a replacement lock? If so, please provide cost justification for a replacement lock.

Response: These charges are to cover the actual fees charged the third-party vendor. See attached Billing Services Agreement.

- c. North Lake proposed a water meter re-read charge of \$95. This cost is required by a third party vendor contracted for billing. Please provide all occurrences in which the Utility would impose this charge to customer.

Response These charges are to cover the actual fees charged the third-party vendor. See attached Billing Services Agreement. This charge will be incurred only if the original reading is found to be correct.

- d. The Utility proposed a first and second late fee charge. Please provide in detail why the Utility believes it is necessary to implement two late payment charges for its delinquent customers. Please explain how and when the second late payment charge will be implemented.

Response: These charges are to cover the actual fees charged the third-party vendor. See attached Billing Services Agreement.

- e. The Utility proposed a return charge of \$30 for an electronic item. Please explain in detail the nature of this charge and why it should be implemented. Furthermore, please provide cost justification for the charge.

Response: These charges are to cover the actual fees charged the third-party vendor. See attached Billing Services Agreement.

16. Please provide the documentation supporting the millage rates used to calculate property taxes on Schedule Nos. 3A and 3B.

Response: Although the utility used a millage rate of 12.0498, the 2023 rate is 13.4299. See attached.

17. The Utility included Account Nos. 307, 309, 320, 331, and 335 in its calculation of water property tax, why was Account No. 304 not included in the calculation of property tax?

Response: Structures are not included in tangible property tax.

18. The Utility included Account Nos. 360, 361, 371, and 380 in its calculation of wastewater property tax, why were Account Nos. 354 and 382 not included in the calculation of property tax?

Response: Structures are not included in tangible property tax. However, the outfall lines should not have been excluded.

19. According to the 'Wtr-Swr CapX' tab in the Excel file provided by the Utility in response to staff's first data request, Lift Stations are listed as a contributed item. However, lift stations are not included on Schedule 1B Support in the calculation of CIAC and accumulated amortization of CIAC.

- a. Should lift stations be included in CIAC?

Response: Yes, Line Nos. 7 and 9 should include the lift station cost.

- b. If so, please provide the calculation of CIAC and accumulated amortization of CIAC of the lift stations, please include the calculations in an excel file with all cells intact.

Response: Since this is a property contribution, the cost, the accumulated amortization and the amortization expense are identical to the asset cost and depreciation. This would be as shown on the cost and depreciation schedule on tab "Sched 1 Coll _Trans Estimate", rows 12 and 13.

20. In response to staff's first data request, the Utility stated estimated contractual services – plant operations expense was based on the operation costs of comparable utilities. Please provide the utilities used for comparison as well as the associated breakdown of services provided and costs of each utility that was analyzed. Additionally, please detail what makes these utilities comparable to North Lake.

Response: The amount requested is supported by numerous SARC Orders which have similar customer base. Although some are water-only. For instance, see the following PSC Orders: PSC-2024-0046-WS, PSC-2023-0091-PAA-WU. PSC-2022-0432-PAA-WS and PSC-2021-0106-PAA-WS.

21. In response to staff's first data request, the Utility stated contractual services – engineering expense and contractual services - accounting expense was based on a conservative estimate of \$2,500. How did the Utility determine the estimates? If a comparison to other utilities was made please provide the utilities used for comparison as well as the associated

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breakdown of services provided and costs of each utility that was analyzed. Additionally, please detail what makes these utilities comparable to North Lake.

Response: The Commission approved \$3,900 for accounting for a water-only utility in PSC-2023-0091-PAA-WU, otherwise, the amount is what the Utility is expected to pay to Milian Swain for those services.

Should you or Staff have any questions regarding this response please do not hesitate to contact me.

Very truly yours,

/s/ Martin S. Friedman

Martin Friedman

MSF:

Cc: Ailynee Ramirez-Abundez (via email)
Ryan Sandy, Esquire (via email)



CROMAFLOW

WATER AND WASTEWATER TREATMENT

Estimate

Name/Address
GPK Real Estate 8615 Commodity Cir., Suite 17 Orlando, FL 32819

Ship To

Date
09/18/23
Estimate No.
09082023
Project
Drakes Point

Item	Description	Quantity	Cost	Total
10,000 Gallon EQ Tank	18.93 m3 (10,000 gallon) CromaFlow Pre-Treatment & Equalization Unit. Shall be complete with fiberglass tank, double comminutor section, internal parts, stainless steel pump chains, schedule 80 & 40 PVC piping, two (2) Xylem/Goulds WS2032BHF 2hp submersible aeration pumps with VFD controls, and CromaFlow Venturi system, two (2) Xylem/Goulds WS0532B 1/2hp submersible discharge pumps and remote I.O. controls.	1	81,912.36	81,912.36
Tie Down Kit	Tie Down Kit for CromaFlow Wastewater Treatment System 10,000 EQ	1	2,399.82	2,399.82
CF-210D	CF-210D Wastewater Treatment Modules. The Model CF-210D treatment modules shall be complete with one (1) 15,000 gallon H2O Axle loaded rated fiberglass aeration tank and one (1) 9,000 gallon H2O axle loaded rated fiberglass batch clarifier tank, internal parts, schedule 40 and or schedule 80 PVC piping, denite valve system, six (6) Xylem/Goulds WS1032B 1hp VFD controlled	8	161,886.4975	1,295,091.98

Prices are firm for 30 days and subject to change without notice after 30 days.
 Prices above do not include shipping, installation or start-up unless noted.
 Credit card payment will be charged a credit card convenience fee of 3.625%.
 60% deposit required to start production, remaining 40% to schedule shipping.

Total



CROMAFLOW

WATER AND WASTEWATER TREATMENT

Estimate

Name/Address
GPK Real Estate 8615 Commodity Cir., Suite 17 Orlando, FL 32819

Ship To

Date
09/18/23
Estimate No.
09082023
Project
Drakes Point

Item	Description	Quantity	Cost	Total
	submersible aeration pumps with Venturi system, two (2) Xylem/Goulds WS1032B 1hp submersible transfer pumps with Venturi system, one (1) Xylem/Goulds WE0532H 1/2hp submersible RAS pump, two (2) Xylem/Goulds WE2032H* 2hp submersible discharge pumps and PLC/HMI system controls. Electrical service to control panel shall be 230 Volt, 60 Hz, three phase.			
Tie Down Kit	Tie Down Kit for CromaFlow Wastewater Treatment System CF-150 Plus	8	3,673.20	29,385.60
SewaClear	SewaClear 200SEWACLEAR92 Filter/GAC systems. Shall be complete with media, flocculation feed equipment, turbidity monitoring/management, disinfection option, back-flush controller, pressure differential gauges, Victaulic couplings and connectors, miscellaneous fittings for valve and control, GAC filters DW Series – 4 units, GAC connecting manifolds and accessories differential pressure switch, air valves, water meter, and blower for air-scouring.	1	222,255.53	222,255.53

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 Credit card payment will be charged a credit card convenience fee of 3.625%.
 60% deposit required to start production, remaining 40% to schedule shipping.

Total



CROMAFLOW

WATER AND WASTEWATER TREATMENT

Estimate

Name/Address
GPK Real Estate 8615 Commodity Cir., Suite 17 Orlando, FL 32819

Ship To

Date
09/18/23
Estimate No.
09082023
Project
Drakes Point

Item	Description	Quantity	Cost	Total
10,000 SPT	10,000 gallon CromaFlow Aerated Sludge Unit. It shall be complete with fiberglass tank, baffles, internal parts, schedule 40/80 PVC piping, three (3) Xylem/Goulds WE0532H 1/2hp submersible aeration pump with Venturi system, two (2) Xylem/Goulds WE0532H* 1/2hp submersible decant pump and remote I.O. controls.	2	33,697.24	67,394.48
Tie Down Kit	Tie Down Kit for CromaFlow Wastewater Treatment System 5,000 SPT	2	2,399.825	4,799.65
10,000 Filter Dosing/Clarifier	10,000 gallon CromaFlow Filter Dosing/Clarifier Tank. Shall be complete with two (2) 5,000 gallon fiberglass tanks, internal parts, schedule 40 and or schedule 80 PVC piping, two (2) 22BF1J9A1 5hp VDF controlled, single stage, end suction, centrifugal pump, and remote I.O. controls.	1	80,030.46	80,030.46
Tie Down Kit	Tie Down Kit for CromaFlow Wastewater Treatment System 5,000 Filter/ Clarifier tank	1	1,457.04	1,457.04

Prices are firm for 30 days and subject to change without notice after 30 days.
 Prices above do not include shipping, installation or start-up unless noted.
 Credit card payment will be charged a credit card convenience fee of 3.625%.
 60% deposit required to start production, remaining 40% to schedule shipping.

Total



CROMAFLOW

WATER AND WASTEWATER TREATMENT

Estimate

Name/Address
GPK Real Estate 8615 Commodity Cir., Suite 17 Orlando, FL 32819

Ship To

Date
09/18/23
Estimate No.
09082023
Project
Drakes Point

Item	Description	Quantity	Cost	Total
5,000 Gallon CCT	Shall be complete with two (2) 5,000 gallon fiberglass tanks, internal parts, schedule 40 and or schedule 80 PVC piping, and fittings for sodium hypochlorite injection system, with gravity discharge.	2	21,215.18	42,430.36
Tie Down Kit	Tie Down Kit for CromaFlow Wastewater Treatment System 5,000 CCT	2	1,193.79	2,387.58
PLC/HMI Control System	PLC/HMI System control panel with all electrical and Remote Operations/Monitoring 230 Volt 1 Phase 60Hz	1	171,616.87	171,616.87
			0.00	0.00
Shipping & Handling	Shipping	1	10,000.00	10,000.00

Prices are firm for 30 days and subject to change without notice after 30 days.
 Prices above do not include shipping, installation or start-up unless noted.
 Credit card payment will be charged a credit card convenience fee of 3.625%.
 60% deposit required to start production, remaining 40% to schedule shipping.

Total \$2,011,161.73



Meter Reading and Billing Services Agreement

This Service Agreement is entered between The Falls at Drakes Point, a company whose mailing address is TBD (hereinafter the "Customer"), and RCM Utilities, LLC, a Florida company, with a registered address located at 100 W. Mills Ave, Eustis, FL 32726 (hereinafter the "Contractor").

Whereas, Contractor and Customer desire to enter a binding relationship in which Contractor will provide meter reading and billing services as described in the attached scope of work and fee schedule.

Customer will receive invoices based upon the billing/payment schedule contained in the applicable Statement of Work. Invoices will contain a description of the Services provided. Invoices are due and payable within 30 days of Contractor's invoice date. Interest may be charged on all amounts unpaid after 60 days at the annual rate of 1-1/2 percent per month or the highest legal rate, whichever is lower. If any invoice is not paid when due, Contractor may suspend provision of Services and/or Deliverables without liability or penalty until final resolution of the matter.

Contractor provides a one (1) year warranty for all supplied material and workmanship.

If Customer's acts or failure to act causes Contractor to delay or suspend performance of Services, Contractor will make a reasonable attempt to continue performance of services or will extend personnel's working hours to complete services as described in the scope of work below at the Customer's cost.

The term of this Agreement shall commence on this ____ day of _____ 202__ and shall continue until the last day of December, 202__ or until terminated in writing by one of the parties allowing a minimum of 30-day notice.

Christopher R. Creech, President
MGR. RCM Utilities, LLC

Signature of Authorized Representative

Printed Name & Title



Scope Of Work

Contractor to provide the below meter reading and billing services at a rate of **\$10.00** per home and **\$10.00** per meter for any other buildings or structures, per monthly billing period.

Meter Reading & Billing Services:

- Manually read each meter and record readings in our software (includes re-reads)
- Print and mail, or email utility bills (online portal for 24/7 access is provided)
- Receive, post, and deposit money into financial account provided by Customer
- Follow up on delinquent accounts per guidelines set forth by Customer including:
 - Late notices & 5 Day Notices via automated calls
 - Collect Dishonored Payments by Phone & Certified Letter (see Clerical Service Charges)
- Provide customer, usage, and financial reports with each billing as well as annual reports and reports as needed
- Provide customers a point of contact for billing, usage, and maintenance inquiries
- Clerical services (available hourly for labels, print/audit reports, copies)
- Provide customers with an online portal for statement review and an online payment option

RCM Utilities provides one on one customer service for each resident of your community and any HOA Board members. We handle everything in our local office, and our team strives to build a rapport with each caller. We are here to assist with questions, high water use counseling, Estoppel type letters to collect final bills at closing, and other account related items.

We can, at the hourly clerical rate, provide and add to a regular billing, copies for Water Quality Reports or HOA meeting notices and assist your with a Water Tariff and billing fees to the residents. If water is shut off for non-payment, a door hanger is left on the front door at the time of service interruption (techs cannot accept payment in the field). The online payment or auto draft payment option through the portal, has small convenience fees that the resident pays.

Trip Charge:

*The Trip Charge covers any instance where a field visit is needed outside of the normal meter reading date such as a new resident moving in, disconnection of service for any reason, reconnection of service for any reason and to place door hangers when customer has not responded or has not provided contact information.

There are two Trip Charge line items:

- Trip Charge during normal business hours at a rate of **\$75.00**
- Trip Charge after normal business hours at a rate of **\$100.00**

*This does NOT apply to read verifications which are included as a part of the standard Meter Reading and Billing service.



Meter Reading and Billing Schedule:

Meters to be read normally between the 26th and 29th of every month and bills to be mailed / made available online to the customers by the 5th of the month following the reading. Monthly due date will be 4pm on the 25th of the month after the meter read; late fees apply on the 26th and a second late fee 10 days later, after these two fees a five days notice is issued for any delinquent residents.

Water System Maintenance:

Out of normal scope of supply water system maintenance items shall be handled on a time and material or quoted basis, to include, but not limited to:

- 5-year FDEP hydro-pneumatic tank inspections
- Annual hydro-pneumatic tank Interior visual inspection
- Main and service water line breaks
- Pump and tank replacements
- Water treatment plant service calls

Clerical Service Charges:

- Outside of scope **clerical services** shall be billed at **\$25** per hour.
- Mailing labels shall be printed at \$.25 per sheet plus clerical time.
- Copies for mailings** (annual meetings, Tariff changes, etc.) 4 cents ea B&W, 6 cents ea color
- Certified Letters** required by FL Statutes for Dishonored Payments billed at **USPS Prices**.
- Automated calls outside of the normal scope**, using Call Fire, upon request of Customer will be billed at \$0.10 per call (meeting reminders for example).

In-Field Labor Charges:

(1) Service technician and truck, normal business hours:	\$95.00/hour
(1) Service technician, (1) helper and truck, normal business hours:	\$175.00/hour
(3) Service technicians and a truck, normal business hours:	\$200.00/hour
(1) Service technician and truck, after hours:	\$140.00/hour
(1) Service technician, (1) helper and truck after hours:	\$240.00/hour
(3) Service technicians and a truck, after hours:	\$280.00/hour



Clarifications:

- 1) Residents shall contact RCM Utilities for billing questions, concerns, stop/start service.
- 2) The Falls at Drakes Point to supply the following information to the contractor:
 - Bank account at one of these banks: Truist, Chase, USB, Wells Fargo
 - Printed Deposit Slips (several books)
 - A Self-Inking Deposit Stamp
 - Customer lists with phone numbers and email addresses
- 3) All unreadable or inaccessible meters shall be repaired and/or corrected upon discovery.
- 4) Broken meter boxes and/or lids that are a safety issue will be corrected upon discovery.
- 5) Meters replaced at any other time other than during meter reading will be billed at time and materials, but not less than the rate stated below.
- 6) Reconnections/Turn on's are only done Monday through Friday (normal business days). Same day reconnect for accounts paid before 2pm otherwise it is the after hours fee. We do not restore service weekends or holidays.

Meter Replacements:

Size TBD Meter (includes 30 minutes labor) \$TBD
 (Done at the time of meter reading. Additional parts & labor billed as time & materials in addition to the meter cost above.)

Water Meter Repairs & Other Charges:

Meter Box Lid Replacement (Lid Only) Includes Labor	\$ 70.00
Meter Box Replacement & up to 1 hour of Labor	\$170.00
Field Test Meter	\$ 95.00
Additional Field Tests done (all done on the same day)	\$ 22.00
Raising or Moving a Meter	Time & Materials



Residential Schedule of Fees

Per Month	Tariff Charge	Cost	Retained Earnings
Application Fee		75.00	
Deposit (for 2 yrs if in good stand)			
Utility Tax 10% if applicable			
Water Base Charge Incl 5,000 gals			
Potable 6,000 to 20K gallons	Per each 1,000 gals		
Potable 21 – 40K gallons	Per each 1,000 gals		
Potable 41 – 60K gallons	Per each 1,000 gals		
Potable Over 61K gallons	Per each 1,000 gals		
Sewer Base Charge per Month			
Sewer up to 40K gallons	Per each 1,000 gals		
Sewer Over 41K gallons	Per each 1,000 gals		
Irrigation Lake Water			
Irrigation Base Fee			
Up to 20K gallons	Per each 1,000 gals		
Over 21K gallons	Per each 1,000 gals		
Water Availability Fee (Inactive Acct)			
Premise Visit (Door Hanger, Etc.)		75.00	
Violation Disconnect		75.00	
Violation Reconnection		75.00	
After Hours Reconnection		100.00	
Tampered Lock Fee		20.00	
*Returned Check Charge	Per Florida Statute		
*Returned Electronic Item	\$30.00	\$15.00	15.00
Meter Re-read Fee (after 1 free)	95.00	75.00	20.00
Due Date 25 th of the month:			
1st late notice giving 10 days	10.00	0	10.00
2nd late notice giving 10 days	20.00	0	20.00

*Return check items will be processed according to the Florida Statute for dishonored items and the Wedgewood will incur USPS postage for mailing a certified return receipt letter.

LAKE COUNTY 2023 FINAL MILLAGE RATES

		0001	0002/CG02	0003/BC03 GH03	0004	0005/AV05 PA05	0006/MP06	WW03	DI02	GG05/GL05	IT02	F001
Taxing Authorities:												
1	Lake County BCC General Fund	5.0364	5.0364	5.0364	5.0364	5.0364	5.0364	5.0364	5.0364	5.0364	5.0364	5.0364
37	Lake County MSTU Stormwater	0.4957	0.4957	0.4957	0.4957	0.4957	0.4957	0.4957	0.4957	0.4957	0.4957	0.4957
40	Lake County MSTU Fire	0.5138	0.5138	0.5138	0.5138	0.5138	0.5138	0.5138	0.5138	0.5138	0.5138	N/A
39	Lake County Voted Debt Service	0.0918	0.0918	0.0918	0.0918	0.0918	0.0918	0.0918	0.0918	0.0918	0.0918	0.0918
38	Lake County MSTU Ambulance	0.4629	0.4629	0.4629	0.4629	0.4629	0.4629	0.4629	0.4629	0.4629	0.4629	0.4629
42	Lake County MSTU Wellness Way							0.0000				
7	Lake County School Board (State)	3.2080	3.2080	3.2080	3.2080	3.2080	3.2080	3.2080	3.2080	3.2080	3.2080	3.2080
8	Lake County School Board (Local)	2.9980	2.9980	2.9980	2.9980	2.9980	2.9980	2.9980	2.9980	2.9980	2.9980	2.9980
	Total School	6.2060	6.2060	6.2060	6.2060	6.2060	6.2060	6.2060	6.2060	6.2060	6.2060	6.2060
9	Lake County Water Authority	0.2940	0.2940	0.2940	0.2940	0.2940	0.2940	0.2940	0.2940	0.2940	0.2940	0.2940
12	North Lake Hospital	0.1500	0.1500				0.1500		0.1500		0.1500	0.1500
36	Levied by SW FL Water Mgmt Dist				0.2043							
16	Levied by St Johns FL Water Mgmt Dist--District Funds	0.1793	0.1793	0.1793		0.1793	0.1793	0.1793	0.1793	0.1793	0.1793	0.1793
TOTAL COUNTY MILLAGE		13.4299	13.4299	13.2799	13.3049	13.2799	13.4299	13.2799	13.4299	13.2799	13.4299	12.9161
	(Non School Millage)	7.2239	7.2239	7.0739	7.0989	7.0739	7.2239	7.0739	7.2239	7.0739	7.2239	6.7101
	(Senior Millage)	6.6006	6.6006	6.6006	6.6006	6.6006	6.6006	6.6006	6.6006	6.6006	6.6006	6.0868
Cities:												
												Non-School Mill
19	Astatula (000A)	20.4342	7.5000			14.2282						
20	Clermont (000C, 00C1, 0C1X)	17.3304		5.0600		11.1244						
20	Clermont (OP0C, WR0C, WW0C)	17.3304		5.0600		11.1244						
21	Eustis (000E, 00E1, 0E1X, HD0E)	20.0014	7.5810			13.7954						
24	Fruitland Park (000F, 00F1, 00F2)	16.8476	3.9134			10.6416						
24	Fruitland Park (VOFP)	16.3338	3.9134			10.1278						
25	Groveland (00GR, 0GR1, 0GR2, CSGR, CHGR, LEGR)	17.7704		5.5000		11.5644						
26	Howey in the Hills (000H)	20.4342	7.5000			14.2282						
28	Lady Lake (00LL, HOLL)	16.3304	3.3962			10.1244						
28	Lady Lake (FOLL, FVCD)	15.8166	3.3962			9.6106						
27	Leesburg (000L, 00L1, 00L2, 0L2X, 00L3, AR0L, VOWL, LH0L)	15.8956	3.4752			9.6896						
29	Mascotte (00MA, 0MA1)	17.7842		5.0000		11.5782						
31	Minneola (00MI, 0MI1, 0MI2)	17.9704		5.7000		11.7644						
32	Montverde (00MV)	15.6142		2.8300		9.4082						
30	Mount Dora (00MD, 0MD1, 0MD2, 0MD3)	18.3807	5.9603			12.1747						
33	Tavares (000T, 00T1, 00T2)	19.1971	6.5950			12.9911						
41	Tavares Debt Service (all Tavares Mills)		0.1817			N/A						
34	Umatilla (000U, 0U-6, 00U1)	19.5293	7.1089			13.3233						

Unincorporated Lake County, Astatula, Howey, Lady Lake (00LL, HOLL), Mascotte, Montverde, and Fruitland Park (000F, 00F1, 00F2) are subject to the Fire MSTU.

FOLL, FVCD, F001, and VOFP have their own Fire Services and do NOT receive the Fire MSTU.

Stormwater MSTU only applies to Unincorporated areas.

Wellness Way MSTU only applies to Unincorporated WW03 and Clermont OP0C, WW0C, and WR0C mill groups.

DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
2023 Paid Real Estate

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
1520250003-000-00700		3793318	0001

NORTH LAKE COUNTY WATER &
SEWER COMPANY LLC
8615 COMMODITY CIR STE 17
ORLANDO, FL 32819

COUNTY ROAD 48

BEG AT INTERSECTION OF S'LY R/W OF SR
48 & W LINE OF SEC RUN NE'LY & E'LY
ALONG SAID S'LY R/W TO THE W'LY R/W
LINE OF ORANGE AVE AS PLATTED I
See Additional Legal on Tax Roll



PAY IN US FUNDS TO DAVID W. JORDAN, TAX COLLECTOR · PO BOX 327 · TAVARES, FL 32778-0327 · 352-343-9602

AD VALOREM TAXES						
TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMT	TAXABLE VALUE	MILLAGE RATE	TAXES LEVIED	
LAKE COUNTY GENERAL	41,940	0	41,940	5.0364	211.23	
AMBULANCE MSTU	41,940	0	41,940	0.4629	19.41	
STORMWATER ROADS PARKS	41,940	0	41,940	0.4957	20.79	
ENVIRON LAND PURCHASE	41,940	0	41,940	0.0918	3.85	
FIRE MSTU	41,940	0	41,940	0.5138	21.55	
WATER AUTHORITY	41,940	0	41,940	0.2940	12.33	
PUBLIC SCHOOLS						
BY STATE LAW	72,816	0	72,816	3.2080	233.59	
BY LOCAL BOARD	72,816	0	72,816	2.9980	218.30	
ST JOHNS WATER MGMT	41,940	0	41,940	0.1793	7.52	
N LAKE CNTY HOSP	41,940	0	41,940	0.1500	6.29	
TOTAL:				13.4299	\$754.86	

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
F110 LAKE COUNTY FIRE, VACANT LAND		68.00
NON-AD VALOREM ASSESSMENTS:		\$68.00

COMBINED TAXES AND ASSESSMENTS: \$822.86

If Paid By	Nov 30, 2023				
Please Pay	\$0.00				

Paid 10/25/2023 Receipt # 2023-00135440 \$789.95

DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
2023 Paid Real Estate

PAY IN US FUNDS TO DAVID W. JORDAN, TAX COLLECTOR · PO BOX 327 · TAVARES, FL 32778-0327 · 352-343-9602

If Paid By	Nov 30, 2023				
Please Pay	\$0.00				

COUNTY ROAD 48

NORTH LAKE COUNTY WATER &
SEWER COMPANY LLC
8615 COMMODITY CIR STE 17
ORLANDO, FL 32819

BEG AT INTERSECTION OF S'LY R/W OF SR
& W LINE OF SEC RUN NE'LY & E'LY ALONG
SAID S'LY R/W TO THE W'LY R/W LINE OF
ORANGE AVE AS PLATTED I
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ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
1520250003-000-00700		3793318	0001

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DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
2023 Paid Real Estate

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
1620250300-000-01000		1278422	0001

NORTH LAKE COUNTY WATER &
SEWER COMPANY LLC
8615 COMMODITY CIR STE 17
ORLANDO, FL 32819

8834 COUNTY ROAD 48

YALAHA HUTCHINSON'S ADD LOTS 10 11 S
OF HWY LOT 13 S OF HWY--LESS W 25
FT--LOT 14 N 1/2 OF LOT 16--LESS N 105
FT OF E 145 FT--LOT 17 LOT
See Additional Legal on Tax Roll



PAY IN US FUNDS TO DAVID W. JORDAN, TAX COLLECTOR · PO BOX 327 · TAVARES, FL 32778-0327 · 352-343-9602

AD VALOREM TAXES						
TAXING AUTHORITY	ASSESSED VALUE	EXEMPTION AMT	TAXABLE VALUE	MILLAGE RATE	TAXES LEVIED	
LAKE COUNTY GENERAL	380,530	0	380,530	5.0364	1,916.50	
AMBULANCE MSTU	380,530	0	380,530	0.4629	176.15	
STORMWATER ROADS PARKS	380,530	0	380,530	0.4957	188.63	
ENVIRON LAND PURCHASE	380,530	0	380,530	0.0918	34.93	
FIRE MSTU	380,530	0	380,530	0.5138	195.52	
WATER AUTHORITY	380,530	0	380,530	0.2940	111.88	
PUBLIC SCHOOLS						
BY STATE LAW	380,533	0	380,533	3.2080	1,220.75	
BY LOCAL BOARD	380,533	0	380,533	2.9980	1,140.84	
ST JOHNS WATER MGMT	380,530	0	380,530	0.1793	68.23	
N LAKE CNTY HOSP	380,530	0	380,530	0.1500	57.08	
TOTAL:				13.4299	\$5,110.51	

NON-AD VALOREM ASSESSMENTS		
LEVYING AUTHORITY	RATE	AMOUNT
F110 LAKE COUNTY FIRE, VACANT LAND		68.00
NON-AD VALOREM ASSESSMENTS:		\$68.00

COMBINED TAXES AND ASSESSMENTS: \$5,178.51

If Paid By	Nov 30, 2023			
Please Pay	\$0.00			

Paid 10/25/2023 Receipt # 2023-00135440 \$4,971.37

DAVID W. JORDAN
LAKE COUNTY TAX COLLECTOR

NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS
2023 Paid Real Estate

PAY IN US FUNDS TO DAVID W. JORDAN, TAX COLLECTOR · PO BOX 327 · TAVARES, FL 32778-0327 · 352-343-9602

If Paid By	Nov 30, 2023			
Please Pay	\$0.00			

8834 COUNTY ROAD 48

NORTH LAKE COUNTY WATER &
SEWER COMPANY LLC
8615 COMMODITY CIR STE 17
ORLANDO, FL 32819

YALAHA HUTCHINSON'S ADD LOTS 10 11 S OF
HWY LOT 13 S OF HWY--LESS W 25 FT--LOT
14 N 1/2 OF LOT 16--LESS N 105 FT OF E 145
FT--LOT 17 LOT
See Additional Legal on Tax Roll

ACCOUNT NUMBER	ESCROW CODE	ALTERNATE KEY	MILLAGE CODE
1620250300-000-01000		1278422	0001

Paid 10/25/2023 Receipt # 2023-00135440 \$4,971.37

