

BEFORE THE PUBLIC SERVICE COMMISSION

In re: Joint application for authority to transfer facilities of Del Tura Phase I, LLC d/b/a Del Tura Utilities and Certificate No. 298-S to North Fort Myers Utility, Inc., request for cancellation of Certificate No. 298-S, amendment of Certificate No. 247-S, and limited proceeding for authority to charge customers of Del Tura Utilities its authorized rates, fees and charges, in Lee County.

DOCKET NO. 060698-SU
ORDER NO. PSC-07-0419-PAA-SU
ISSUED: May 14, 2007

The following Commissioners participated in the disposition of this matter:

LISA POLAK EDGAR, Chairman
MATTHEW M. CARTER II
KATRINA J. McMURRIAN

NOTICE OF PROPOSED AGENCY ACTION
ORDER APPROVING LIMITED PROCEEDING FOR CHANGE IN WASTEWATER RATES
AND CHARGES
AND
FINAL ORDER APPROVING TRANSFER

BY THE COMMISSION:

NOTICE is hereby given by the Florida Public Service Commission that the action concerning the transfer is final agency action and the action concerning the approval of the limited proceeding for change in wastewater rates and charges discussed herein is preliminary in nature and will become final unless a person whose interests are substantially affected files a petition for a formal proceeding, pursuant to Rule 25-22.029, Florida Administrative Code (F.A.C.).

Background

Del Tura Phase I, LLC d/b/a Del Tura Utilities (Del Tura, seller, or utility) is a Class B wastewater utility serving approximately 1,279 residential and six general service customers in Lee County. The utility is in the South Florida Water Management District. Water service is provided by Lee County. The utility's 2005 annual report shows total operating revenue of \$321,334 and net operating income of \$321.

DOCUMENT NUMBER-DATE

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FPSC-COMMISSION CLERK

Del Tura was granted Certificate No. 298-S in 1981.¹ Two amendments, two transfers, and two name changes have subsequently been approved.²

On October 20, 2006, Del Tura and North Fort Myers Utility, Inc. (NFMU or buyer) submitted a joint application for transfer of the Del Tura wastewater facilities to NFMU and a limited proceeding to charge the Del Tura customers the rates and charges approved for the NFMU customers. NFMU is a Class A utility providing water service to 1,830 residential and 15 general service customers, and wastewater service to 9,733 residential and 291 general service customers. The utility's 2005 annual report shows total operating revenue of \$389,808 and \$3,609,627 and net operating income of (\$140,752) and \$227,093 for water and wastewater, respectively. Deficiencies were found in the application and the corrections were received on January 12, 2007.

A customer meeting was held in the Del Tura recreational facility on April 4, 2007. Approximately 200 customers attended.

This Order addresses the transfer of the wastewater facilities from Del Tura to NFMU and a limited proceeding to address the rates and charges. We have jurisdiction to consider this matter pursuant to sections 367.071 and 367.0822, Florida Statutes (F.S.).

¹ Certificate issued pursuant to Order No. 10310, issued September 28, 1981, in Docket No. 810322-S, In Re: Application of North Trail Utilities for a certificate to provide sewer service in Lee County, Florida, pursuant to Section 367.041, Florida Statutes.

² The certificated territory was amended pursuant to Order No. 19115, issued April 4, 1988, in Docket No. 880017-SU, In re: Application of North Trail Utilities for amendment of Certificate No. 298-S in Lee County. The territory was amended again pursuant to Order No. 20513, issued December 23, 1988, in Docket No. 881338-SU, In re: Application by North Trail Utilities for amendment of Certificate No. 298-S in Lee County, Florida. A transfer was approved pursuant to Order No. PSC-96-0770-FOF-SU, issued June 17, 1996, in Docket No. 950781-SU, In re: Application for transfer of majority organizational control of Sun Coast Investment Group, Ltd. and change of name on Certificate No. 298-S from North Trail Utilities to Chateau Communities, Inc. in Lee County. Another transfer at the grandparent level was approved pursuant to Order No. PSC-05-0186-PAA-WS, issued February 17, 2005, in Docket No. 030998-WS, In re: Joint application for approval of 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. A subsequent name change was approved pursuant to Order No. PSC-03-1136-FOF-SU, issued October 10, 2003, in Docket No. 030749-SU, In re: Application for name change on Certificate No. 298-S in Lee County from Chateau Communities, Inc. to Del Tura Phase I, LLC. The recent name change was approved pursuant to Order No. PSC-04-1161-FOF-SU, issued on November 22, 2004, in Docket No. 040552-SU, In re: Application for name change on Certificate No. 298-S in Lee County from Del Tura Phase I, LLC to Del Tura Phase I, LLC d/b/a Del Tura Utilities.

Transfer of Del Tura Facilities to NFMU

As stated in the case background, Del Tura and NFMU applied for a transfer of utility facilities in Lee County from Del Tura to NFMU on October 20, 2006. The closing on the transfer of the utility facilities took place on October 18, 2006, subject to approval by this Commission. The purchase price was \$1,300,000.

All of the filing requirements for the application were completed on January 12, 2007. The application as filed and amended is in compliance with the governing statute, Section 367.071, F.S., and other pertinent statutes and administrative rules pertaining to an application for the sale, assignment or transfer of certificates of authorization. The territory being transferred is described in Attachment A.

Pursuant to Rule 25-30.030, F.A.C., the application contained the requisite proof of noticing. No objections to the application were received by the Commission and the time for filing such has expired.

According to the sales contract included with the application, NFMU will interconnect its system with the Del Tura collection system for an estimated cost of \$1.3 million, and Del Tura Phase I, LLC will dismantle the Del Tura wastewater treatment plant and retain the property upon which the wastewater treatment plant is located. The application indicates that Del Tura is at capacity with approximately 1,279 customers. The facility is a 25 year-old package wastewater treatment plant which has outlived its useful life. The plant has been subject to numerous odor complaints. Further, there is insufficient effluent disposal during the rainy season; thus, the dismantling of the plant will also eliminate intermittent discharge into surface waters. Therefore, it is more cost effective to interconnect the Del Tura system with NFMU, which has sufficient capacity for the additional customers, than to correct the existing Del Tura wastewater treatment plant problems.

NFMU indicated that the cost of continuing to operate the Del Tura wastewater treatment plant, when both the Del Tura customers and the NFMU customers could be served by the NFMU plant, would not be the best financial solution because there would be duplicative regulatory and operating expenses. Further, it is NFMU's goal to provide centralized wastewater treatment to northern Lee County.

The application contains a statement that the buyer has performed a reasonable investigation of the utility's collection system and found the overall condition to be satisfactory and in general compliance with the requirements of the Florida Department of Environmental Protection (DEP). Our staff contacted DEP and verified that though there were past issues of odor and effluent spills, there are currently no outstanding notices of violation.

The seller's primary business concern is operating a mobile home community and the seller does not desire to incur the financial and environmental obligations required to renovate the wastewater treatment plant and to expand the effluent disposal site at an estimated cost of \$5 to \$6 million. NFMU has the necessary facilities and financial and technical abilities to provide adequate, safe, and reliable wastewater service to the Del Tura Development. The buyer was

granted Certificate No. 247-S as a Class C utility in 1977.³ Since that time, NFMU has grown to be a Class A utility through a series of transfers and amendments. NFMU has demonstrated that it has the financial and technical ability to provide quality wastewater treatment.

The buyer is financing the purchase price of \$1,300,000 through the proceeds of an industrial revenue bond issue. NFMU will also pay for the interconnection of the two systems.

Pursuant to section 367.071, F.S., this Commission may set rate base in transfer dockets. Rate base was last set for Del Tura at \$1,287,072, as of October 31, 1994, pursuant to Order No. PSC-96-0770-FOF-SU. The 2005 Del Tura annual report shows net utility investment of approximately \$1 million. According to the contract in this transfer, the buyer and seller agreed that the wastewater treatment facilities will be dismantled and the land retained by the seller. Only the collection lines, lift stations, and easements are being transferred to the buyer. Approximately 60% of the gross plant value is for the collection system which will be transferred to NFMU. Therefore, it appears that the \$1.3 million paid by NFMU exceeds the net book value of the collection system and there would be no negative acquisition adjustment pursuant to Rule 25-30.0371, F.A.C.

Our staff discussed with the buyer and seller the need for the buyer to obtain from the seller all records pertaining to utility plant in service and depreciation for the wastewater utility since rate base was last set so that the buyer will have supporting documentation for rate base for any future rate proceeding. The parties understand the need to maintain this information and are making every effort to see that the buyer receives this information. However, there have been several owners of the mobile home park and utility since the collection system was originally installed. To date NFMU has not been able to obtain the supporting documentation for lines.

Del Tura has no outstanding regulatory assessment fees (RAFs) and no fines or refunds are owed. Del Tura paid the 2006 RAFs for January 1, 2006 through October 19, 2006. NFMU paid the RAFs for October 20, 2006 through December 31, 2006. NFMU will be responsible for the 2007 RAFS. Del Tura filed the 2005 annual report and no penalties and interest are owed. NFMU filed the 2006 annual report on April 2, 2007, and will be responsible for filing all future annual reports.

Based on the above, we find that the transfer of the Del Tura facilities to NFMU is in the public interest and shall be approved. Certificate No. 247-S shall be amended to include the Del Tura service area and Certificate No. 298-S shall be cancelled effective April 24, 2007. This Order shall serve as the utility's wastewater certificate and shall be retained by the utility. The territory being transferred is described in Attachment A.

³ Order No. 8025, issued October 25, 1977, in Docket No. 770709-S, In re: Application of Old Bridge Corporation for a certificate to operate a sewer utility in Lee County, Florida, pursuant to Section 367.171, Florida Statutes.

Limited Proceeding to Charge Rates and Charges of NFMU

On October 20 2006, NFMU and Del Tura filed the joint application for transfer which included a request for limited proceeding for authorization to charge the Del Tura customers the rates and charges approved for NFMU. The application meets the requirements of Section 367.0822, F.S., and Rules 25-30.445 and 25-30.446, F.A.C.

Rule 25-9.044(1), F.A.C., provides that in the case of change of ownership or control of a utility which places the operation under a different or new utility the company which will thereafter operate the utility business must adopt and use the rates, classifications, and regulations of the former operating company unless authorized to change by the Commission. The rates for Del Tura were established in Order No. 18132,⁴ with its most recent price index rate increase being approved effective August 28, 2005. The customers are billed a flat rate on a quarterly basis. As stated in the case background, Del Tura had a net operating income in 2005 of \$321. In addition, Del Tura reported net operating losses in 2003 and 2004 of \$112,685 and \$87,260, respectively.

NFMU's last rate case in 1981⁵ established a base facility and gallonage charge rate structure. The current rates became effective August 21, 2005, pursuant to a price index. NFMU bills customers on a monthly basis. The service availability charges were approved in 1982.⁶

NFMU provided information in support of its request to charge its existing rates to the Del Tura customers, including its estimated expenses associated with operating the Del Tura system.⁷ NFMU pointed out that Del Tura's annual reports did not include costs for salaries, insurance, payroll taxes or property taxes because the mobile home park absorbed those costs. The estimated effect of the transfer on NFMU's earnings for wastewater is as follows:

	NFMU 2005 Annual Report	Del Tura Addition	Total
Operating Revenue	\$3,609,627	\$473,868	\$4,083,495
Operating Expenses	<u>3,382,534</u>	<u>390,613</u>	<u>3,773,147</u>
Net Income	\$227,093	\$83,255	\$310,348

NFMU's 2005 annual report shows a rate of return of 2.31% on investment of \$9,838,480. NFMU's reported 2005 net income with the addition of Del Tura results in an estimated net income of \$310,348. The estimated cost for NFMU to interconnect with the Del Tura system is \$1.3 million. Therefore, it appears that allowing NFMU to charge the Del Tura

⁴ Order No. 18132, issued September 8, 1987, in Docket No. 861643-SU, In re: Application of North Trail Utilities for a staff assisted rate case in Lee County.

⁵ Order No. 11360, issued November 24, 1982, in Docket No. 810477-S, In re: Application of Old Bridge Utilities, Inc., for an increase in sewer rates in Lee County, Florida. (The rates were modified in a subsequent order in the same docket Order No. 12244, issued July 14, 1983.)

⁶ Order No. 11359, issued November 24, 1982, in Docket No. 810462-S, In re: Application of Old Bridge Utilities, Inc., for approval of a uniform main extension and sewer service policy.

⁷ Del Tura reported operating expenses of \$229,845 on its 2005 annual report.

customers its existing rates will not result in NFMU over-earning pursuant to Rule 25-30.445(6), F.A.C.

Through the years, we have approved transfers and amendments to NFMU with the majority of these requesting and receiving approval to charge NFMU's current rates to the added systems and territories. The most recent of these transfers was approved in 2006.⁸ Therefore, NFMU's request for the limited proceeding to charge its current rates to the Del Tura customers is typical of NFMU's transfer and amendment applications. NFMU does have one system which has not been interconnected and continues to have rates that are different from all of the interconnected systems.

As stated earlier, a customer meeting was held on April 4, 2007. The purpose of the meeting was to hear public comments regarding NFMU's application for the transfer and authority to charge the customers of Del Tura its authorized rates and charges. Of the approximate 200 customers who attended the meeting, several customers had questions concerning the timing of the interconnection, treatment plant decommissioning, and the impact of the rate change on customer bills.

Our staff explained that the sales agreement indicated that ownership of the wastewater treatment plant and the cost for dismantling and disposing of it would be the seller's responsibility. The ownership of the residential non-potable irrigation system, which obtains its source water from the local surface waters, will be retained by the seller. NFMU will interconnect the Del Tura collection system with the NFMU collection system and provide reuse for the Del Tura golf course irrigation system. The interconnection is expected to take place later this year.

In addition, our staff explained to the customers that if this Commission approved the proposed change in rates, the billing would change from quarterly to monthly. Customers using an average of 3,000 gallons of water per month will see an increase of \$1.72 per month, while customers using an average of 10,000 gallons per month will see an increase of \$30.77 per month. The maximum customer bill would be \$52.93 because the wastewater bills are capped at 10,000 gallons. Del Tura customer usage averages approximately 3,150 gallons per month, although some customers have higher usage because of water used for irrigation. In response to customer questions about wastewater rates being based on water demand, our staff explained that the NFMU gallonage charge and cap were designed to reflect that not all water usage is returned to the wastewater system. Our staff suggested that customers interested in having a separate meter for irrigation could contact Lee County, the local water provider. In response to questions about a vacation rate, our staff explained that the base facility charge is designed to allow the utility to recover ongoing fixed costs that do not decrease when there is less demand on the

⁸ Order No. PSC-06-0055-PAA-SU, issued January 23, 2006, in Docket No. 050323-SU, In re: Joint application for authority to transfer facilities of Coolidge-Ft. Myers Realty Limited Partnership d/b/a Heron's Glen Utilities and Certificate No. 456-S to North Fort Myers Utility, Inc., request for cancellation of Certificate No. 456-S, amendment of Certificate No. 247-S, and limited proceeding for authority to charge customers of Heron's Glen Utilities its authorized rates, fees and charges, in Lee County.

system. The current Del Tura and NFMU rates, and a comparison of current and approved monthly bills are shown on Attachment B.

NFMU's request to charge its current rates and charges to the customers of Del Tura is approved. The current NFMU rates are shown in Attachment B. The utility shall file a proposed customer notice to reflect the Commission-approved rates. The approved rates shall be effective for service rendered on or after the stamped approval date of the revised tariff sheets pursuant to Rule 25-30.475(1), F.A.C. In addition, the rates shall not be implemented until our staff has approved the proposed customer notice. The utility shall distribute the notice to the customers no later than with the first bill containing the revised rates and shall provide proof of the date the notice was given no less than ten days after the date of the notice.

Based on the foregoing, it is

ORDERED by the Florida Public Service Commission that the transfer of the facilities of Del Tura Phase I, LLC d/b/a Del Tura Utilities to North Fort Myers Utility, Inc. is in the public interest and is approved. It is further

ORDERED that Certificate No. 247-S shall be amended to include the Del Tura service area and Certificate No. 298-S shall be cancelled effective April 24, 2007. It is further

ORDERED that this Order shall serve as the utility's wastewater certificate and shall be retained by the utility. The territory being transferred is described in Attachment A. It is further

ORDERED that North Fort Myers Utility, Inc.'s request to charge its current rates and charges to the customers of Del Tura Phase I, LLC d/b/a Del Tura Utilities is approved. It is further

ORDERED that the current North Fort Myers Utility, Inc.'s rates are shown in Attachment B. It is further

ORDERED that North Fort Myers Utility, Inc. shall file a proposed customer notice to reflect the Commission-approved rates. It is further

ORDERED that the approved rates shall be effective for service rendered on or after the stamped approval date of the revised tariff sheets pursuant to Rule 25-30.475(1), F.A.C. It is further

ORDERED that the rates shall not be implemented until our staff has approved the proposed customer notice. The utility shall distribute the notice to the customers no later than with the first bill containing the revised rates and shall provide proof of the date the notice was given no less than ten days after the date of the notice.

ORDERED that the provisions of this Order, concerning the approval of a limited proceeding for increased wastewater rates and charges issued as proposed agency action, shall become final and effective upon the issuance of a Consummating Order unless an appropriate

petition, in the form provided by Rule 28-106.201, Florida Administrative Code, is received by the Office of Commission Clerk, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, by the close of business on the date set forth in the "Notice of Further Proceedings" attached hereto. It is further

ORDERED that if no timely protest to the Proposed Agency Action Order is filed by a substantially affected person within 21 days, a Consummating Order shall be issued and the docket shall be closed. It is further

ORDERED that in the event there is a timely protest, this docket shall remain open pending resolution of the protest.

By ORDER of the Florida Public Service Commission this 14th day of May, 2007.



ANN COLE
Commission Clerk

(S E A L)

RRJ

NOTICE OF FURTHER PROCEEDINGS OR JUDICIAL REVIEW

The Florida Public Service Commission is required by Section 120.569(1), Florida Statutes, to notify parties of any administrative hearing or judicial review of Commission orders that is available under Sections 120.57 or 120.68, Florida Statutes, as well as the procedures and time limits that apply. This notice should not be construed to mean all requests for an administrative hearing or judicial review will be granted or result in the relief sought.

As identified in the body of this order, our action approving the limited proceeding for a change in wastewater rates and charges is preliminary in nature. Any person whose substantial interests are affected by the action proposed by this order may file a petition for a formal proceeding, in the form provided by Rule 28-106.201, Florida Administrative Code. This petition must be received by the Office of Commission Clerk, at 2540 Shumard Oak Boulevard,

Tallahassee, Florida 32399-0850, by the close of business on June 4, 2007. If such a petition is filed, mediation may be available on a case-by-case basis. If mediation is conducted, it does not affect a substantially interested person's right to a hearing. In the absence of such a petition, this order shall become effective and final upon the issuance of a Consummating Order.

Any objection or protest filed in this docket before the issuance date of this order is considered abandoned unless it satisfies the foregoing conditions and is renewed within the specified protest period.

Any party adversely affected by the Commission's final action concerning the transfer in this matter may request: (1) reconsideration of the decision by filing a motion for reconsideration with the Office of Commission Clerk, within fifteen (15) days of the issuance of this order in the form prescribed by Rule 25-22.060, Florida Administrative Code; or (2) judicial review by the Florida Supreme Court in the case of an electric, gas or telephone utility or the First District Court of Appeal in the case of a water or wastewater utility by filing a notice of appeal with the Office of Commission Clerk and filing a copy of the notice of appeal and the filing fee with the appropriate court. This filing must be completed within thirty (30) days after the issuance of this order, pursuant to Rule 9.110, Florida Rules of Appellate Procedure. The notice of appeal must be in the form specified in Rule 9.900(a), Florida Rules of Appellate Procedure.

LEGAL DESCRIPTION
Del Tura Territory

Order No. 10310

A parcel of land lying in Section 16, Township 43 South, Range 24 East, Lee County, Florida, more particularly described as follows:

Commence at the Southwest corner of said Section 16, said point being the Point of Beginning, thence run east along said south boundary line of Section 16, 5,180.40 feet more or less to a point, thence N. 26°05'06" W. 2258.80 feet more or less to a point, thence N. 63°56'08" E. 491.26 feet more or less to a point on the west right-of-way line of State Road 45, thence N. 26°05'06" W. along said westerly right-of-way line 66 feet more or less to a point, thence S. 63°56'08" W. 491.26 feet more or less to a point, thence N. 26°05'06" W. 300.05 feet more or less to a point, thence N. 63°56'08" E. 476.30 feet more or less to a point on the westerly right-of-way line of State Road 45, thence northwesterly along said westerly right-of-way line 1721.75 feet more or less to a point, thence leaving said westerly right-of-way line run S. 63°56'08" W. 800 feet more or less to a point, thence N. 25°58'00" W. 268.78 feet more or less to a point, thence S. 67°14'48" W. 3089.60 feet more or less to a point on the westerly section line of said Section 16, thence south along said westerly section line of Section 16, 2851.06 feet more or less to the Point of Beginning.

AND

Order No. 19115

A parcel of land lying in the North half of Section 16, Township 43 South, Range 24 East, Lee County, Florida, more particularly described as follows:

Commencing at the North Quarter Corner of Section 16, thence South 89°49'58" West (basis of bearings being the Florida State Plane Coordinate system) along the north line of said Section 16, a distance of 2,155.39 feet to the Point of Beginning; thence continuing South 89°49'58" West, a distance of 338.42 feet; thence South 65°24'12" West, a distance of 312.69 feet to the west line of said Section 16, being 130.00 feet south of the northwest corner of said Section 16, thence South 0°26'28" East a distance of 1453.89 feet along said west line; thence North 75°41'23" East a distance of 1028.03 feet; thence North 14°18'37" West a distance of 523.30 feet; thence North 17°11'09" West a distance of 862.68 feet to the Point of Beginning.

AND

Order No. 20513

A parcel of land in Section 16, Township 43 South, Range 24 East, Lee County, Florida more particularly described as follows:

Commence at the Northwest corner of Section 16, Township 43 South, Range 24 East thence N. 89°50'24" E. along the north line of the Northwest one quarter of said Section 16 for 624.33 feet; thence S. 17°10'19" E. along the westerly line of Fountain View according to the plat thereof as recorded in Plat Book 34 Pages 165-172 of the Public Records of Lee County, Florida for 862.80 feet; thence S. 14°18'16" E. along the westerly line of Fountain View Unit 1-A according to the plat thereof as recorded in Plat Book 36 at Pages 50-51 of the aforementioned Public Records for 35.04 feet to the Point of Beginning of the herein described parcel of land; thence along the southerly boundary of Fountain View Unit 1-A for the following described two (2) courses; (1) N. 75°14'50" E. for 487.93 feet; (2) thence N. 89°58'28" E. for 301.37 feet; thence along the southerly boundary of the aforementioned plat of Fountain View for the following described three (3) courses; (1) S. 14°18'10" E. for 190.56 feet; (2) thence N. 75°41'50" E. for 889.91 feet; (3) thence N. 63°52'50" E. for 739.60 feet to an intersection with the westerly right-of-way line of S.R. 45 (U.S. 41 Tamiami Trail) Section 12010-2511; thence S. 26°07'10" E. along said westerly right-of-way for 937.54 feet; thence S. 63°52'50" W. for 739.79 feet; thence N. 26°07'10" W. for 268.69 feet; thence S. 67°06'54" W. for 3089.60 feet to an intersection with the west line of the Northwest one quarter of the aforementioned Section 16; thence N. 0°26'20" W. along said west line for 919.07 feet; thence N. 75°41'50" E. for 1028.11 feet; thence N. 14°18'16" W. for 523.40 feet to the Point of Beginning.

FLORIDA PUBLIC SERVICE COMMISSION

authorizes

North Fort Myers Utility, Inc.
pursuant to
Certificate Number 247-S

to provide wastewater service in Lee County in accordance with the provisions of Chapter 367, Florida Statutes, and the Rules, Regulations, and Orders of this Commission in the territory described by the Orders of this Commission. This authorization shall remain in force and effect until superseded, suspended, cancelled or revoked by Order of this Commission.

<u>Order Number</u>	<u>Date Issued</u>	<u>Docket Number</u>	<u>Filing Type</u>
8025	10/25/77	770709-S	Grandfather
11300	11/02/82	820278-S	Extension
12572	10/04/83	830316-S	Extension
15659	02/12/86	830362-S	Extension
19059	03/29/88	871306-SU	Extension
PSC-92-0537-FOF-SU	06/22/92	920037-SU	Amendment/Del Tura Plaza
PSC-92-0588-FOF-SU	06/30/92	920273-SU	Amendment/Forest Park
PSC-93-0971-FOF-SU	06/29/93	930289-SU	Amendment/Fountain View
PSC-93-1851-FOF-SU	12/30/93	931040-SU	Amendment/Northside Pavilion
PSC-93-1821-FOF-SU	12/22/93	930379-SU	Amendment/Laurel Estates/ Lake Arrowhead
PSC-94-0450-FOF-SU	04/14/94	931164-SU	Amendment/Carriage Village
PSC-94-0726-FOF-SU	06/13/94	930724-SU	Amendment/Lazy Days
PSC-95-0576-FOF-SU	05/09/95	940963-SU	Amendment/Tamiami Village
PSC-99-2444-AS-SU	12/14/99	981781-SU	Amendment/Buccaneer Estates
PSC-01-0036-PAA-WS	02/09/01	000277-WS	Transfer/Pine Lakes/ Lake Fairways
PSC-02-0481-FOF-SU	04/08/02	011006-SU	Amendment Addition
PSC-04-1218-FOF-SU	12/09/04	040818-SU	Amendment Deletion/Judd Creek East
PSC-06-0055-PAA-SU	01/23/06	050323-SU	Transfer/Heron's Glen
PSC-07-0419-PAA-SU	05/14/07	060698-SU	Transfer/Del Tura

Monthly Service Rates

Residential Service

	Del Tura*	NFMU
All Meter Sizes	\$22.16	\$11.43
Charge per 1,000 gallons (Maximum 10,000 gallons)	\$0.00	\$4.15

Sample Residential Bills

			Increase
3,000 gallons	\$22.16	\$23.88	7.8%
5,000 gallons	22.16	32.18	45.2%
10,000 gallons	22.16	52.93	138.9%

General Service

Base Facility Charge			
Clubhouse	\$221.63		
Satellite Recreational Areas 1, 2, and 3	22.16		
Sales/Administrative Offices	88.64		
Construction Office	44.33		
5/8" x 3/4"	--		11.26
1"	--		28.11
1 1/2"	--		56.22
2"	--		89.94
3"	--		179.87
4"	--		281.03
6"	--		562.17
Charge per 1,000 gallons	0.00		\$4.15

Customer Deposits**

5/8" x 3/4" Meter Size	\$0.00	\$31.00
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Service Availability Charges**

Plant capacity charge		
Single Family (ERC=275 GPD)	--	\$635.00 per ERC
All others	--	\$2.31 per gallon

*Billed quarterly

**The owners of the Del Tura property have prepaid NFMU the plant capacity charges for the few remaining undeveloped lots. Existing customers will not be required to pay a service availability charge or customer deposit.