

February 5, 1997

HAND DELIVERY

970167-WU

Ms. Blanca S. Bayo
Director
Division of Records and Reporting
2549 Shumard Oak Blvd.
Tallahassee, FL 32399

Re: St. George Island Utility Company, Ltd.
Certificate No. 302-W

Dear Ms. Bayo:

This is an application for administrative approval of a name change and internal reorganization of the above-referenced PSC regulated water utility. This application is presented pursuant to Rule 25-30.039, Florida Administrative Code, and Section 2.07(c)(3) of the Administrative Procedures Manual. The essential facts are as follows:

1. The complete name, address and type of business entity of the certificated utility is:

St. George Island Utility Company, Ltd.,
a Florida limited partnership
3848 Killlearn Court
Tallahassee, FL 32308

ACK _____
AFA _____
APP _____
CAF _____
CMU _____
CTR _____
EAG _____
LEG _____
LIN _____
OPC _____
RCH _____
SEC _____
WAS _____
GT _____

The general partner of the utility company is Leisure Properties, Ltd. The managing general partners of Leisure are: St. George's Plantation, Inc. and Water Management Services, Inc. Gene D. Brown is the president and chief executive officer of both of these general partners.

2. The complete name, address and type of business entity under the new name is:

Water Management Services, Inc.
a Florida corporation
3848 Killlearn Court
Tallahassee, FL 32308

DOCUMENT NUMBER-DATE

01436 FEB-65

FPC-RECORDS/REPORTING

Ms. Blanca S. Bayo
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3. This name change and corporate reorganization is being accomplished as part of a refinancing of the utility's debt. The new lender requires a more straightforward and comprehensible corporate structure.

4. The effective date of the name change and corporate reorganization will be March 1, 1997.

5. Enclosed is a copy of the certificate of good standing issued by the Florida Secretary of State's office regarding Water Management Services, Inc. All of the stock (100%) of Water Management Services, Inc. will be owned and controlled by St. George Island Utility Company, Ltd. after the reorganization. Gene D. Brown will continue to serve as president and chief executive officer of Water Management Services, Inc.

6. Both before and after this name change and internal reorganization, the PSC regulated water utility will be effectively owned and controlled by St. George Island Utility Company, Ltd. Both before and after the reorganization, the identity and value of all utility operating assets will remain unchanged. No money is being paid by, to or among any of the parties as part of this internal reorganization. There is no change in ownership or control and no transfer of assets according to the PSC rules and the precedents interpreting those rules. Enclosed is a statement signed by an officer of the utility, based upon such PSC rules and precedents.

7. Both before and after this name change and internal reorganization, the offices, management and all personnel of the utility will remain unchanged. There will be no change whatsoever in the operations or level of service.


8. Enclosed is a proposed notice to be sent to the customers of the utility informing them of the name change.

9. Enclosed is an original and two copies of a proposed tariff, reflecting the name change, including all standard forms.

10. Enclosed is the applicant's current certificate.

Please let me know if you need any additional information or documentation to approve this change.

Sincerely,



Gene D. Brown

GDB:smc
Enclosures

OFFICER'S STATEMENT
(pursuant to Rule 25-30.039(1)(e), F.A.C.)

The ownership and control of the utility and its assets will not change as a result of the reorganization into Water Management Services, Inc.

WATER MANAGEMENT SERVICES, INC.
a Florida corporation

By: 

GENE D. BROWN, as its
President

State of Florida



Department of State

I certify from the records of this office that WATER MANAGEMENT SERVICES, INC., is a corporation organized under the laws of the State of Florida, filed on April 10, 1981.

The document number of this corporation is F29188.

I further certify that said corporation has paid all fees and penalties due this office through December 31, 1996, that its most recent annual report was filed on June 6, 1996, and its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

Given under my hand and the
Great Seal of the State of Florida,
at Tallahassee, the Capitol, this the
Sixth day of February, 1997



CR2EO22 (2-95)



Sandra B. Northam
Secretary of State

WATER TARIFF

WATER MANAGEMENT SERVICES, INC.

FILED WITH

FLORIDA PUBLIC SERVICE COMMISSION

WATER TARIFF

**WATER MANAGEMENT SERVICES, INC.
3848 Killearn Court
Tallahassee, FL 32308**

(904)668-0440 (904)927-2648

**FILED WITH
FLORIDA PUBLIC SERVICE COMMISSION**

**GENE D. BROWN
Issuing Officer
As Its President**

WATER MANAGEMENT SERVICES, INC.

WATER TARIFF

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GENE D. BROWN
Issuing Officer
As its President

WATER MANAGEMENT SERVICES, INC.

WATER TARIFF

TERRITORY SERVED

CERTIFICATE NUMBER -

COUNTY - Franklin

COMMISSION ORDER(s) APPROVING TERRITORY SERVED -

<u>Order Number</u>	<u>Date Issued</u>	<u>Docket Number</u>	<u>Filing Type</u>
8238	770655-W	3/31/78	Original Certificate
8238-A	770655-W	5/15/78	Original Certificate

(Continued to Sheet No. 3.1)

GENE D. BROWN
Issuing Officer
As Its President

WATER MANAGEMENT SERVICES, INC.

WATER TARIFF

(Continued from Sheet No. 3.0)

DESCRIPTION OF TERRITORY SERVED

ST. GEORGE ISLAND

Township 8 South, Range 5 West

Township 9 South, Range 6 West

Township 10 South, Range 7 West

All that contiguous land area lying Easterly of Bob Sikes Cut commonly known as St. George Island in Franklin County, Florida.

LITTLE ST. GEORGE ISLAND

Township 10 South, Range 7 West

Township 10 South, Range 8 West

Township 10 South, Range 9 West

All that contiguous land area lying Westerly of Bob Sikes Cut, commonly known as Little St. George Island in Franklin County, Florida.

GENE D. BROWN
Issuing Officer
As its President

WATER MANAGEMENT SERVICES, INC.

WATER TARIFF

MISCELLANEOUS

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Issuing Officer
As its President

WATER MANAGEMENT SERVICES, INC.

WATER TARIFF

TECHNICAL TERMS AND ABBREVIATIONS

- 1.0 "COMPANY" - WATER MANAGEMENT SERVICES, INC.
- 2.0 "CONSUMER" - Any person, firm, association, corporation, governmental agency or other organization supplied with water service by the company.
- 3.0 "SERVICE" - Service, as mentioned in this tariff and in agreement with customers, shall be construed to include, in addition to all water service required by the customer the readiness and ability on the part of the Company to furnish water service to the customer. Service shall conform to the standards set forth in Section 367.111 of the Florida Statutes.
- 4.0 "CUSTOMER'S INSTALLATION" - All pipes, shut-offs, valves, fixtures and appliances or apparatus of every kind and nature used in connection with or forming a part of an installation for utilizing water for any purpose ordinarily located on the customer's side of the "Point of Delivery" whether such installation is owned by customer, or used by consumer under lease or otherwise.
- 5.0 "POINT OF DELIVERY" - The point where the Company's pipes or meters are connected with pipes of the customer.
- 6.0 "MAIN" - Shall refer to a pipe, conduit, or other facility installed to convey water service through individual service lines or through other mains.
- 7.0 "SERVICE LINES" - The pipes of the Company which are connected from the mains between the Company's mains to the point of delivery.
- 8.0 "RATE SCHEDULE" - Refers to rates or charges for the particular classification of service.
- 9.0 "COMMISSION" - Refers to the Florida Public Service Commission.
- 10.0 "CERTIFICATE" - Means the Water Certificate issued to the Company by the Commission.
- 11.0 "CUSTOMER" - Means the person, firm or corporation who has entered into an agreement to receive water service from the Company and who is liable for the payment of the water service.

GENE D. BROWN
Issuing Officer
As its President

WATER MANAGEMENT SERVICES, INC.

WATER TARIFF

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Issuing Officer
As its President

WATER MANAGEMENT SERVICES, INC.

WATER TARIFF

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Issuing Officer
As its President

WATER MANAGEMENT SERVICES, INC.

WATER TARIFF

RULES AND REGULATIONS

- 1.0 POLICY DISPUTE - Any dispute between the Company and the customer or prospective customer regarding the meaning or application of any provision of this tariff shall upon written request by either party be resolved by the Florida Public Service Commission.
- 2.0 GENERAL INFORMATION - The Company's Rules and Regulations, insofar as they are inconsistent with any Statute, Law or Regulations are a part of the rate schedules, applications and contracts of the Company, and in the absence of specific written agreement to the contrary, they apply without modifications or change to each and every customer to whom the Company renders water service.

In the event that a portion of these Rules and Regulations are declared unconstitutional or void for any reason by any court of competent jurisdiction, such decision shall in no way affect the validity of the remaining portions of the Rules and Regulations for water service unless such court order or decision shall so direct.

- 3.0 SIGNED APPLICATION NECESSARY - Water service is furnished only upon signed application or agreement accepted by the Company and payment of the initial connection fee. The conditions of such application or agreements are binding upon the customer as well as upon the Company. A copy of the application or agreement for water service accepted by the Company will be furnished to the applicant on request.

The applicant shall furnish to the Company the correct name, street address or lot and block number at which water service is to be rendered.

- 4.0 APPLICATIONS BY AGENTS - Applications for water service requested by firms, partnerships, associations, corporation, and others, shall be rendered only by duly authorized parties. When water service is rendered under agreement or agreements entered into between the Company and an agent of the principal. The use of such water service by the principal shall constitute full and complete ratification by the principal of the agreement or agreements entered into between agent and the Company and under which such water service is rendered.

GENE D. BROWN
Issuing Officer
As its President

WATER MANAGEMENT SERVICES, INC.

WATER TARIFF

- 5.0 WITHHOLDING SERVICE - The Company may withhold or discontinue water service rendered under application made by any member or agent of a household, organization or business unless all prior indebtedness to the Company of such household, organization or business for water service has been settled in full.

Service may also be discontinued for any violation by the customer or consumer of any rule or regulation set forth in this tariff.

- 6.0 EXTENSIONS - Extensions will be made to the Company's facilities in compliance with the Rules/Orders/Tariff issued by the Commission.

- 7.0 LIMITATION OF USE - Water service purchased from the Company shall be used by the customer only for the purposes specified in the application for water service and the customer shall not sell or otherwise dispose of such water service supplied by the Company. Water service furnished to the customer shall be rendered directly to the customer through Company's individual meter and may not be remetered by the customer for the purpose of selling or otherwise disposing of water service to lessees, tenants, or others and under no circumstances shall the customer or customer's agent or any other individual, association or corporation install meters for the purpose of so remetering said water service. In no case shall a customer, except with the written consent of the Company extend his lines across a street, alley, lane, court, property line, avenue, or other way, in order to furnish water service for adjacent property through one meter, even though such unauthorized extension, remetering, sale or disposition of service, customer's water service is subject to discontinuance until such unauthorized extension, remetering, sale or disposition is discontinued and full payment is made of bills for water service, calculated on property classification and rate schedules and reimbursement in full made to the Company for all extra expenses incurred for clerical work, testing, and inspection.

- 8.0 CONTINUITY OF SERVICE - The Company will at all times use reasonable diligence to provide continuous water service, and having used reasonable diligence, shall not be liable to the customer for failure or interruption of continuous water service. The Company shall not be liable for any act or omission caused directly or indirectly by strikes, labor troubles, accident, litigations, breakdowns, shutdowns for emergency repairs, or adjustments, acts of sabotage, enemies

GENE D. BROWN
Issuing Officer
As its President

WATER MANAGEMENT SERVICES, INC.

WATER TARIFF

(continued from sheet 9.0)

of the United States, Wars, United States, State, Municipal or other governmental interference, acts of God or other causes beyond its control. If at any time the Company shall interrupt or discontinue its service for any period greater than one hour, all customers affected by said interruption or discontinuance shall be given not less than 24 hours notice.

- 9.0 **TYPE AND MAINTENANCE** - The customer's pipes, apparatus and equipment shall be selected, installed, used and maintained in accordance with the standard practice, conforming with the Rules and Regulations of the Company, and in full compliance with all Laws and Governmental Regulations applicable to same. The Company shall not be responsible for the maintenance and operation of the customer's pipes and facilities. The customer expressly agrees not to utilize any appliance or device which is not properly constructed, controlled and protected, or which may adversely affect the water service; and that Company reserves the right to discontinue or withhold water service to such apparatus or device.
- 10.0 **CHANGE OF CUSTOMER'S INSTALLATION** - No changes or increases in customer's installation, which will materially affect the proper operation of the pipes, mains, or stations of the Company shall be made without written consent of the Company. The customer will be liable for any change resulting from a violation of this rule.
- 11.0 **INSPECTION OF CUSTOMER'S INSTALLATION** - All customer's waterservice installations or changes shall be inspected upon completion by competent authority to ensure that customer's piping, equipment, and devices have been installed in accordance with accepted standard practice and such local governmental or other rules as may be in effect. Where municipal or other governmental inspection is required by local rules or ordinances, the company cannot render water service until such inspection has been made and a formal notice of approval from the inspecting authority has been received by the Company
- The Company reserves the right to inspect the customer's installation prior to rendering water service and from time to time thereafter, but assumes no responsibility whatsoever for any portion thereof.
- 12.0 **PROTECTION OF COMPANY'S PROPERTY** - The customer shall exercise reasonable diligence to protect the Company's property on the customer's premises, and shall knowingly permit no one but the Company's agents, or persons authorized by law, to have access to the Company's pipes and apparatus.

(continued to sheet 11.0)

GENE D. BROWN
Issuing Officer
As its President

WATER MANAGEMENT SERVICES, INC.

WATER TARIFF

(continued from sheet 10.0)

In the event of any loss, or damage to property of the Company caused by or arising out of carelessness, neglect or misuse by the customer, the cost of making good such loss or repairing such damage shall be paid by the customer.

13.0 ACCESS TO PREMISES - The duly authorized agents of the Company shall have access at all reasonable hours to the premises of the customer for the purpose of installing, maintaining and inspecting or removing Company's property, reading meters and other purposes incident to performance under or termination of the Company's agreement with the customer and in such performance shall not be liable for trespass.

14.0 RIGHT OF WAY OR EASEMENTS - The customer shall grant or cause to be granted to the Company and without cost to the Company all rights, easements, permits, and privileges which are necessary for the rendering of water service.

15.0 BILLING PERIODS - Bills for water service will be rendered monthly. Bills are due when rendered and shall be considered as received by customer when delivered or mailed to water service address or some other place mutually agreed upon.

Non-receipt of bills by customer shall not release or diminish obligation of customer with respect to payment thereof.

16.0 DELINQUENT BILLS - Bills are due when rendered, and if not paid within twenty (20) days thereafter become delinquent, and water service may then, after five (5) days written notice be discontinued. Service will be resumed only upon payment of all past-due bills, and reconnect charges have been approved. There shall be no liability of any kind against the Company by reason of discontinuance of water service to the consumer for failure of the consumer to pay the bills on time.

No partial payment of any bill rendered will be accepted by the Company, except by agreement with Company, or by order or direction of the Commission.

17.0 PAYMENT OF WATER AND SEWER SERVICE BILLS CONCURRENTLY - When both water and sewer service are provided by the Company, payment of any water service bill rendered by the Company to a water service customer shall not be accepted by the Company

(continued to sheet 12.0)

GENE D. BROWN
Issuing Officer
As its President

WATER MANAGEMENT SERVICES, INC.

WATER TARIFF

(continued from sheet 11.0)

without the simultaneous or concurrent payment of any sewer service bill rendered by the Company. If the charges for water service are not so paid, the Company may discontinue both sewer service and water service to the customer's premises for non-payment of the water service charges or if the charges for sewer service are not so paid the Company may discontinue both water service and sewer service to the customer's premises for non-payment of the sewer service charge. The Company shall not reestablish or reconnect sewer service and water service or either of such services until such time as all sewer service charges and water service charges and all other expenses or charges established or provided for by these Rules and Regulations are paid.

- 18.0 TAX CLAUSE - A municipal or county franchise tax levied upon a water or sewer public utility shall not be incorporated in the rate for water or sewer service but shall be shown as a separate item on the utility's bills to its customers in such municipality or county.

This charge must be approved by the Commission before being incorporated in the customer's bills.

- 19.0 CHANGE OF OCCUPANCY - When change of occupancy takes place on any premises supplied by the Company with water service, WRITTEN NOTICE thereof shall be given at the office of the Company not less than three (3) days prior to the date of change by the outgoing customer, who will be held responsible for all water service used on such premises until such written notice is so received and the Company has had reasonable time to discontinue water service. However, if such written notice has not been received, the application of a succeeding occupant for water service will automatically terminate the prior account. Customer's deposit may be transferred from one service location to another, if both locations are supplied by the Company, consumer's deposit may NOT be transferred from one name to another.

For the convenience of its customers, the Company will accept telephone orders to discontinue or transfer water service and will use all reasonable diligence in the execution thereof. However, oral orders or advice shall not be deemed binding or be considered formal notification to the Company.

(continued to sheet 13.0)

GENE D. BROWN
Issuing Officer
As its President

WATER MANAGEMENT SERVICES, INC.

WATER TARIFF

(continued from sheet 12.0)

- 20.0 **UNAUTHORIZED CONNECTIONS - WATER** Connections to the Company's water system for any purpose whatsoever are to be made only by employees of the Company. Unauthorized connections render the service subject to immediate discontinuance without notice and water service will not be restored until such unauthorized connections have been removed and unless settlement is made in full for all water service estimated by the Company to have been used by reason of such unauthorized connection.
- 21.0 **METERS** - All water meters shall be furnished by and remain the property of the Company and shall be accessible and subject to its control. The Customer shall provide meter space to the Company at a suitable and readily accessible location and when the Company considers it advisable, within the premises to be served, adequate and proper space for the installation of meters and other similar devices.
- 22.0 **ALL WATER THROUGH METER** - That portion of the Customer's installation for water service shall be so arranged that all water service shall pass through the meter. No temporary pipes, nipples or spaces are permitted and under no circumstances are connections allowed which may permit water to by-pass the meter or metering equipment. Company shall have final jurisdiction of location of meter.
- 23.0 **ADJUSTMENT OF BILLS** - When a customer has been overcharged or undercharged as a result of incorrect application of the rate schedule, incorrect reading of the meter, incorrect connection of the meter, or other similar reasons, the amount may be credited or billed to the customer as the case may be.
- 24.0 **CUSTOMER DEPOSIT - ESTABLISHMENT OF CREDIT** - Before rendering service, the Company may require an applicant for service to satisfactorily establish credit, but such establishment of credit shall not relieve the customer from complying with the utility's rules for prompt payment. Credit will be deemed so established if: (a) the applicant for service furnished a satisfactory guarantor to secure payment of bills for the service requested; (b) the applicant pays a cash deposit; or (c) the applicant for service furnishes an irrevocable letter of credit from a bank or surety bond. The amount of initial deposit shall be the following according to meter size:

(continued on sheet 13.1)

GENE D. BROWN
Issuing Officer
As its President

WATER MANAGEMENT SERVICES, INC.:

WATER TARIFF
(continued from sheet 13.0)

	Residential	General Service
5/8" x 3/4"	\$40.00	\$40.00
1"	75.00	75.00
1 1/2"	100.00	100.00
2"	150.00	150.00
3"	200.00	200.00
4"	250.00	250.00
6"	300.00	300.00
8"	400.00	400.00
10"	500.00	500.00
12"	600.00	600.00

The Company may require, upon reasonable written notice of not less than 30 days, such request or notice being separate and apart from any bill for service, a new deposit, where

GENE D. BROWN
Issuing Officer
As its President

WATER MANAGEMENT SERVICES, INC.

WATER TARIFF

(continued from sheet 13.1)

previously waived or returned, or an additional deposit, in order to secure payment of current bills; provided, however, that the total amount of the required deposit shall not exceed an amount equal to the average actual charge for water and/or sewer service for two monthly billing periods for the 12-month period immediately prior to the date of notice. In the event the customer has had service less than 12 months, then the utility shall base its new or additional deposit upon the average actual monthly billing available.

The Company will pay interest on customer deposits at the rate of 8% per annum. The payment of interest will be made once each year as a credit on regular bills, and on final bills when service is discontinued. No customer depositor will receive interest on his deposit until at least six (6) months of continuous service, then interest will be paid from the date of the commencement of service. The Company will pay or credit accrued interest to the customer's account annually on the customer's anniversary date.

After a residential customer has established a satisfactory payment record and has had continuous service for a period of 12 months, the Company shall refund the customer's deposit provided the customer has not, in the preceding 12 months: (a) made more than one late payment of the bill (after the expiration of 20 days from the date of mailing or delivery by the utility); (b) paid with a check refused by a bank; (c) been disconnected for non-payment, or at any time; (d) tampered with the meter; or (e) used service in a fraudulent or unauthorized manner. The Company may hold the deposit of non-residential customers after the establishment of the 12 month satisfactory payment record, but shall pay interest at 8% per annum after such establishment. Nothing in the rule shall prohibit the Company from refunding a deposit in less than 12 months.

- 25.0 REQUEST FOR METER TEST BY CUSTOMER - Should any customer request a bench test of his water meter, the Company will require a deposit to defray cost of testing; such deposit not to exceed the following schedule of fees:

<u>METER SIZE</u>	<u>FEE</u>
5/8" x 3/4"	\$20.00
1" and 1 1/2"	\$25.00
2" and over	Actual Cost of Test

(continued to sheet 15.0)

GENE D. BROWN
Issuing Officer
As its President

WATER MANAGEMENT SERVICES, INC.

WATER TARIFF

(continued from sheet 14.0)

If the meter is found to register in excess of the accuracy limits prescribed by the Commission, the deposit will be refunded; but if below such accuracy limit, the deposit will be retained by the Company as a service charge for conducting the test. Further, upon written request of any customer, the Company shall without charge, make a field test of the accuracy of the water meter in use at customer's premises provided that the meter has not been tested within the past six (6) months.

- 26.0 ADJUSTMENT OF BILLS FOR METER ERROR - In meter tests made by the Commission or by the Company, the accuracy of registration of the meter and its performance in service shall be judged by its average error. The average meter error shall be considered to be the average of the errors at the test rate flows.

FAST METERS - Whenever a meter tested is found to register fast in excess of the tolerance provided in the Meter Accuracy Requirements provision herein, the utility shall refund to the customer the amount billed in error for one-half the period since the last test; said one-half period not to exceed twelve (12) months except that it if can be shown that the error was due to some cause, the date of which can be fixed. The overcharge shall be computed back to but not beyond such date. The refund shall not include any part of any minimum charge.

METER ACCURACY REQUIREMENTS - All meters used for measuring quantity of water delivered to a customer shall be in good mechanical condition and shall be adequate in size and design for the type of service which they measure. Before being installed for the use of any customer every water meter, whether new, repaired or removed from service for any cause, shall be adjusted to register within the accuracy limits set forth in the following table:

ACCURACY LIMITS IN PERCENT

METER TYPE	Maximum Rate	Intermediate Rate	New	Repaired
Displacement	98.5-101.5	98.5-101.5	95-101.5	90-101.5
Current	97 -103	97 -103	95-103	90-103
Compound*	97 -103	97 -103	95-103	90-103

*The minimum required accuracy for compound meters at any rate within the "changeover" range of flows shall be 85%.

(continued to sheet 16.0)

GENE D. BROWN
Issuing Officer
As its President

WATER MANAGEMENT SERVICES, INC.

WATER TARIFF

(continued from sheet 15)

27.0 The Company shall file with the Commission copies of all Guaranteed Revenue Contracts or special contracts for the sale of its product or services in a manner not specifically covered by its standard regulations or approved rate schedules prior to execution.

28.0 MISCELLANEOUS SERVICE CHARGES - The Company may charge the following miscellaneous service charges in accordance with the terms also stated below. If both water and sewer services are provided, only a single charge is appropriate unless circumstances beyond the control of the company requires multiple actions.

INITIAL CONNECTION - This charge would be levied for service initiation at a location where service did not exist previously.

NORMAL CONNECTION - This charge would be levied for transfer of service to a new customer account at the same location or reconnection of service subsequent to a customer requested disconnection.

VIOLATION RECONNECTION - This charge would be levied subsequent to disconnection of service for cause including a delinquency in bill payment.

PREMISES VISIT CHARGE (IN LIEU OF DISCONNECTION) - This charge would be levied when a service representative visits a premises for the purpose of discontinuing service for nonpayment of a due and collectible bill and does not discontinue service because the customer pays the service representative or otherwise makes satisfactory arrangements.

	Normal Hours	After Hours
Initial Connection	\$15.00	\$15.00
Normal Connection	\$15.00	\$15.00
Violation Reconnection	\$15.00	\$15.00
Premises Visit (in lieu of disconnection)	\$13.00	N/A

N/A Not Applicable

GENE D. BROWN
Issuing Officer
As its President

WATER MANAGEMENT SERVICES, INC.

WATER TARIFF

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GENE D. BROWN
Issuing Officer
As its President

WATER MANAGEMENT SERVICES, INC.

WATER TARIFF

GENERAL SERVICE

RATE SERVICE GS

AVAILABILITY - Available throughout the area served by the company.

APPLICABILITY - To any customer for which no other schedule applies.

LIMITATIONS - Subject to all rules and regulations of this Tariff
and General Rules and Regulations of the Commission.

BILLING PERIOD MONTHLY

RATE -	METER SIZE	BASE FACILITY CHARGE
	5/8" x 3/4"	22.10
	1"	55.25
	1 1/2"	110.52
	2"	176.81
	3" Compound	353.62
	3" Turbine	386.79
	4" Compound	552.55
	4" Turbine	663.05
	6" Compound	1,105.08
	6" Turbine	1,381.38
	8" Compound	1,768.13
	8" Turbine	1,989.15
	10" Compound	2,541.70
	10" Turbine	3,204.74
	12" Compound	4,751.87
	Charge per 1,000 gallons	\$2.09

MINIMUM CHARGE - The minimum charge is \$22.10 per month. This charge covers the availability of water service, and accordingly continues to accrue whether water is connected or disconnected. All base facility charges must be paid prior to service being reconnected at the same location.

TERMS OF PAYMENT- Bills are due and payable when rendered and become delinquent if not paid within twenty (20) days. After five (5) working days' written notice, service may then be disconnected.

GENE D. BROWN
Issuing Officer
As Its President

WATER MANAGEMENT SERVICES, INC.

WATER TARIFF

RESIDENTIAL SERVICE

RATE SERVICE R8

AVAILABILITY - Available throughout the area served by the company.

APPLICABILITY - To any customer for which no other schedule applies.

LIMITATIONS - Subject to all rules and regulations of this Tariff and General Rules and Regulations of the Commission.

BILLING PERIOD MONTHLY

RATE -	METER SIZE	BASE FACILITY CHARGE
	5/8" x 3/4"	22.10
	1"	55.25
	1 1/2"	110.52
	2"	176.81
	3" Compound	353.62
	3" Turbine	388.79
	4" Compound	552.55
	4" Turbine	663.05
	6" Compound	1,105.08
	6" Turbine	1,381.38
	8" Compound	1,768.13
	8" Turbine	1,989.15
	10" Compound	2,541.70
	10" Turbine	3,204.74
	12" Compound	4,751.87
	Charge per 1,000 gallons	\$2.09

MINIMUM CHARGE - The minimum charge is \$22.10 per month. This charge covers the availability of water service, and accordingly continues to accrue whether water is connected or disconnected. All base facility charges must be paid prior to service being reconnected at the same location.

TERMS OF PAYMENT- Bills are due and payable when rendered and become delinquent if not paid within twenty (20) days. After five (5) working days' written notice, service may then be disconnected.

GENE D. BROWN
Issuing Officer
As its President

ORIGINAL SHEET NO. 19.0

WATER MANAGEMENT SERVICES, INC.

WATER TARIFF

This sheet left blank for future use.

GENE D. BROWN
Issuing Officer
As its President

WATER MANAGEMENT SERVICES, INC.
WATER TARIFF

FIRE PROTECTION CHARGES

AVAILABILITY
APPLICABILITY

Available throughout the area served by the Company.

LIMITATIONS

Subject to all of the Rules and Regulations of this Tariff and General Rules and Regulations of the Commission.

RATE

Public Fire Protection N/A
per hydrant

Private Fire Protection N/A

MINIMUM CHARGE -

TERMS OF PAYMENT -

GENE D. BROWN
Issuing Officer
As its President

WATER MANAGEMENT SERVICES, INC.

WATER TARIFF

SCHEDULE OF TAP FEES AND METER INSTALLATION FEES

This information is now incorporated on Original Sheet No. 41.0.

GENE D. BROWN
Issuing Officer
As its President

WATER MANAGEMENT SERVICES, INC.

WATER TARIFF

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COPY OF DISCONNECT NOTICE	26.1

GENE D. BROWN
Issuing Officer
As its President

WATER MANAGEMENT SERVICES, INC.

WATER TARIFF

CUSTOMER'S GUARANTEE DEPOSIT RECEIPT

See Original Sheet No. 24.0.

GENE D. BROWN
Issuing Officer
As its President

WATER MANAGEMENT SERVICES, INC.
 3848 Killearn Court
 Tallahassee, FL 32308
 WATER TARIFF

APPLICATION FOR WATER SERVICE

ST. GEORGE ISLAND UTILITY CO., LTD.
 RESIDENTIAL WATER USERS AGREEMENT

This agreement, between Water Management Services, Inc., hereinafter called the Utility, and _____, hereinafter called the Customer.

WITNESS:

WHEREAS, the Customer desires to purchase domestic water service from the Utility and to enter into a water users agreement as required by the Utility.

NOW, THEREFORE, in consideration of the mutual covenants, promises, and agreements herein contained, it is hereby understood and agreed:

The Utility shall furnish, subject to the limitations hereinafter provided for, such quantity of water for domestic use or purposes as the Customer may desire in connection with his occupancy of the following described property:

Subdivision	Block Number	Lot Number
-------------	--------------	------------

The Customer shall install and maintain at his own expense the service line which shall begin at the property line and extend to the dwelling. The Customer must provide evidence that a structure is or will be present at the service location. Evidence may include a building permit, or the installation of any device capable of delivering water, such as a faucet on the property. The device must be inspected and approved by the Utility. A meter will not be placed on the property until the evidence is produced.

The Customer shall pay for such water service at the following rates per month, effective as of the date of this agreement:

METER SIZE	BASE FACILITY CHARGE
5/8" x 3/4"	22.10
1"	55.25

GENE D. BROWN
 Issuing Officer
 As Its President

WATER MANAGEMENT SERVICES, INC.

WATER TARIFF

1 1/2"	110.52
2"	176.81
3" Compound	353.62
3" Turbine	388.79
4" Compound	552.55
4" Turbine	663.05
6" Compound	1,105.08
6" Turbine	1,138.38
8" Compound	1,768.13
8" Turbine	1,989.15
10" Compound	2,541.70
10" Turbine	3,204.74
12" Compound	4,751.87

Charge per 1,000 gallons \$2.09

MINIMUM CHARGE - The minimum charge per month is the base facilities charge for the respective meter size. This charge covers the availability of water service, and accordingly continues to accrue whether the Customer has any device capable of delivering water, whether water service is connected or disconnected. All base facility charges must be paid prior to service being reconnected at the same location.

The Utility will purchase and install a water meter with a cut-off valve in each service. The meter is the exclusive property of the Utility and the Customer shall not tamper with the meter. The Utility shall have exclusive right to use of such cut-off valve and to turn it on and off, according to the rules and regulations of the Utility. If the Customer wants the use of a cut-off valve, it must be installed in the Customer's water line on Customer's side of the meter and at Customer's expense. The Utility shall have the right to install the service line of the meter on the property of the Customer.

The Utility shall have final jurisdiction in any question of location of any service line connection to its distribution system; may shut off the water to a Customer who tampers with the meter or who allows a connection or extension to be made on his service line or the meter on the property of the Customer. The Customer will pay the cost of extending the line from the meter to the edge of the Customer's property if the Utility's service line is not already adjacent to the property line as well as all line extension expenses from the edge of the property to the Customer's residence.

GENE D. BROWN
Issuing Officer
As its President

WATER MANAGEMENT SERVICES, INC.

WATER TARIFF

The failure to a Customer to pay water and service charges duly imposed shall result in the automatic imposition of the following policies:

- A. Bills are due and payable when rendered and become delinquent if not paid within twenty (20) days. After ten (10) days written notice, service may then be discontinued.
- B. If service is disconnected by reason of non-payment, a reconnect fee of \$15.00 will be paid for reconnection in addition to payment of past due accounts before a reconnection of service is made.
- C. If a service representative visits a premises for the purpose of discontinuing service for non-payment of a due and collectible bill and does not discontinue service because the customer pays the service representative or otherwise makes satisfactory arrangements to pay the bill, a premises visit fee of \$13.00 will be paid in addition to the payment for service.

The Customer agrees to abide by the Rules and Regulations of this utility.

IN WITNESS WHEREOF, I (or We where applicable) make application for water service and have hereunto executed this agreement on the _____ day of _____, 19_____.

Customer's Signature

Customer's Billing Address

Telephone

ACCEPTED:
WATER MANAGEMENT SERVICES, INC.;

By: _____

Received (Date) _____

Meter Deposit	_____
Meter Installation Fee	_____
Plant Capacity Charge	_____
Main Extension Charge	_____
Initial Connection Fee	_____
Allowance for Funds Prudently Invested	_____
TOTAL	_____

GENE D. BROWN
Issuing Officer
As its President

WATER MANAGEMENT SERVICES, INC.

WATER TARIFF

APPLICATION FOR METER INSTALLATION

See Original Sheet No. 24.0

GENE D. BROWN
Issuing Officer
As its President

WATER MANAGEMENT SERVICES, INC.

WATER TARIFF

Material moved to Sheets 24.0 through 24.2.

GENE D. BROWN
Issuing Officer
As its President

WATER MANAGEMENT SERVICES, INC.

WATER TARIFF

Material moved to Sheets 24.0 through 24.2.

GENE D. BROWN
Issuing Officer
As its President

WATER MANAGEMENT SERVICES, INC.
 WATER TARIFF

COPY OF CUSTOMER'S BILL

SEND PAYMENTS TO:

PLEASE FORWARD

PRESORTED
 FIRST CLASS MAIL
 U.S. POSTAGE PAID

ACCOUNT NUMBER				
DATE BILL MAILED		SERVICE FROM TO		DAYS USED
PREV. READING	PRES. READING	UNITS USED	AMOUNT	
LATE AFTER			AMOUNT DUE	

RETURN THIS STUB WITH PAYMENT

LATE AFTER

ACCOUNT NO.

AMOUNT DUE

LATE AFTER

ISLAND OFFICE 904-827-2648
 EMERGENCY 904-470-8918
 OR 870-8103

SERVICE ADDRESS

THIS BILL DUE WHEN RENDERED. IF BILL IS NOT PAID BY THE 20TH, SERVICE IS SUBJECT TO BE DISCONTINUED. A RECONNECTION CHARGE OF \$15.00 WILL BE REQUIRED TO REINSTALL SERVICE.

GENE D. BROWN
 Issuing Officer
 As Its President

WATER MANAGEMENT SERVICES, INC.
WATER TARIFF

COPY OF DISCONNECT NOTICE

WATER MANAGEMENT SERVICES, INC.
 3848 Killearn Ct.
 Tallahassee, FL 32308

MAIN OFFICE 904-668-0440
 ISLAND OFFICE 904-670-2648
 EMERGENCY 904-670-2792

IF AMOUNT PAST DUE IS NOT PAID BEFORE THIS DATE, SERVICE IS SUBJECT TO DISCONNECTION AND RECONNECT CHARGE



PAST DUE NOTICE
 OUR RECORDS INDICATE YOUR ACCOUNT AS STATED BELOW PAST DUE AND UNPAID. IF PAYMENT HAS BEEN MADE PLEASE CONTACT OUR OFFICE BEFORE DISCONNECT DATE.

NOTICE DATE	ACCOUNT NUMBER		AMOUNT PAST DUE	DISCONNECT DATE	RECONNECT CHARGE

SERVICE ADDRESS:

DISCONNECT NOTICE

IN ORDER TO RESTORE SERVICE THAT HAS BEEN DISCONTINUED, THE TOTAL AMOUNT DUE PLUS A RECONNECTION FEE MUST BE PAID IN FULL. YOU MAY MAKE PAYMENT AT OUR ISLAND OFFICE LOCATED IN THE GULF STATE BANK BUILDING, GULF BEACH DRIVE. TO INSURE PROPER CREDIT PLEASE RETURN THIS NOTICE WITH YOUR PAYMENT.

FLORIDA PUBLIC SERVICE COMMISSION, CONSUMER AFFAIRS DEPT.
 TOLL FREE NO. 1-800-342-3552

GENE D. BROWN
 Issuing Officer
 As its President

WATER MANAGEMENT SERVICES, INC.
WATER TARIFF

COPY OF FRIENDLY REMINDER

WATER MANAGEMENT SERVICES,
INC.
3848 Killearn Ct.
Tallahassee, FL 32308

MAIN OFFICE 904 869 0440
ISLAND OFFICE 904 927 2648
EMERGENCY 904 670 8103
EMERGENCY 904 670 8918

PAST DUE NOTICE

OUR RECORDS INDICATE YOUR ACCOUNT AS STATED BELOW IS PAST DUE AND UNPAID. IF PAYMENT HAS BEEN MADE PLEASE CONTACT OUR OFFICE BEFORE DISCONNECT DATE.

IF AMOUNT PAST DUE IS NOT PAID BEFORE THIS DATE, SERVICE IS SUBJECT TO DISCONNECTION AND RECONNECT CHARGE



NOTICE DATE	ACCOUNT NUMBER		AMOUNT PAST DUE	DISCONNECT DATE

SERVICE ADDRESS:

FRIENDLY REMINDER WE HAVE NOT RECEIVED YOUR PAYMENT.

FLORIDA PUBLIC SERVICE COMMISSION, CONSUMER AFFAIRS DEPT.
TOLL FREE NO. 1-800-342-3552

GENE D. BROWN
Issuing Officer
As its President

WATER MANAGEMENT SERVICES, INC.

WATER TARIFF

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AND MAIN EXTENSION

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GENE D. BROWN
Issuing Officer
As its President

WATER MANAGEMENT SERVICES, INC.

WATER TARIFF

SERVICE AVAILABILITY AND MAIN EXTENSION POLICY1.0 GENERAL INFORMATION

The Utility adopts and incorporates herein by reference Chapter 25-30.510 through 25-30.585, Florida Administrative Code (F.A.C.).

2.0 AVAILABILITY

The provisions of this policy are available throughout the territory subject to matter of economic feasibility as defined by Rule 25-30.515(7), F.A.C. Service hereunder is available only by entering into a service agreement between Utility and Contributor (Developer, Builder, Owner).

3.0 OBLIGATIONS OF UTILITY

Utility shall maintain copies of this Policy available for the inspection by any property owner, developer, builder, or prospective consumer desiring information regarding all elements of the cost of connecting to the water facilities of the Utility, and such copies shall be maintained at its general office.

Utility shall maintain "as-built" information of its water facilities in its office or in the office of its designated representatives for the purpose of providing reasonable information concerning the location of its water facilities.

Utility will implement a new policy under which it will not accept prepaid connection fees. Under this policy, a prospective consumer may become a customer and the Utility shall install a meter at the request of such customer when the customer executes a water service agreement, provides the utility with evidence, such as a building permit, that a structure is or will be present at the service location, and pays the current service availability charge. All such customers will then be billed monthly for the base facility charge and water usage, if any. Developer agreements under which the utility agrees to provide future service to a development or subdivision will be excluded from this policy.

GENE D. BROWN
Issuing Officer
As its President

WATER MANAGEMENT SERVICES, INC.

WATER TARIFF

4.0 OBLIGATIONS OF DEVELOPER

All contributors and developers shall furnish to the Utility accurate information with regard to matters of engineering, construction of buildings and dwellings and proposed densities. Developers who increase their density factors and/or consumption requirements during the course of construction of the project are liable for an adjustment in their total contributions and in aid of construction applicable to developer's project. Developer is responsible for errors or changes in engineering information furnished to Utility when such error or change results in increased cost to Utility for any construction which Utility may undertake in connection with installing water distribution facilities or which would necessitate a new design or redesign of water distribution plans.

GENE D. BROWN
Issuing Officer
As its President

WATER MANAGEMENT SERVICES, INC.

WATER TARIFF

ST. GEORGE ISLAND UTILITY COMPANY, LTD.

5.0 REQUIREMENT FOR PAYMENT OF C.I.A.C.

The Utility requires the payment of contributions in aid of construction either by cash payments or through transfer of water distribution facilities and appurtenances thereto which have been installed by the contributor or through a combination of both cash payments and a transfer of such facilities to the utility.

For the purpose of this Policy, the term contributions in aid of construction shall include the on-site water distribution system contributed in cash, or in kind; payments to defray, in part or in total, the cost of the off-site lines and related facilities; payments to defray the cost of the treatment facilities; and meter installation fees.

6.0 C.I.A.C. - TREATMENT FACILITIES

Utility requires that all contributors pay contributions based in part on a pro rata share of the cost of treatment plant facilities, whether or not the facilities have been constructed or may be constructed to continue to render service. Such payments are herein defined as contributions in aid of construction and shall be made by all contributors upon approval of the governmental agency having jurisdiction of this Policy, where water service is available or agreed to be made available, in the territory.

Utility further declares that these contributions shall be uniform among all contributors notwithstanding provisions of prior developer agreements or the practices and procedures pertaining to such charges as established prior to the adoption of Chapter 25-30.585, F.A.C.

6.1 SCHEDULE OF C.I.A.C. FOR TREATMENT FACILITIES

C.I.A.C. for treatment facilities to be paid prior to the commencement of water service as a prerequisite for such service is \$845.00 per ERC or \$2.443 per gallon.

GENE D. BROWN
Issuing Officer
As its President

WATER MANAGEMENT SERVICES, INC.

WATER TARIFF

6.2 CALCULATION OF CIAC - Treatment Facilities Other than Residential

Commercial, Industrial and all others will be computed based on the equivalent number of residential connections (E.R.C.'s) which shall be the estimated average daily demand for the development divided by 350 gallons. An E.R.C. is defined for purposes hereof as a single family detached residence. The charges shall be the total number of estimated gallons of daily usage times the charge per gallon in Rule 6.1 above.

6.3 TREATMENT PLANT CAPACITY ALLOCATIONS

Upon payment by the contributor and its proper execution of an agreement for service availability pursuant to these rules, the Utility will reserve and will allocate to the contributor the portion of water plant capacity as set forth in the agreement for a period of eighteen (18) months from the date of payment of all amounts set forth in the agreement. The Utility will not be obligated to provide capacity or service in excess of that allocation and may require consumers to curtail use which exceeds such allocated capacity. (Rule No. 25-30.540(3) F.A.C.)

6.4 CONTRIBUTIONS IN AID OF CONSTRUCTION BASED ON ACTUAL AND EXPERIENCED DEMAND

If the experience of the Developer after twelve months' actual usage exceeds the estimated gallons computed in Rule 6.2, the Utility shall have the right to collect additional contributions in aid of construction. The twelve month period shall commence when Certificates of Occupancy have been issued for the Developer's entire project.

7.0 "OFF-SITE" FACILITIES

Off-site transmission and distribution systems shall be provided by the Utility.

For the purpose of this Policy, the term "off-site" shall be defined as those main water transmission lines necessary to connect developer's property with facilities of Utility adequate in size to transmit to developer's property an adequate quantity of water under adequate pressure.

GENE D. BROWN
Issuing Officer
As its President

WATER MANAGEMENT SERVICES, INC.

WATER TARIFF

7.1 CONSTRUCTION OF OVERSIZED FACILITIES

Utility may require the installation of oversized off-site lines and facilities to provide service for other properties in accordance with the master plan of Utility. In this event, Contributor may be required to advance the cost and may then be the subject of a refundable advance agreement, as hereinafter provided, Rule 17.0.

8.0 CONTRIBUTIONS IN AID OF CONSTRUCTION - "ON SITE" FACILITIES

Each developer and contributor shall be responsible for the design, installation, inspection and testing of the complete water distribution system located in the street or streets adjoining or within the boundaries of developer's property. The provisions of this Rule may be waived by the Utility at its sole option in situations involving single or individual connections to readily accessible utility mains or equipment.

An "on-site" water distribution system is defined to include all component parts of a water distribution system, including valves, fittings, laterals, hydrants and all appurtenances as shown upon the approved design of such water distribution system.

The Contributor shall pay a System Capacity Charge of \$525.00 pr ERC or \$1,5000 per gallon.

8.2 TRANSFER OF "ON-SITE" FACILITIES

Contributor shall also be responsible for financing of the on-site facilities in such a manner as to permit transfer of ownership and control of the facilities to Utility free and clear of any impediment to the continuous unfettered enjoyment by the Utility. All transfers of on-site facilities shall be in form reasonably satisfactory to the Utility's attorney and shall be accompanied by satisfactory evidence of ownership free and clear of any liens and encumbrances.

GENE D. BROWN
Issuing Officer
As its President

WATER MANAGEMENT SERVICES, INC.

WATER TARIFF

8.3 CONSTRUCTION OF OVERSIZED FACILITIES

Utility may install or may require the installation of oversized lines or facilities on Contributor's property to provide service to other properties in accordance with the master plan of Utility. In this event, Contributor will be required to advance the entire cost, and the balance of the cost in excess of the cost to serve the Contributor may then be the subject of a refundable advance agreement as hereinafter provided.

9.0 ON-SITE SYSTEM DESIGN AND CONSTRUCTION9.1 DESIGN BY INDEPENDENT ENGINEERS

Utility shall recognize the design of water facilities prepared by a professional engineer registered in the State of Florida regularly engaged in the field of sanitary engineering, covering the design of developer's on-site water distribution system. Provided, however, that each such design shall be fully subject to the approval of Utility's engineer and shall conform in all respects to the criteria of Utility governing the installation of utility facilities ultimately to be accepted by Utility for ownership, operation and maintenance. Utility reserves the right to charge a fee, the actual cost to Utility, for reviewing such engineering plans and furnishing to developer's engineer, various information regarding location and criteria. All designs of water distribution facilities are at all times subject to the approval of other agencies having jurisdiction over such design.

Provided, however, that the Utility will establish specifications based upon good engineering and utility construction practices, and shall provide such specifications to the developers or their representative. Any such specifications shall be incorporated into the design and construction of the on-site distribution systems. In the event that such specifications are not incorporated into the on-site system design and construction, the Utility reserves the right to order suspension of further design or construction pending correction of the deficiencies.

GENE D. BROWN
Issuing Officer
As its President

WATER MANAGEMENT SERVICES, INC.

WATER TARIFF

9.2 CONSTRUCTION OF DISTRIBUTION SYSTEMS

The on-site distribution systems may be constructed by the developer or a sub-contractor employed by the developer at his option. Provided, however, that in the event the developer decides to construct and install or have constructed and installed, the distribution systems, the developer shall, not less than thirty (30) days prior to commencing construction, furnish the Utility with a complete copy of the plans and specifications of the proposed on-site distribution system. The Utility shall have twenty (20) days in which to determine the acceptability of the design plans and specifications furnished to it by developer. If the Utility shall object to the design, plans and specifications or any part thereof, construction shall not commence pending the resolution of the Utility's objection.

It is further provided that the Utility may issue, revise or amend a list of construction contractors who are qualified to construct and install water systems and facilities to the level desired by the Utility. The Utility further reserves the right to reject any construction contractor who the Utility believes or has reason to believe does not perform, construct, or install facilities in accordance with good engineering practice and generally accepted construction practices as practiced by the Utility.

10.0 TRANSFER OF CONTRIBUTED PROPERTY - BILLS OF SALE

Wherein the Utility agrees to accept systems built by others, each contributor (developer, builder, etc.) who has constructed portions of a water distribution system shall convey such component parts of the water distribution system to Utility by bill of sale, in form satisfactory to Utility's attorney, together with such evidence as may be required by Utility that the water system proposed to be transferred to Utility are free of all liens and encumbrances.

PROVIDED, HOWEVER, THAT AT ALL TIMES:

10.1 CUSTOMER INSTALLATION

Any facilities physically located within the consumer's property lines shall not be transferred to Utility and shall remain the property of individual customers, their successors or assigns.

GENE D. BROWN
Issuing Officer
As its President

WATER MANAGEMENT SERVICES, INC.

WATER TARIFF

10.2 ACCEPTANCE OF LINES

Utility shall not be required to accept title to any component part of the water distribution system until Utility's engineer has approved the construction of said lines, accepted the tests to determine that such construction is in accordance with the criteria established by Utility and thereafter evidenced its acceptance of such lines for Utility's ownership, operation, and maintenance.

10.3 COST RECORDS AND "AS-BUILT" PLANS

Contributor shall maintain accurate cost records establishing the construction costs of all utility facilities constructed by the contributor. Such cost information shall be furnished to Utility concurrently with the bill of sale, and such cost information shall be a prerequisite for the acceptance by Utility of the portion of the water distribution system constructed by the contributor. Contributor shall also supply to the Utility a complete copy of "as built" plans signed by the engineer responsible for construction, and the supplying of such plans will be a prerequisite for the acceptance by the Utility of the portion of the water distribution system constructed.

10.4 RIGHT TO REFUSE CONNECTION AND SERVICE

Utility reserves the right to refuse connection and to deny the commencement of service to any consumer seeking to be connected to portions of the water distribution system until such time as the provisions of this section have been fully met.

11.0 EASEMENTS AND RIGHTS-OF-WAY

As a prerequisite to the construction of any water distribution system proposed to be connected to the facilities by Utility, Contributors shall be responsible for obtaining all easements or rights-of-way necessary in connection with the installation of the proposed facilities and the master plan of Utility. All grants or conveyances shall be free and clear of all liens and encumbrances and in form proper for recording and satisfactory to Utility attorney. Such conveyances shall be made without cost to Utility. Utility reserves the right to require such easement or right-of-way to the point at which the Utility's facilities join with consumer's installation.

GENE D. BROWN
Issuing Officer
As Its President

WATER MANAGEMENT SERVICES, INC.

WATER TARIFF

12.0 INSPECTIONS

The Utility shall have, at all times during the construction, the right to inspect the construction of the water facilities being built by the contributor, or his agents or employees, as set forth in this Policy and receive payment of fees referred to therein.

Such inspection is designed to assure Utility that water lines are installed in accordance with approved designs and are further consistent with the criteria and specifications governing the kind and quality of such installation. Utility further reserves the right to be present at tests of component parts of water distribution systems for the purpose of determining that the system, as constructed, conforms to Utility criteria for exfiltration, infiltration, pressure testing, line and grade. Such tests will be performed by developer or developer's contractor, but only under the direct supervision of Utility engineer or authorized inspector.

12.1 INSPECTION FEES

Construction of facilities by a contributor (developer), which are to become a part of Utility's system, will be subject to inspection by the Utility. For this service, the Utility may charge an inspection fee based upon the actual cost to the Utility of inspection of facilities constructed by contributors of independent contractors for connection with the facilities of the Utility. Such inspection fee shall be paid by the contributor in addition to all other charges above stated, as a condition precedent to service. A copy of the engineer's statement for inspections will be furnished to the contributor upon request.

13.0 CIAC - METER INSTALLATION

Utility will charge each person requesting water service a contribution to offset the Utility's cost of the meter, appurtenances and cost of installation for the size meter required by the use characteristics of the property and the customer to be served as determined by the Utility.

This contribution will be paid by consumers for the meter and meter installation and shall be charged only one time for the meter and its installation to any one location, provided, however, that requests to exchange existing meters for meters of a larger size will result in a charge to the prospective consumer of the difference between the existing smaller size meter and the requested larger size meter.

GENE D. BROWN
Issuing Officer
As its President

WATER MANAGEMENT SERVICES, INC.

WATER TARIFF

The amount of contributions for meter installations are listed on Tariff Sheet No. 41.0, Schedule of Fees and Charges.

14.0 CIAC - CUSTOMER CONNECTION CHARGE

The amount of contribution to reflect the cost of tapping into the main will not exceed the actual cost of tapping into the main line and extending a service pipe from the main to the customer's installation.

This contribution will only be imposed when facilities previously installed have no service line to the Developer's property.

15.0 EXTENSIONS OUTSIDE CERTIFICATED TERRITORY

Owner, builders or developers being potential consumers whose property lies outside the Utility's certificated area, may apply to the Utility for the extension of water distribution mains to said property.

Property service outside the Utility's territory involves formal notice and formal proceedings before the Florida Public Service Commission (Chapter 367.061, Florida Statutes), and, therefore, entails engineering, administrative, and legal expenses in addition to costs incurred by the Utility in providing service within its territory. Therefore, the Utility will not be obligated to provide its services outside the territory unless the contributor agrees, in advance to defray those additional expenses and pay to the Utility the estimated cost thereof subject to approval by the Florida Public Service Commission. The advance payment will be adjusted to conform with the actual expenses after the proceedings have been concluded.

The Utility will further make such extensions outside the territory only if the extensions and treatment plant reservation or expansion to serve such extensions are economically feasible as determined by a competent engineering study.

GENE D. BROWN
Issuing Officer
As its President

WATER MANAGEMENT SERVICES, INC.

WATER TARIFF

The Utility will not extend its facilities in situations where the extensions will result in the service to existing customers to suffer either as a result of reduction of capacity to provide its service to customers, or diminishment of economic capability of the Utility to meet its financial commitments.

16.0 ADJUSTMENT PROVISIONS

Governmental Authority: The charges set forth in this Policy and contracts drawn pursuant thereto are subject to adjustment by appropriate action of the governmental agency having jurisdiction of this policy, whether upon the initiative of the governmental agency or by request of the Utility.

17.0 REFUNDABLE ADVANCES

Utility may require, in addition to the contribution schedule set forth herein, a refundable advance by Contributor, Developer or Builder to further temporarily defray the cost of any major extension of water mains necessary to connect the subject property with the then terminus of Utility's water mains adequate to provide service to the subject property. The purpose of such refundable advance is to temporarily limit the Utility's investment in extended facilities based upon the economic feasibility of the cost of the extension versus the gross revenues anticipated and the time or time periods within which to realize such anticipated revenues. In the event Utility requires a refundable advance, Contributor shall be entitled to receive from Utility a refund agreement which provides for the total refund of such advance in accordance with a refund plan based upon the connection of other property owners served by the same extension of water and/or related to the occupancy of the subject property relating to the receipt of gross revenues. The amount advanced by Contributor shall be subject to refund by Utility in cash, without interest, in annual installments for a period not to exceed seven (7) years from the date shown on the specific Refundable Advance Agreement. In no event shall a refundable advance exceed the anticipated cost to be incurred by Utility in the extension of its water mains from its then present terminus to the nearest point on the property line of the subject property in closest proximity to the first development. Requirements for refundable advances shall not include advances for the construction of water treatment plant facilities.

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As its President

WATER MANAGEMENT SERVICES, INC.

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18.0 SPECIAL CONTRACTS

Utility company will require special contracts for service to areas of development when the economic feasibility as defined in Rule 25-30.515(7), F.A.C. of service to such areas is not met by application of the above connection and Main Extension charges. Such special contracts may entail refundable advances, guaranteed revenues or other special deposits in order to make the main extensions to such areas feasible.

Any special contract entered into will be filed with the Florida Public Service Commission and is subject to its approval.

19.0 DEVELOPER AGREEMENTS REQUIRED

The Contributor, Owner, Builder, or Developer may be required to execute a "Developer's Agreement" setting forth such reasonable provisions governing contributor and Utility's responsibility pertaining to the installation of service facilities; the interconnection of plumber's lines with the facilities of Utility; the manner and method of payment of contributions in aid of construction; matters of exclusive service rights by Utility; standards of construction of specifications; time commitments to "take and use water service"; engineering errors and omissions; rules, regulations and procedures of Utility; prohibitions against improper use of Utility's facilities and other matters normally associated with and contained in developer agreements. Nothing contained in such developer agreements shall be in conflict with this Extension Policy as included in the Utility's Tariff on file with the Florida Public Service Commission.

Should conditions warrant an agreement other than the Utility's standard agreement, Developer will be required to pay all actual costs for the services of an independent counsel or persons qualified to draft and prepare such agreement.

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WATER MANAGEMENT SERVICES, INC.

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20.0 ALLOWANCE FOR FUNDS PRUDENTLY INVESTED

Utility may require, in addition to the contribution schedule set forth herein, Allowance for Funds Prudently Invested. The purpose of such Allowance for Funds Prudently Invested is to allow the Utility to earn a fair return on the prudently constructed plant held for future use from the future customers to be served by that plant in the form of charges paid by those customers at the time of connection. The charges for Allowance for Funds Prudently Invested are set forth on Original Sheet No. 42.0.

21.0 CIAC TAX IMPACT CHARGE

Not applicable.

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As its President

WATER MANAGEMENT SERVICES, INC.

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TABLE OF DAILY FLOWS
FOR VARIOUS OCCUPANCY

TYPES OF BUILDING USAGES

Apartments	250	gpd
Bars and Cocktail Lounges	5	gpcd (1)
Boarding Schools (students and staff)	75	gpcd
Bowling Alleys (toilet wastes only, per lane)	100	gpd (2)
Country Clubs, per member	25	gpcd
Day Schools (students and staff)	10	gpcd
Drive-In Theatres (per car space)	5	gpd
Factories, with showers	30	gpcd
Factories, no showers	10	gpd/100 sq. ft.
Hospitals, with laundry	250	gpd/bed
Hospitals, no laundry	200	gpd/bed
Hotels and Motels	200	gpd/room and unit
Laundromat	225	gpd/washing machine
Mobile Home Parks	300	gpd/trailer
Movie Theatres, Auditoriums, Churches (per seat)	3	gpd
Nursing Homes	150	gpd/100 sq. ft.
Office Buildings	10	gpd/100 sq. ft.
Public Institutions (other than those listed herein)	75	gpcd
Restaurants (per seat)	50	gpcd
Single Family Residential	350	gpd
Townhouse Residence	250	gpd
Stadiums, Frontons, Ball Parks, etc. (per seat)	3	gpd
Stores, without kitchen wastes	5	gpd/100 sq. ft.
Speculative Buildings	30	gpd/plus 10 gpd/100 sq. ft.
Warehouses	30	gpd plus 10 gpd/100 sq. ft.

(1) gpcd - gallons per capita per day

(2) gpd - gallons per day

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As Its President

WATER MANAGEMENT SERVICES, INC.

WATER TARIFF

SCHEDULE OF FEES AND CHARGES

<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>SHEET NO.</u>
Plant Capacity Charge		
Residential-per ERC (350 gpd)	\$845.00	29.0
All Others-per gallon	\$2.443	29.0
Main Extension Charge		
Residential-per ERC (350 gpd)	\$525.00	30.0
All Others-per gallon	\$1.5000	30.0
Meter Installation Fee		
5/8" x 3/4"	\$250.00	35.0
Over 5/8 x 3/4"		
Actual Cost		
Plan Review Charge		
Refer to Rule 9.1	Actual Cost	32.0
Inspection Fee		
Refer to Rule 12.1	Actual Cost	35.0
Customer Connection (Tap-In) Charge		
Refer to Rule 14.0	Actual Cost	36.0
Allowance for Funds Prudently Invested		
Refer to Rule 20.0	Per Schedule	39.0
CIAC Tax Impact Charge		
Refer to Rule 21.0	Not Applicable	39.0

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WATER MANAGEMENT SERVICES, INC.

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SCHEDULE OF FEES AND CHARGESDESCRIPTIONAMOUNT

Allowance for Funds Prudently

See Table Below

Invested (AFPI) Charge - Applies only to connections within St. George's Plantation.
There is no AFPI charge for connections outside St. George's Plantation.

WITH PREPAYMENT OF SERVICE AVAILABILITY CHARGES

	1993	1994	1995	1996	1997	1998	1999
January	1.90	24.79	48.14	72.59	98.22	122.77	122.77
February	3.81	26.73	50.17	74.72	100.45	122.77	122.77
March	5.71	28.67	52.20	76.85	102.69	122.77	122.77
April	7.62	30.61	54.23	78.97	104.92	122.77	122.77
May	9.52	32.55	56.26	81.10	107.15	122.77	122.77
June	11.43	34.48	58.29	83.23	109.38	122.77	122.77
July	13.33	36.42	60.32	85.35	111.61	122.77	122.77
August	15.24	38.36	62.35	87.48	113.85	122.77	122.77
September	17.14	40.30	64.38	89.61	116.08	122.77	122.77
October	19.05	42.24	66.41	91.73	118.31	122.77	122.77
November	20.95	44.17	68.43	93.86	120.54	122.77	122.77
December	22.86	46.11	70.46	95.99	122.77	122.77	122.77

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As its President

WATER MANAGEMENT SERVICES, INC.

WATER TARIFF

DEVELOPER'S AGREEMENT

THIS AGREEMENT, made and entered into this _____ day of _____, 19____, by and between WATER MANAGEMENT SERVICES, INC., hereinafter referred to as the "Utility," and _____, hereinafter referred to as the "Owner."

WHEREAS, Owner owns land in Franklin County, Florida, as described in Exhibit "A" attached hereto, hereinafter referred to as the "Property," and intends to develop a _____ thereon; and,

WHEREAS, Owner is desirous of Utility's constructing water mains and lines so that adequate water service will be available to Owner's property; and,

WHEREAS, Utility is the owner of a water plant and water distribution system in the vicinity of the above-described property; and,

WHEREAS, Utility has provided a copy of its Service Availability Policy (S.A.P.) as filed with the Florida Public Service Commission, (hereinafter the "Commission") to Owner, who acknowledges receipt of same and the parties agree that the terms and provisions contained in the S.A.P. are incorporated by reference into this Agreement and shall govern in the event of dispute.

NOW THEREFORE, for and in consideration of the premises, the mutual undertakings and agreements herein contained and assumed, Owner and Utility hereby covenant and agree as follows:

I. Owner's Warranties and Responsibilities

a. Owner warrants that it is the Owner of the fee simple title of the Property described in Exhibit "A" and further agrees to have all mortgages or liens subordinated to the terms of the Agreement and easements required herein prior to any commencement of work by Utility.

b. Owner shall, at its own expense, provide plant for all water lines to Property which are necessary to the operation and maintenance of such facilities and to connect same to the system owned by the Utility at Owner's expense.

GENE D. BROWN
Issuing Officer
As its President

WATER MANAGEMENT SERVICES, INC.

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c. Engineering for all construction work shall be approved in advance in writing by the utility.

d. Owner shall install water lines on the Property using good engineering practices and in accordance with engineering plans approved by the Utility, in writing, prior to construction. Construction of all lines shall be undertaken by a utility contractor approved in writing by the Utility. The Utility shall have the right to determine meter size and location. Utility may construct water lines and charge the approved main extension charge at its option.

e. Owner shall pay inspection fees for inspection of engineering plans or designs for construction of facilities by Owner which are to become a part of Utility's system and are subject to review and inspection by the Utility as provided by Rule 7.0, S.A.P.

f. Owner shall, at its own expense, provide the Utility with as-built drawings of the facilities and accurate cost records establishing the construction cost of the facilities, to include material, labor, engineering, administrative, and other related costs, as a condition precedent to their acceptance by the Utility and the initiation of service.

g. After the installation of water system and upon written acceptance by the Utility, the Utility shall be sole, absolute and exclusive owner of said facilities whether located inside or outside the property. Owner will provide Utility with a Bill of Sale describing the property transferred to the Utility.

h. Owner hereby grants Utility a temporary easement with right of ingress and egress over such portions of the Property as necessary to construct, install, inspect, operate and repair any and all facilities constructed pursuant to this Agreement.

i. Owner hereby grants Utility, at the Owner's expense, adequate and transferable permanent easements as required by agreement. Easements will be furnished for on-site water distribution lines.

j. Owner will pay to Utility the following charges prior to the commencement of service:

Plant Capacity Charge	_____
Main Extension Charge	_____
Allowance for Funds Prudently Invested	_____
Meter Installation Fee	_____
Total	_____

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Issuing Officer
As its President

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2. Utility's Responsibilities

a. Utility, with assistance from the Owner, shall obtain all necessary approvals from state and county regulatory agencies.

b. After owner has conveyed the facilities to the Utility, the Utility will maintain facilities in good working order and provide water service to Property in a manner conforming to the requirements of governmental agencies having jurisdiction over the Utility.

c. Upon conveyance by Owner to Utility of the facilities, Utility shall maintain them in good working order.

d. Owner shall pay for water service at the rates filed with and approved by the Commission. The Utility reserves the right to change rates subject to approval by the Commission.

e. Utility will provide temporary water service during construction, charging Owner monthly for the water used at its approved rates.

f. Utility shall not guarantee an uninterrupted supply of water nor water at any particular pressure and reserves the right to interrupt water service to Owner's project for repairs, emergencies, or for connection of new customers. Utility agrees, where possible, to notify all affected customers within a reasonable length of time before service is interrupted.

3. In the event water lines are not completed and adequate service provided to the Owner, by or upon _____, 19_____, which date shall be extended by acts of God, strikes, material delays or delays completely beyond the control of the Utility, the Owner shall have the right to cancel this Agreement and recover up to the amount actually paid by Owner to Utility as a contribution.

4. In the event that Owner fails to complete construction of the project by _____, 19_____, for any reason whatsoever, but through no act or fault of the Utility, then the Utility may, upon seven days written notice to the Owner, terminate this Agreement.

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Issuing Officer
As its President

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5. Should the Utility request on-site work in excess of that necessary to serve Property (such as requiring pipes larger than are necessary) the additional expense incurred by the Owner as a result of such requirement shall be borne by and paid for by the Owner as a "refundable Advance" as defined in and subject to Rule 17.0, S.A.P.

6. This Agreement shall be assignable and shall be binding upon and insure to the benefit of Owner, Utility and their heirs, successors and assigns.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the day and year first above written.

WATER MANAGEMENT SERVICES, INC.

By: _____

As to Water Management Services, Inc.

As to:

GENE D. BROWN
Issuing Officer
As its President