

STATE OF FLORIDA

COMMISSIONERS:  
LILA A. JABER, CHAIRMAN  
J. TERRY DEASON  
BRAULIO L. BAEZ  
MICHAEL A. PALECKI  
RUDOLPH "RUDY" BRADLEY



TIMOTHY DEVLIN, DIRECTOR  
DIVISION OF ECONOMIC REGULATION  
(850) 413-6900

Public Service Commission

September 20, 2002

Mr. Ray Eubanks  
Bureau of State Planning  
Division of Resource Planning and Management  
Department of Community Affairs  
2550 Shumard Oak Boulevard  
Tallahassee, FL 32399-2100

Re: PSC Docket No. 020990-WS; Application for Amendment of Certificate Nos. 474-S and 544-W to extend water and wastewater service area in Highlands County by Highlands Ridge Utilities, LLC.

Dear Mr. Eubanks:

Enclosed is a copy of the applications of Highlands Ridge Utilities, LLC. for amendment of wastewater and water certificates in Highlands County. Pursuant to the Memorandum of Understanding between the Department of Community Affairs (DCA) and the Public Service Commission (PSC), the DCA has agreed to provide input on need for service and comprehensive plan consistency on applications for amendments or original certificates filed with the PSC.

The filing of Highlands Ridge Utilities, LLC. is the sixty-fourth filing to receive this treatment. The staff requests that a response be received by October 31, 2002. **Please note that the response should be addressed to the Division of the Commission Clerk and Administrative Services, 2540 Shumard Oak Boulevard, Tallahassee, FL 32399-0850, with the docket numbers highlighted for reference by the Commission.** If this application is protested within the next 30 days, the docket will be set for hearing. Should this happen, the DCA will be updated by the PSC staff assigned to the case.

DOCUMENT NO. 020990-WS  
10200 SEP 24 2002  
PSC-COMM. REG. CLERK

Mr. Ray Eubanks  
Page 2  
September 20, 2002

The staff of the Commission is looking forward to receiving the additional input from the DCA regarding the application. If there are any questions, please feel free to contact Richard Redemann at 850/413-6999.

Sincerely,



Patti Daniel  
Supervisor of Certificate

PD/rpr

Enclosure

C:\wp6\020990a.rpr

cc: Division of Economic Regulation (Redemann)  
General Counsel (Crosby)  
Division of the Commission Clerk and Administrative Services

BEFORE THE FLORIDA PUBLIC SERVICE COMMISSION

IN RE: Application of )  
HIGHLANDS RIDGE UTILITIES, LLC )  
for extension of water and )  
wastewater service in )  
Highlands County, Florida. )  
\_\_\_\_\_ )

Docket No. 020990-WE

APPLICATION FOR AMENDMENT TO  
CERTIFICATES OF AUTHORIZATION

HIGHLANDS RIDGE UTILITIES, LLC ("Applicant"), by and through its undersigned attorneys, and pursuant to Section 367.045(2), Florida Statutes, and Rule 25-30.036, Florida Administrative Code, files this Application for Amendment of Certificates 474-S and 544-W to extend its water and wastewater service areas, and in support thereof states:

1. The exact name of the Company and the address of its principal business office is:

HIGHLANDS RIDGE UTILITIES, LLC  
303 East Fairway Vista Drive  
Avon Park, Florida 33825

2. The name and address of the person authorized to receive notices and communications in respect to this application is:

Martin S. Friedman, Esquire  
Rose, Sundstrom & Bentley, LLP  
650 S. North Lake Boulevard, Suite 420  
Altamonte Springs, Florida 32701  
(407)830-6331  
(407)830-8522 fax  
[mfriedman@rsbattorneys.com](mailto:mfriedman@rsbattorneys.com)

DOCUMENT NUMBER-DATE

09905 SEP 18 88

FPSC-COMMISSION CLERK

3. To the best of Applicant's knowledge, the provision of water and wastewater service to this property by Applicant is consistent with the Highlands County Comprehensive Plan at the time the application is filed, as approved by the Department of Community Affairs. There is a need for service in this area immediately. The proposed territory is currently being developed by a related party and zoning approvals have been obtained. A clubhouse has been constructed and water and wastewater services will be provided to it without charge until approval by the Commission.

4. Attached as Exhibit "A" is a copy of the instrument confirming Applicant's right to use the property upon which its water and wastewater plants are located.

5. A description of the territory proposed to be served, using township, range and section references is attached hereto as Exhibit "B".

6. The existing wastewater treatment plant serving Highlands Ridge is permitted for an annual average daily flow of 0.095 MGD. The current average daily flows to the plant are slightly in excess of 0.040 MGD. Highlands Ridge Utilities, LLC, has submitted a permit application to the Florida Department of Environmental Protection to expand this facility to 0.20 MGD and is in receipt of a "DRAFT" permit. This plan includes a public access system for spray irrigation of the development's golf course. This expansion

work will not take place until the annual Capacity Analysis Reports indicate the additional capacity is required.

7. A detailed map showing township, range and section with the proposed territory plotted thereon are attached as Exhibit "C".

8. A map showing existing lines and facilities is included in the map attached hereto as Exhibit "D".

9. Attached as Exhibit "E" is a schedule of the water and wastewater permits issued to Applicant.

10. The permitted capacity of the existing wastewater treatment plant is 0.095 MGD. The permitted capacity of the existing water treatment plant is 0.138 MGD. There are 584 total units in Phases One through Six of the original Highlands Ridge development. There are approximately 400 existing service connections. Since the recorded flows to the wastewater treatment plant from the 400 existing connections is just over 40,000 gallons per day, the average flow per unit is approximately 100 gallons per day. The total average daily flow from the 584 units in the original development at build-out and the 217 units in Phase VII at build-out can be expected to be approximately 80,000 gallons per day.

A demand of 80,000 gallons per day equates to 55 gallons per minute. Considering a peak water system demand of four and including a fire flow of 500 gallons per minutes for residential development, yields a total demand of less than 750 gallons per

minute. In fact, there are two wells capable of pumping over 1500 gallons per minute simultaneously.

A 10 inch water main runs approximately 12,000 feet from the water plant to Phase VII. A flow of 750 gallons per minute through the 10 inch PVC water main results in a pressure drop of 0.13 feet per one hundred feet for a total loss of 15.6 psi. With a pressure at the plant of 55 psi, a line pressure of 40 psi can be expected at Phase VII during peak conditions.

11. Applicant has both the financial and technical ability to render reasonably sufficient, adequate and efficient service. Copies of the financial statements of Applicant are attached hereto as Exhibit "F". Attached as Exhibit "G" is a list of the Operators and their respective licenses.

12. The construction of the water distribution and wastewater collection systems will be financed through the existing loan arrangements with First Union Bank. There will be no material impact on the Applicant's capital structure.

13. The territory to be served will consist of approximately 210 single-family homes and a 5,000 square foot clubhouse.

14. There will be no material impact on Applicant's monthly rates or service availability charges in the short term. The addition of these new customers will allow additional economies of scale which will allow Applicant to continue to operate under its existing rate structure.

15. Attached as Exhibit "H" to the original Application are the original and two copies of the revised tariff sheets reflecting the additional service area. A copy of the revised tariff sheets is attached to each copy of the Application.

16. Exhibit "I" is an affidavit that the notice of actual application was given in accordance with Section 367.045(1)(a), Florida Statutes, and Rule 25-30.030, Florida Administrative Code, by regular mail to the following:

- (1) the governing body of the municipality, county or counties in which the system or territory proposed to be served is located;
- (2) the privately owned water utility that holds a certificate granted by the Public Service Commission and that is located within the county in which the utility or the territory proposed to be served is located;
- (3) if any portion of the proposed territory is within one mile of a county boundary, the utility shall notice the privately owned utilities located in the bordering counties and holding a certificate granted by the Commission;
- (4) the regional planning council;
- (5) the Office of Public Counsel;

- (6) the Public Service Commission's Director of Records and Reporting;
  - (7) the appropriate regional office of the Department of Environmental Protection; and
  - (8) the appropriate water management district;
- Copies of the Notice and a list of entities noticed shall accompany the affidavit.

17. Late Filed Exhibit "J" will be the notice of actual application was given in accordance with Rule 25-30.030, Florida Administrative Code, by regular mail or personal delivery to each property owner in the proposed territory.

18. Late Filed Exhibit "K" will be an affidavit that the notice of application was published once a week in a newspaper of general circulation in the territory in accordance with Rule 25-30.030, Florida Administrative Code. A copy of the proof of publication will accompany the affidavit.

19. In accordance with Section 367.045(2)(c), Florida Statutes, attached hereto as Exhibit "L" is an Affidavit that Applicant has on file with the PSC a tariff and annual reports.

20. Applicant's last rates were set in Order No. PSC-01-1488-PAA-WS, issued July 18, 2001, in Docket No. 981147-WS (overearnings investigation).

21. Original Certificates 465-S has been filed in Docket No. 020695-WS and 496-W are attached.

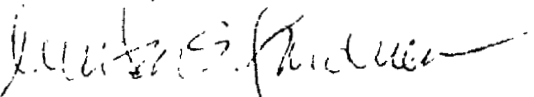


22. The extension will serve between 201 and 500 water ERCs and between 201 and 500 wastewater ERCs so the appropriate filing fee is \$1,000, which is enclosed.

Respectfully submitted on this  
18<sup>th</sup> day of September, 2002, by:

ROSE, SUNDSTROM & BENTLEY, LLP  
650 S. North Lake Boulevard  
Suite 420  
Altamonte Springs, Florida 32701  
(407) 830-6331  
(407) 830-8522 Fax

By:

  
MARTIN S. FRIEDMAN

FLORIDA PUBLIC SERVICE COMMISSION

Certificate Number

474 - S

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

HIGHLANDS RIDGE UTILITIES, LLC

Whose principal address is:

1275 Lake Heathrow Lane  
Heathrow, FL 32746 (Highlands County)

to provide wastewater service in accordance with the provision of Chapter 367, Florida Statutes, the Rules, Regulations and Orders of this Commission in the territory described by the Orders of this Commission.

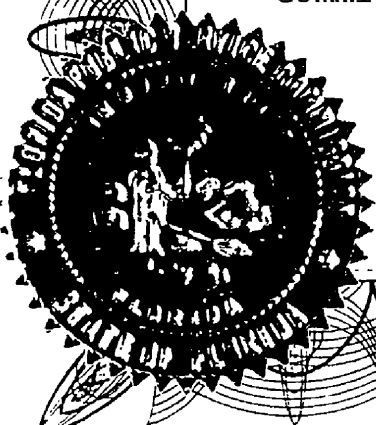
This Certificate shall remain in force and effect until suspended, cancelled or revoked by Orders of this Commission.

ORDER	PSC-92-0954-FOF-WS	DOCKET	920306-WS
ORDER	PSC-01-1917-PAA-WS	DOCKET	001551-WS
ORDER		DOCKET	
ORDER		DOCKET	
ORDER		DOCKET	
ORDER		DOCKET	

BY ORDER OF THE  
FLORIDA PUBLIC SERVICE COMMISSION

*Domena S. Bays*

Commission Clerk and Administrative Services Director



FLORIDA PUBLIC SERVICE COMMISSION

Certificate Number

544 - W

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

HIGHLANDS RIDGE UTILITIES, LLC

Whose principal address is:

1275 Lake Heathrow Lane  
Heathrow, FL 32746 (Highlands County)

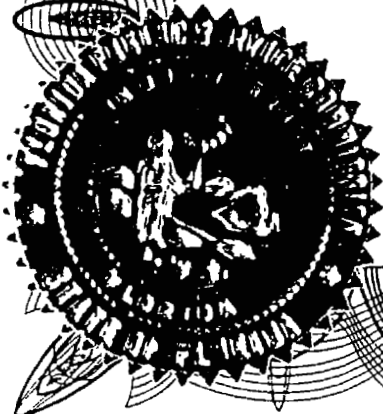
to provide water service in accordance with the provision of Chapter 367, Florida Statutes, the Rules, Regulations and Orders of this Commission in the territory described by the Orders of this Commission.

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

ORDER	PSC-92-0954-FOF-WS	DOCKET	920306-WS
ORDER	PSC-01-1917-PAA-WS	DOCKET	001551-WS
ORDER		DOCKET	
ORDER		DOCKET	
ORDER		DOCKET	
ORDER		DOCKET	

BY ORDER OF THE  
FLORIDA PUBLIC SERVICE COMMISSION

*Blanca S. Bayo*  
Commission Clerk and Administrative Services Director



4900.00

DEED DOC STAMPS

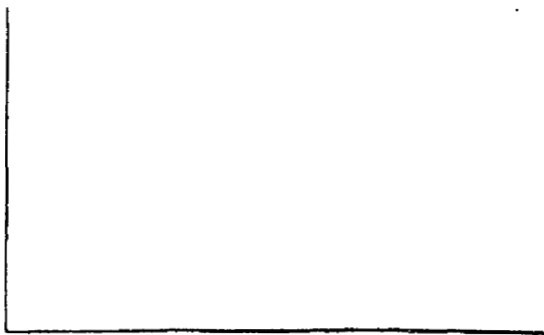
\$4,900.00

D.C. JV

Upon recording, this instrument should be returned to:  
Larry B. Alexander, Esquire  
505 S. Flagler Drive, Suite 1110  
West Palm Beach, Florida 33402-3475



This instrument was prepared by:  
John S. Inglis, Esquire  
Shumaker, Loop & Kendrick, LLP  
101 E. Kennedy Boulevard, Suite 2800  
Tampa, Florida 33602



**SPECIAL WARRANTY DEED**

THIS INDENTURE, made effective as of 21st day of December, 2001, by HIGHLANDS RIDGE ASSOCIATES, INC., a Florida corporation (the "Grantor"), whose post office address is Post Office Box 768, Sebring, Florida 33871-0768, to HIGHLANDS RIDGE UTILITIES, LLC, a Florida limited liability company (the "Grantee"), whose post office address is 1275 Lake Heathrow Lane, Heathrow, Florida 32746.

[Whenever used herein the terms "Grantor" and "Grantee" include all the parties in this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations and companies]

WITNESSETH: That the Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, conveys, remises, releases, and transfers unto the Grantee, all that certain parcel of land situate in Highlands County, Florida, to-wit:

[For legal description, see Exhibit "A" attached hereto and made a part hereof]

Property Appraiser Parcel Identification Nos. C083429-05000D00000 and C083429-05000E00000

TOGETHER WITH all tenements, hereditaments, easements, rights-of-way, privileges, reversions, remainders and other rights and appurtenances belonging or in any manner appertaining thereto, including all reversionary interests in and to any adjoining or abutting rights-of-way, and all buildings and improvements thereon.

TO HAVE AND TO HOLD unto the Grantee the same in fee simple forever.

AND THE GRANTOR does hereby specially warrant the title to said land, and will defend the same against the lawful claims of all persons arising by, through or under the Grantor, but against none other, and except zoning and other governmental resolutions and ordinances; real estate taxes and assessments for the year 2002 and thereafter; and those matters set forth on Schedule B-II of Chicago Title Insurance Company Commitment No. 10-2169-20673.

IN WITNESS WHEREOF, the Grantor has caused this Indenture to be executed by its duly authorized officer effective as of the date first above written.

Signed and acknowledged  
in the presence of:

HIGHLANDS RIDGE ASSOCIATES, INC.,  
a Florida corporation

Charles J. Clinage  
Print Name: CHARLES J. CLINAGE

By: Judson E. Smith  
Judson Smith  
Vice President

Judith A. Pence  
Print Name: JUDITH A. PENCE

[corporate seal]

STATE OF OHIO )  
COUNTY OF CUYAHOGA)

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of December, 2001, by Judson Smith, the Vice President of HIGHLANDS RIDGE ASSOCIATES, INC., a Florida corporation, on behalf of the corporation. He is personally known to me or did produce \_\_\_\_\_ as identification.

Pamela Sue Alexovich  
NOTARY PUBLIC  
Print Name: PAMELA SUE ALEXOVICH  
My Commission Expires:

PAMELA SUE ALEXOVICH  
Notary Public, State of Ohio  
My Commission Expires Nov. 17, 2004



FILE # 1127141 RCD: Jan 02 2002 @ 05:04PM  
L. E. "Luke" Brooker, Clerk, Highlands County**Water Plant Site**

Lot labeled WATER PLANT SITE and a portion of TRACT "J", said portion being more particularly described as follows: Commence at the northwest corner of said Tract "J" for a point of beginning; thence S54°52'04"E, along the northerly line of said Tract "J", for 60.00 feet; thence S35°07'56"W for 46.17 feet to the intersection of a curve concave to the south; thence along a curve to the left having as it's elements a radius of 1400.00 feet, central angle of 02°24'20", chord bearing of N63°47'20"W, chord length of 58.77 feet, along the arc for 58.78 feet to the southwest corner of said Tract "J"; thence N33°07'33"E for 55.32 feet to the Point of Beginning.

Together with

**WASTE WATER PLANT**

That Tract labeled as WASTE WATER PLANT, HIGHLANDS RIDGE ON LAKE BONNET, PHASE II, as recorded in Plat Book 15, Page 73, of the Public Records of Highlands County, Florida, LESS the following described portion of said Waste Water Plant Tract: Begin at the northwest corner of said Waste Water Plant Tract; thence S89°24'20"E, along the north line of said Tract, for 21.09 feet; thence S00°42'16"W for 223.42 feet; thence S42°22'50"E for 43.84 feet; thence S61°09'07"W for 33.64 feet; thence S00°31'14"W for 163.52 feet to the south line of said Waste Water Plant Tract; thence N89°24'20"W, along the south line of said Tract, for 21.04 feet to the southwest corner of said Tract; thence N00°35'40"E for 450.00 feet to the Point of Beginning.

Both sites part of HIGHLANDS RIDGE ON LAKE BONNET PHASE II as recorded in Plat Book 15, Page 73 of the Public Records of Highlands County, Florida.

EXHIBIT "A"

LEGAL DESCRIPTION

THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼; AND THE EAST ½ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼; AND THE EAST ½ OF THE SOUTHEAST ¼, SECTION 32, TOWNSHIP 33 SOUTH, RANGE 29 EAST, LESS THE FOLLOWING DESCRIBED PARCEL:

A PORTION OF THE SE ¼ OF SECTION 32, TOWNSHIP 33 SOUTH, RANGE 29 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SW CORNER OF THE EAST ¾ OF THE SE ¼ OF SAID SECTION 32 FOR A POINT OF BEGINNING (P.O.B. #1); THENCE N00°22'17"E, ALONG THE WEST LINE OF SAID EAST ¾ OF THE SE ¼, FOR 1366.98 FEET; THENCE S89°18'17"E FOR 1078.09 FEET; THENCE S00°47'35"E FOR 50.47 FEET; THENCE S41°38'05"W FOR 60.50 FEET; THENCE S01°07'04"W FOR 1233.54 FEET TO THE SOUTH LINE OF SAID SE ¼; THENCE N89°59'37"W, ALONG THE SOUTH LINE OF SAID SE ¼ FOR 1022.81 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE SOUTH 25 FEET FOR MAINTAINED RIGHT OF WAY. ALL BEING AND LYING IN HIGHLANDS COUNTY, FLORIDA.

TOGETHER WITH:

THE SW ¼ OF SECTION 33, TOWNSHIP 33 SOUTH, RANGE 29 EAST, HIGHLANDS COUNTY, FLORIDA.

TOGETHER WITH:

THE NW ¼ OF SECTION 4, TOWNSHIP 34 SOUTH, RANGE 29 EAST, LESS THE WEST ½ OF THE WEST ½ OF THE NW ¼ AND LESS A PORTION OF THE EAST ¾ OF THE NW ¼ OF SAID SECTION 4 MORE PARTICULARLY DESCRIBED AS: BEGIN (P.O.B. #2) AT THE SE CORNER OF THE NW ¼ OF SAID SECTION 4; THENCE RUN N88°01'27"W ALONG THE SOUTH LINE OF SAID NW ¼ FOR 2,007.82 FEET TO A POINT ON THE WEST LINE OF SAID E ¾, THENCE N00°22'33"E ALONG SAID WEST LINE, FOR 422.94 FEET; THENCE S88°33'41"E, FOR 102.64 FEET; THENCE S88°59'26"E, FOR 192.38 FEET; THENCE N57°33'40"E, FOR 227.22 FEET; THENCE N88°56'14"E, FOR 260.66 FEET; THENCE S84°29'29"E, FOR 218.15 FEET; THENCE S75°48'08"E, FOR 171.23 FEET; THENCE S75°24'51"E, FOR 202.17 FEET; THENCE S48°06'49"E, FOR 185.31 FEET; THENCE S46°05'33"E, FOR 171.77 FEET; THENCE S57°32'57"E, FOR 131.52 FEET; THENCE S43°01'02"E, FOR 202.84 FEET; THENCE S89°29'00"E, FOR 166.61 FEET TO THE EAST LINE OF SAID NW ¼ THENCE S00°03'16"E ALONG SAID EAST LINE, 35.83 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"

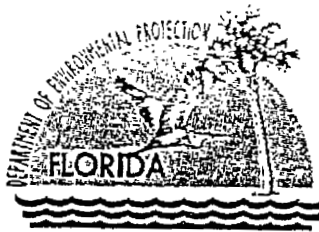
EXHIBIT "C"

A DETAILED MAP IS LOCATED IN THE ORIGINAL APPLICATION



EXHIBIT "D"

A MAP SHOWING EXISTING LINES AND FACILITIES  
IS LOCATED IN THE ORIGINAL APPLICATION



Jeb Bush  
Governor

# Department of Environmental Protection

COPY

South District  
P.O. Box 2549  
Fort Myers, Florida 33902-2549

David B. Struhs  
Secretary

September 27, 2001

Joe DoBosh, Senior Vice President  
Sebring Land Limited Partnership  
1275 Lake Heathrow Lane  
Heathrow, FL 32746

Re: Highlands County – PW  
Notification of Use of General Permit  
Permit No. 146818-003-DSGP  
Villages of Highlands Ridge  
Phase VII-A  
(Highlands Ridge WTP)  
Lake Wales Ridge EMA

Dear Mr. DoBosh:

In response to your request, this letter is to advise you that the Department has received your notice of intent to use a general permit as provided in Rule 62-555, Florida Administrative Code to construct an extension to a public water supply distribution system and does not object to your use of such general permit.

This authorization does not relieve you from the necessity of obtaining any and all other permits necessary. Specifically, this authorization does not constitute approval for work within wetland areas or alteration of mangroves subject to Chapters 373 and 403, F.S.

Please be advised that you are required to abide by all conditions in Rules 62-4.510 through 62-4.540, Florida Administrative Code, the general requirements for general permits; and Rule 62-555.540, Florida Administrative Code.

Sincerely,

Abdul B. Ahmadi, Ph.D., P.E.  
Water Facilities Administrator

ABA/MFJ/klm

cc: W.R. Cauthan, P.E.

**EXHIBIT "E"**

"More Protection, Less Process"

Printed on recycled paper.



# Department of Environmental Protection

Jeb Bush  
Governor

South District  
P.O. Box 2549  
Fort Myers, Florida 33902-2549

David B. Struhs  
Secretary

October 2, 2001

W.R. Cauthan, P.E.  
Chastain-Skillman, Inc.  
363 US Highway 27  
Sebring, FL 33870

Re: Highlands- County - DW  
Villages of Highlands Ridge Phase VIIA  
38569-003-DWC  
Villages of Highlands Ridge WWTF

Dear Mr. Cauthan:

In response to your request, this letter is to advise you that the Department has received your notice of intent to use a general permit on September 11, 2001 as provided in Rule 62-604, Florida Administrative Code (F.A.C.), to construct a domestic wastewater collection/transmission system and does not object to your use of such general permit.

This authorization does not relieve you from the necessity of obtaining any and all other permits necessary. Specifically, this authorization does not constitute approval for work within wetland areas or alteration of mangroves subject to Chapters 373 and 403, F.S.

Please be advised that you are required to abide by all conditions in Rule 62-4.510 through 62-4.540, F.A.C., and 62-620.710 through 62-620.715, F.A.C., the general requirements for general permits, and Rule 62-604.400, F.A.C. Also note that a collection/transmission system addressed under Chapter 62-604, F.A.C., shall not be placed into operation without prior approval by the Department, Rule 62-604.500(1), F.A.C.

Sincerely,

Abdul B. Ahmadi, Ph.D., P.E.  
Water Facilities Administrator

ABA/HWY/tbv

cc: David W. Pancoast

"More Protection, Less Process"

Printed on recycled paper.

Highlands Ridge Utilities, LLC  
Balance Sheet  
July 31, 2002

ASSETS

Current Assets		
First Union-Operating	\$	2,743.75
Accounts Receivable		25,111.21
		27,854.96
Total Current Assets		
Property and Equipment		
Sewage Treatment Plant		19,600.00
Water Meters		1,407.44
Water Treatment Plant		479,365.17
Accum. Depr.-Water Treatment P		<764.31>
Amortization-Loan Costs		<143.38>
		499,464.92
Total Property and Equipment		
Other Assets		
Deferred Loan Costs		14,273.25
Organization Costs		655.00
Accum. Amortiz. - Org. Costs		<3.95>
Net Due To/From Realty & Mgmt		<3,706.71>
Net Due To/From Golf Club, LLC		18,432.98
Net Due To/From Sebring Builde		3,621.78
Net Due To/From Sebring Land		60,513.88
		93,786.23
Total Other Assets		
Total Assets	\$	621,106.11

LIABILITIES AND CAPITAL

Current Liabilities		
Accounts Payable	\$	2,543.96
Accrued Expenses		15,067.00
		17,610.96
Total Current Liabilities		
Long-Term Liabilities		
Note Payable-First Union		591,950.00
		591,950.00
Total Long-Term Liabilities		
Total Liabilities		609,560.96
Capital		
Beginning Equity		2,885.51
Net Income		8,659.64
		11,545.15
Total Capital		
Total Liabilities & Capital	\$	621,106.11

**EXHIBIT "F"**

Highlands Ridge Utilities, LLC  
Income Statement  
For the Seven Months Ending July 31, 2002

	Current Month		Year to Date	
Revenues				
Sales, Sewer	\$ 8,823.81	49.60	\$ 71,481.61	46.28
Sales, Water	8,967.15	50.40	82,757.96	53.58
Miscellaneous Income	0.00	0.00	100.00	0.06
Interest Income	0.00	0.00	107.11	0.07
Total Revenues	17,790.96	100.00	154,446.68	100.00
Cost of Sales				
Total Cost of Sales	0.00	0.00	0.00	0.00
Gross Profit	17,790.96	100.00	154,446.68	100.00
Expenses				
Accounting	3,397.24	19.10	6,297.24	4.08
Audit Fees-Water	300.00	1.69	2,100.00	1.36
Bank/Merchant Charges	151.38	0.85	1,190.33	0.77
Cellular Phone Expense	0.00	0.00	32.10	0.02
Contract Svc-Waste	265.00	1.49	1,855.00	1.20
Contract Svc-Water	265.00	1.49	1,855.00	1.20
Corporate Allocation	835.00	4.69	1,670.00	1.08
Chemicals - Sewer	0.00	0.00	2,814.00	1.82
Chemicals - Water	402.00	2.26	2,010.00	1.30
Conservation Program-Water	0.00	0.00	5,454.90	3.53
Dues & Subscriptions-Water	0.00	0.00	654.50	0.42
Education & Seminars-Water	325.30	1.83	350.30	0.23
Electric - Sewer	497.64	2.80	3,805.67	2.46
Electric - Water	330.60	1.86	4,015.24	2.60
Fuel - Gasoline Sewer	32.31	0.18	332.34	0.22
Fuel - Gasoline Water	32.32	0.18	332.32	0.22
Fuel - Propane Water	0.00	0.00	89.94	0.06
Insurance-Business	80.00	0.45	560.00	0.36
Interest Exp-First Union	2,070.69	11.64	16,655.49	10.78
Legal/Accounting	654.21	3.68	654.21	0.42
Legal Fees-Water	0.00	0.00	10,552.37	6.83
Licenses Exp.-Water	0.00	0.00	50.00	0.03
Maint. Building-Water	0.00	0.00	22.29	0.01
Maintenance Grounds-Sewer	125.00	0.70	875.00	0.57
Maintenance, Grounds-Water	125.00	0.70	875.00	0.57
Maint. Office Equip.-Water	0.00	0.00	53.45	0.03
Maintenance, Vehicle	0.00	0.00	1,241.66	0.80
Maint. Mains.	146.69	0.82	327.65	0.21
Maint. Mains	0.00	0.00	167.71	0.11
Office Supplies-Sewer	377.48	2.12	1,389.36	0.90
Office Supplies-Water	266.00	1.50	1,078.98	0.70
Personnel Allocations-Sewer	3,693.54	20.76	27,628.47	17.89
Personnel Allocations-Water	3,693.52	20.76	27,628.38	17.89
Postage Expense-Water	161.54	0.91	1,206.25	0.78
Regulatory Fee, Utility Sewer	0.00	0.00	150.73	0.10
Regulatory Fee, Utility Water	0.00	0.00	166.00	0.11
Small Tools-Water	0.00	0.00	66.34	0.04
Sludge Removal	0.00	0.00	5,980.05	3.87
Taxes, Intangible-Park	0.00	0.00	108.00	0.07
Taxes, Property Sewer	625.00	3.51	4,375.00	2.83
Taxes, Property Water	553.00	3.11	3,712.00	2.40
Telephone-Sewer	30.26	0.17	218.77	0.14
Telephone-Water	35.71	0.20	266.21	0.17
Uniforms-Sewer	0.00	0.00	64.20	0.04

For Management Purposes Only

Highlands Ridge Utilities, LLC  
Income Statement  
For the Seven Months Ending July 31, 2002

	Current Month		Year to Date	
Uniforms-Water	0.00	0.00	64.20	0.04
Utility Testing-Sewer	372.00	2.09	3,074.40	1.99
Utility Testing-Water	100.00	0.56	680.00	0.44
Water/Sewer Exp.-Water	31.31	0.18	1,035.99	0.67
	<hr/>		<hr/>	
Total Expenses	19,974.74	112.27	145,787.04	94.39
	<hr/>		<hr/>	
Net Income	\$ <2,183.78>	<12.27>	\$ 8,659.64	5.61
	<hr/> <hr/>		<hr/> <hr/>	

Certified Operators List for Highlands Ridge Utilities L.L.C.

Wendell Faircloth Jr.      Drinking Water Class C License # 0008196  
Waste Water Class C License # 0009088

Wendell Faircloth Sr.      Drinking Water Class C License # 0008186

P. Howard Bateman      Drinking Water Class C License # 0007884  
Waste Water Class C License # 0009292

EXHIBIT "H"

TARIFFS ARE LOCATED IN THE ORIGINAL APPLICATION



AFFIDAVIT OF MAILING

STATE OF FLORIDA

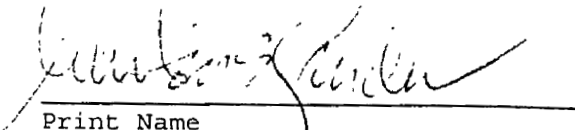
COUNTY OF SEMINOLE

Before me, the undersigned authority, authorized to administer oaths and take acknowledgments, personally appeared MICHELE PARKS, who, after being duly sworn on oath, did depose on oath and say that she is the secretary of Martin S. Friedman, attorney for Highlands Ridge Utilities, LLC and that on September 17, 2002, she did send by regular U.S. mail, a copy of the notice attached hereto to each of the utilities, governmental bodies, agencies, or municipalities, in accordance with the list provided by the Florida Public Service Commission, which is also attached hereto.

FURTHER AFFIANT SAYETH NAUGHT.

  
MICHELE PARKS

Sworn to and subscribed before me this 17th day of September, 2002, by Michele Parks, who is personally known to me.

  
Print Name  
NOTARY PUBLIC  
My Commission Expires:



Martin S. Friedman  
MY COMMISSION # CC928326 EXPIRES  
August 16, 2004  
BONDED THRU TROY FAIR INSURANCE, INC.

EXHIBIT "I"

NOTICE OF APPLICATION FOR AN EXTENSION  
OF WATER AND WASTEWATER SERVICE AREA

Notice is hereby given on this 17th day of September, 2002, pursuant to Section 367.045(2), Florida Statutes, of the application of Highlands Ridge Utilities, LLC of its intent to apply to the Florida Public Service Commission for an extension of its service area to provide water and wastewater service to the property in Highlands County, Florida, more particularly described as follows:

THE SOUTHEAST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$ ; AND THE EAST  $\frac{1}{2}$  OF THE SOUTHWEST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$ ; AND THE EAST  $\frac{1}{2}$  OF THE SOUTHEAST  $\frac{1}{4}$ , SECTION 32, TOWNSHIP 33 SOUTH, RANGE 29 EAST, LESS THE FOLLOWING DESCRIBED PARCEL:

A PORTION OF THE SE  $\frac{1}{4}$  OF SECTION 32, TOWNSHIP 33 SOUTH, RANGE 29 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SW CORNER OF THE EAST  $\frac{1}{4}$  OF THE SE  $\frac{1}{4}$  OF SAID SECTION 32 FOR A POINT OF BEGINNING (P.O.B.#1); THENCE N00°22'17"E, ALONG THE WEST LINE OF SAID EAST  $\frac{1}{4}$  OF THE SE  $\frac{1}{4}$ , FOR 1366.98 FEET; THENCE S89°18'17"E FOR 1078.09 FEET; THENCE S00°47'35  
"E FOR 50.47 FEET; THENCE S41°38'05"W FOR 60.50 FEET; THENCE S01°07'04"W FOR 1233.54 FEET TO THE SOUTH LINE OF SAID SE  $\frac{1}{4}$ ; THENCE N89°59'37"W, ALONG THE SOUTH LINE OF SAID SE  $\frac{1}{4}$  FOR 1022.81 FEET TO THE POINT OF BEGINNING. SUBJECT TO THE SOUTH 25 FEET FOR MAINTAINED RIGHT OF WAY. ALL BEING AND LYING IN HIGHLANDS COUNTY, FLORIDA.

TOGETHER WITH:

THE SW  $\frac{1}{4}$  OF SECTION 33, TOWNSHIP 33 SOUTH, RANGE 29 EAST, HIGHLANDS COUNTY, FLORIDA.

TOGETHER WITH:

THE NW  $\frac{1}{4}$  OF SECTION 4, TOWNSHIP 34 SOUTH, RANGE 29 EAST, LESS THE WEST  $\frac{1}{2}$  OF THE WEST  $\frac{1}{4}$  OF THE NW  $\frac{1}{4}$  AND LESS A PORTION OF THE EAST  $\frac{1}{4}$  OF THE NW  $\frac{1}{4}$  OF SAID SECTION 4 MORE PARTICULARLY DESCRIBED AS: BEGIN (P.O.B.#2) AT THE SE CORNER OF THE NW  $\frac{1}{4}$  OF SAID SECTION 4; THENCE RUN N88°01'27"W ALONG THE SOUTH LINE OF SAID NW  $\frac{1}{4}$  FOR 2,007.82 FEET TO A POINT ON THE WEST LINE OF SAID E  $\frac{1}{4}$ , THENCE N00°22'33"E ALONG SAID WEST LINE, FOR 422.94 FEET; THENCE S88°33'41"E, FOR 102.64 FEET; THENCE S88°59'26"E, FOR 192.38 FEET; THENCE N57°33'40"E, FOR 227.22 FEET; THENCE N88°56'14"E, FOR 260.66 FEET; THENCE S84°29'29"E, FOR 218.15 FEET; THENCE S75°48'08"E, FOR 171.23 FEET; THENCE S75°24'51"E, FOR 202.17 FEET; THENCE S48°06'49"E, FOR 185.31 FEET; THENCE S46°05'33"E, FOR 171.77 FEET; THENCE S57°32'57"E, FOR 131.52 FEET; THENCE S43°01'02"E, FOR 202.84 FEET; THENCE S89°29'00"E, FOR 166.61 FEET TO THE EAST LINE OF SAID NW  $\frac{1}{4}$  THENCE S00°03'16"E ALONG SAID EAST LINE, 35.83 FEET TO THE POINT OF BEGINNING.

Any objections to the Application must be filed with the Director, Division of Commission Clerk and Administrative Services, 2540 Shumard Oak Boulevard, Tallahassee, Florida 32399-0850, with a copy to Martin S. Friedman, Esquire, Rose, Sundstrom & Bentley, LLP, 650 South North Lake Boulevard, Suite 420, Altamonte Springs, Florida 32701, no later than 30 days after the last date that the Notice was mailed or published, whichever is later.

LIST OF WATER AND WASTEWATER UTILITIES IN HIGHLANDS COUNTY

(VALID FOR 60 DAYS)  
08/28/2002-10/26/2002

UTILITY NAME

MANAGER

HIGHLANDS COUNTY

AQUASOURCE UTILITY, INC. (WU827) % AQUASOURCE, INC. 411 SEVENTH AVENUE, MD. 14-3 PITTSBURGH, PA 15219-1919	WILLIAM V. PFROMMER (412) 393-3623
BUTTONWOOD BAY WATER & SEWER COMPANY, LLC (WS387) % MR. MARC CANEVA 10607 NORTH HAYDEN ROAD, SUITE F106 SCOTTSDALE, AZ 85260-8511	MARC CANEVA (480) 609-4182
C & H UTILITIES, INC. (SU526) P. O. BOX 1088 SEBRING, FL 33871-1088	WENDELL L. FAIRCLOTH (863) 471-1400
C & H UTILITIES, INC. (WU649) P. O. BOX 1088 SEBRING, FL 33871-1088	WENDELL L. FAIRCLOTH (863) 471-1400
COUNTRY CLUB OF SEBRING (WS654) 3035 WYNSTONE DRIVE SEBRING, FL 33875-4745	R. GREG HARRIS (863) 385-6330
CREOLA, INC. (SU658) P. O. BOX 1257 SAFETY HARBOR, FL 34695-1257	DAVID L. HICKMAN (727) 793-9302
CWS COMMUNITIES LP D/B/A CRYSTAL LAKE CLUB (WS831) 533 EAST CRYSTAL LAKE DRIVE AVON PARK, FL 33825-9739	BILL GALIDA (863) 385-7727
DAMON UTILITIES, INC. (WS551) 47 LAKE DAMON DRIVE AVON PARK, FL 33825-8902	LISA DAVIS (863) 453-0773
FAIRMOUNT UTILITIES, THE 2ND, INC. (SU648) P. O. BOX 488 AVON PARK, FL 33826-0488	ROGER E. MILLER (941) 385-8542
FLORIDA WATER SERVICES CORPORATION (WS618) P. O. BOX 609520 ORLANDO, FL 32860-9520	CARLYN KOWALSKY (407) 598-4297

LIST OF WATER AND WASTEWATER UTILITIES IN HIGHLANDS COUNTY

(VALID FOR 60 DAYS)  
08/28/2002-10/26/2002

UTILITY NAME

MANAGER

HIGHLANDS COUNTY (continued)

HARDER HALL - HOWARD, INC. (SU644) 122 EAST LAKE DRIVE BLVD. SEBRING, FL 33872-5018	PAUL E. HOWARD (863) 382-8725
HIGHLANDS RIDGE UTILITIES, LLC (WS844) 1275 LAKE HEATHROW LANE HEATHROW, FL 32746-4398	JOE DOBOSH (407) 333-1000
HIGHLANDS UTILITIES CORPORATION (SU299) 720 U.S. HIGHWAY 27 SOUTH LAKE PLACID, FL 33852-9515	DIXON PUGH (863) 465-1296
HOLMES UTILITIES, INC. (WU760) 760 HENSCRATCH ROAD LAKE PLACID, FL 33852-8397	DANIEL HOLMES (941) 465-6044 OR -6911
LAKE PLACID UTILITIES, INC. (WS709) % UTILITIES, INC. 200 WEATHERSFIELD AVENUE ALTAMONTE SPRINGS, FL 32714-4099	DONALD RASMUSSEN (407) 869-1919
LANDMARK ENTERPRISES, INC. (SU686) 62 LAKE HENRY DRIVE LAKE PLACID, FL 33852-6000	DAVID S. PLANK (863) 382-3030
PLACID LAKES UTILITIES, INC. (WU193) 2000 JEFFERSON AVENUE, NORTH LAKE PLACID, FL 33852-9749	ROLAND TOBLER (863) 465-0345
SEBRING RIDGE UTILITIES, INC. (WS345) 3625 VALERIE BLVD. SEBRING, FL 33870-7814	CHRISTOPHER F. MILLER (863) 385-8542
THE WOODLANDS OF LAKE PLACID, L.P. (SU840) 100 SHORELINE DRIVE LAKE PLACID, FL 33852-5022	R. ANTHONY COZIER (863) 699-1936
THE WOODLANDS OF LAKE PLACID, L.P. (WU824) 100 SHORELINE DRIVE LAKE PLACID, FL 33852-5022	R. ANTHONY COZIER (863) 699-1936

LIST OF WATER AND WASTEWATER UTILITIES IN HIGHLANDS COUNTY

(VALID FOR 60 DAYS)  
08/28/2002-10/26/2002

UTILITY NAME

MANAGER

GOVERNMENTAL AGENCIES

CENTRAL FL. REGIONAL PLANNING COUNCIL  
P.O. BOX 2089  
BARTOW, FL 33831

CLERK, BOARD OF COUNTY COMMISSIONERS, HIGHLANDS COUNTY  
590 SOUTH COMMERCE AVENUE  
SEBRING, FL 33870-3867

DEP SOUTH DISTRICT  
2295 VICTORIA AVE., SUITE 364  
FORT MYERS, FL 33901

MAYOR, CITY OF AVON PARK  
110 EAST MAIN STREET  
AVON PARK, FL 33825-3945

MAYOR, CITY OF SEBRING  
368 SOUTH COMMERCE AVENUE  
SEBRING, FL 33870-3606

MAYOR, TOWN OF LAKE PLACID  
50 PARK DRIVE  
LAKE PLACID, FL 33852-9693

S.W. FLORIDA WATER MANAGEMENT DISTRICT  
2379 BROAD STREET  
BROOKSVILLE, FL 34609-6899

SO. FLORIDA WATER MANAGEMENT DISTRICT  
P.O. BOX 24680  
WEST PALM BEACH, FL 33416-4680

LIST OF WATER AND WASTEWATER UTILITIES IN HIGHLANDS COUNTY

(VALID FOR 60 DAYS)  
08/28/2002-10/26/2002

UTILITY NAME

MANAGER

STATE OFFICIALS

STATE OF FLORIDA PUBLIC COUNSEL  
C/O THE HOUSE OF REPRESENTATIVES  
THE CAPITOL  
TALLAHASSEE, FL 32399-1300

DIVISION OF THE COMMISSION CLERK AND ADMINISTRATIVE SERVICES  
FLORIDA PUBLIC SERVICE COMMISSION  
2540 SHUMARD OAK BOULEVARD  
TALLAHASSEE, FL 32399-0850

EXHIBIT "J"

WILL BE LATE FILED

(AFFIDAVIT OF NOTICE TO PROPERTY OWNERS)

EXHIBIT "K"

WILL BE LATE FILED

(AFFIDAVIT OF NEWSPAPER PUBLICATION)



AFFIDAVIT

STATE OF FLORIDA  
COUNTY OF Highlands

Before me, the undersigned authority, authorized to administer oaths and take acknowledgments, personally appeared DAVE MESEROLL, who, after being duly sworn on oath, did depose on oath and say that he is the General Manager of Highlands Ridge Utilities, LLC, and that Highlands Ridge Utilities, LLC, has a current tariff and current Annual Report on file with the Public Service Commission.

FURTHER AFFIANT SAYETH NAUGHT.

HIGHLANDS RIDGE UTILITIES, LLC.

BY: *Dave Meseroll* . G.M.  
DAVE MESEROLL, GENERAL MANAGER

Sworn to and subscribed before me this 5 day of SEPTEMBER, 2002, by Dave Meseroll, as General Manager of Highlands Ridge Utilities, LLC, who is personally known to me.

*Suzanne Lamarche*  
NOTARY PUBLIC  
My Commission Expires:



Suzanne Lamarche  
Commission # DD 029504  
Expires May 28, 2005  
Bonded Thru  
Atlantic Bonding Co., Inc.